

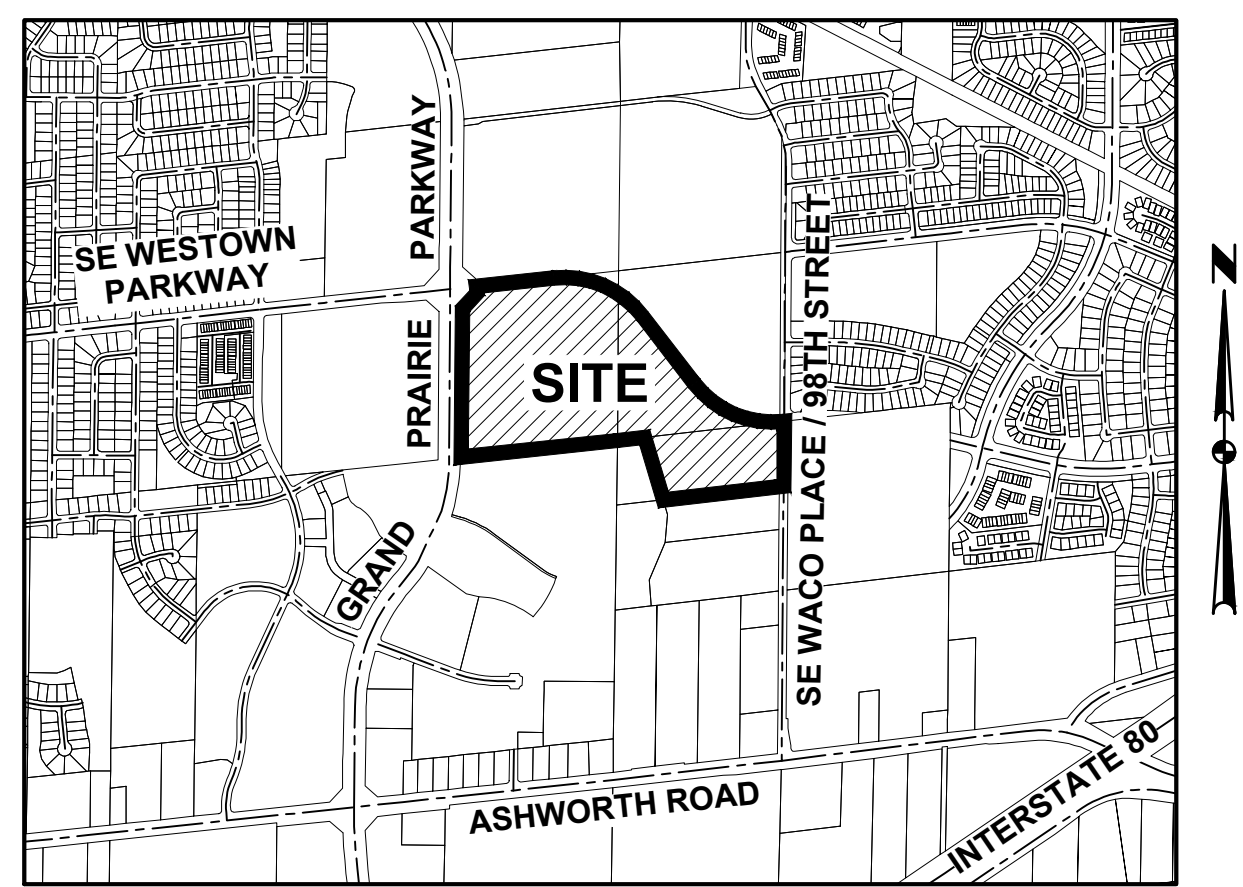
OWNER / APPLICANT
 CALIBER LAND COMPANY, LLC
 & NJREC, INC
 CONTACT: NICK JENSEN
 720 S 68TH STREET SUITE 120
 WEST DES MOINES, IOWA 50266
 PH: (515) 290-3401

ENGINEER
 CIVIL DESIGN ADVANTAGE
 CONTACT: DEAN ROGHAIR
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 PH: (515) 369-4400

ZONING
EXISTING:
 A-1 AGRICULTURE DISTRICT
 C-4 OFFICE PARK COMMERCIAL DISTRICT
 R-4 ROW DWELLING & TOWNHOME DWELLING DISTRICT

PROPOSED:
 K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT
 K-MU KETTLESTONE MIXED USE DISTRICT
 K-MF-STACKED MED KETTLESTONE MULTI-FAMILY STACKED MEDIUM DISTRICT

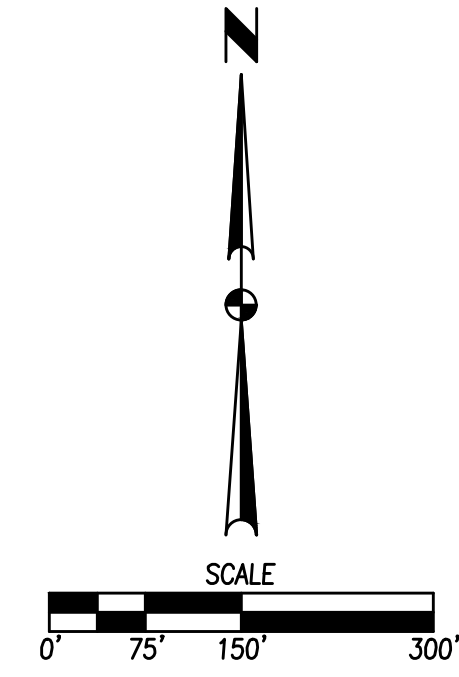
VICINITY MAP
 NOT TO SCALE



ADJACENT OWNERSHIP

	OWNER	ACRES	PERCENT	CONSENT
1	LOLOWAU, LLC	6.25	14.66%	---
2	JENSEN, DICKSON D & LUANN C JTRS	16.82	39.46%	39.46%
3	WHITE, VINCENT & ELIZABETH JTRS	*		
4	THOTA, KARTHIG & KURUKUNDA, SWETHA JTRS	*		
5	KOLBE, AARON R & AMY L JTRS	*		
6	BUCK, NATHANIEL P	*		
7	ROOSE, DON L JR	*		
8	MAPLE GROVE PLACE LLC	5.29	12.41%	---
9	AP NORTH, LC	11.15	26.15%	26.15%
10	THE IOWA CLINIC ANKENY I, LLC	3.12	7.32%	---
	TOTAL	42.63	100.00%	65.61%

* NOTE: PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE ADJACENT OWNERSHIP CALCULATIONS.



K-RC REZONING DESCRIPTION

A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 21-96; THENCE NORTH 00°27'16" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 21-96, A DISTANCE OF 1158.57 FEET; THENCE NORTH 42°08'23" EAST CONTINUING ALONG SAID WESTERLY LINE, 169.88 FEET; THENCE NORTH 05°45'50" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 21-96; THENCE NORTH 83°47'58" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 21-96, A DISTANCE OF 606.57 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 788.48 FEET AND WHOSE CHORD BEARS SOUTH 66°51'54" EAST, 754.48 FEET; THENCE SOUTH 37°31'46" EAST CONTINUING ALONG SAID NORTHERLY LINE, 111.69 FEET; THENCE SOUTH 52°28'14" WEST, 171.18 FEET; THENCE NORTH 89°32'44" WEST, 305.00 FEET; THENCE NORTH 00°27'16" EAST, 77.67 FEET; THENCE NORTH 89°32'44" WEST, 445.00 FEET; THENCE SOUTH 00°27'16" WEST, 540.00 FEET; THENCE NORTH 89°32'44" WEST, 298.00 FEET; THENCE SOUTH 00°27'16" WEST, 425.44 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 21-96; THENCE SOUTH 83°56'10" WEST ALONG SAID SOUTHERLY LINE, 293.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.02 ACRES (959,189 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

K-MU REZONING DESCRIPTION

A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL 21-96; THENCE NORTH 83°56'10" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 21-96, A DISTANCE OF 293.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°27'16" EAST, 425.44 FEET; THENCE SOUTH 89°32'44" EAST, 298.00 FEET; THENCE NORTH 00°27'16" EAST, 540.00 FEET; THENCE SOUTH 89°32'44" EAST, 445.00 FEET; THENCE SOUTH 00°27'16" WEST, 77.67 FEET; THENCE SOUTH 89°32'44" EAST, 305.00 FEET; THENCE SOUTH 00°27'16" WEST, 767.00 FEET TO SAID SOUTHERLY LINE; THENCE SOUTH 83°26'55" WEST ALONG SAID SOUTHERLY LINE, 119.89 FEET; THENCE SOUTH 83°56'10" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 935.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.55 ACRES (764,364 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

K-MF STACKED MED REZONING DESCRIPTION

A PART OF PARCEL 21-96 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 31554 BEING A PART OF GOVERNMENT LOT 12 IN SECTION 3 AND A PART OF GOVERNMENT LOT 16 IN SECTION 4 AND A PART OF PARCEL 'A' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2009, PAGE 18393 BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, ALL BEING IN TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 00°27'16" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 505.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 83°26'38" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 947.41 FEET TO THE SOUTHEAST CORNER OF PARCEL 19-12 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 2401 BEING A PART OF SAID PARCEL 'A'; THENCE NORTH 16°38'26" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 19-12, A DISTANCE OF 509.18 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 19-12, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID PARCEL 21-96; THENCE SOUTH 83°26'55" WEST ALONG SAID SOUTHERLY LINE, 93.11 FEET; THENCE NORTH 00°27'16" EAST, 767.00 FEET; THENCE NORTH 52°28'14" EAST, 171.18 FEET TO THE NORTHERLY LINE OF SAID PARCEL 21-96; THENCE SOUTH 37°31'46" EAST ALONG SAID NORTHERLY LINE, 554.84 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID NORTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 770.00 FEET, WHOSE ARC LENGTH IS 793.20 FEET AND WHOSE CHORD BEARS SOUTH 67°02'26" EAST, 758.59 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 21-96, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID PARCEL 'A'; THENCE NORTH 83°26'55" EAST ALONG SAID NORTHERLY LINE, 5.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.97 ACRES (913,276 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

COMMENT: REZONING MAP DWS
 FILE: H:\2023\2203142-KMUF-REZONING MAP.DWG
 PLOTTED BY: GAGE GLENNAN
 DATE PLOTTED: 7/25/2022 11:13 AM

DATE: 07/25/2022

REVISIONS:

FIRST SUBMITTAL

TECH: RDR

ENGINEER: RDR

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

WAUKEE, IOWA

KETTLESTONE CENTRAL
 REZONING MAP

1/1

2203.142