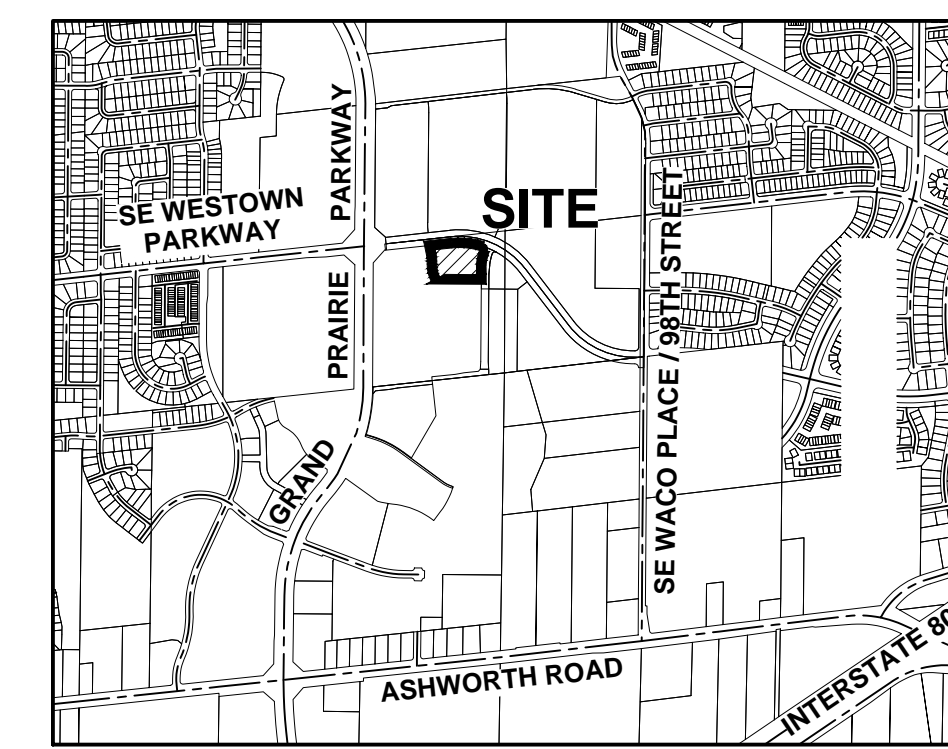


VICINITY MAP



WAUKEE, IOWA

OWNER/APPLICANT:

CALIBER LAND COMPANY, LLC
 3611 NE OTTERVIEW CIRCLE #42
 ANKENY, IOWA 50021
 CONTACT: NICK JENSEN
 EMAIL: NICK.JENSEN@CALIBERCOMPANY.COM
 PH: (515) 290-3401

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322
 CONTACT: NICOLE NEAL
 EMAIL: NICOLEN@CDA-ENG.COM
 PH. (515) 369-4400
 FX. (515) 369-4410

ZONING:

LOT 1
 EXISTING ZONING: K-RC KETTLESTONE RETAIL COMMUNITY DISTRICT

PROPOSED ZONING: PD-1 (UNDERLYING K-MU KETTLESTONE MIXED USE DISTRICT)
 FRONT YARD SETBACK= 0 FEET
 MAXIMUM DENSITY= 32 DWELLING UNITS PER ACRE

REZONING DESCRIPTION

A PART OF LOT 5, KETTLESTONE CENTRAL SOUTH PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°32'44" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 428.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5 AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 144.75 FEET AND WHOSE CHORD BEARS NORTH 13°22'06" WEST, 143.35 FEET; THENCE NORTH 00°27'16" EAST CONTINUING ALONG SAID WEST LINE, 28.91 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WEST LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 64.75 FEET AND WHOSE CHORD BEARS NORTH 05°43'42" WEST, 64.62 FEET; THENCE NORTH 11°54'40" WEST CONTINUING ALONG SAID WEST LINE, 82.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 83°47'58" EAST ALONG SAID NORTH LINE, 205.88 FEET; THENCE EASTERLY ALONG SAID NORTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 710.00 FEET, WHOSE ARC LENGTH IS 155.00 FEET AND WHOSE CHORD BEARS SOUTH 89°56'47" EAST, 154.70 FEET; THENCE SOUTH 00°27'16" WEST, 199.15 FEET; THENCE SOUTH 89°32'44" EAST, 125.63 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 01°19'28" EAST ALONG SAID EAST LINE, 86.18 FEET; THENCE SOUTH 00°27'16" WEST, 53.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.96 ACRES (129,075 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

	Name of Property Owner	Legal Description of Property	Mailing Address	Total Area of Property (sf)	Square footage within 250' of rezoning	% of Total square footage within 250' of rezoning
1	Kettlestone Central, LC	Parcel 23-38 of Parcel 21-95	4611 Mortensen Rd STE 106 Ames, IA 50014	599,386	55,229	9.2%
2	Kettlestone Central, LC	Parcel 23-39 or Parcel 21-95	4611 Mortensen Rd STE 106 Ames, IA 50014	858,568	93,392	15.6%
3	Caliber Land Company, LLC	Kettlestone Central South Plat 2 Lot 5	3611 NE Otterview Cir #42 Ankeny, IA 50021	119,826	119,826	20.0%
4	CC Equity LLC	Kettlestone Central DWR Plat 1 Lot 1	3611 NE Otterview Cir #42 Ankeny, IA 50021	83,641	71,404	11.9%
5	CPM Investments LLC	Kettlestone Central South Plat 1 Lot 1	3611 NE Otterview Cir #42 Ankeny, IA 50021	70,200	27,668	4.6%
6	Caliber Land Company, LLC	Kettlestone Central South Plat 2 Lot 6	3611 NE Otterview Cir #42 Ankeny, IA 50021	457,991	97,699	16.3%
7	Caliber Land Company, LLC	Kettlestone Central South Plat 2 Lot 2	3611 NE Otterview Cir #42 Ankeny, IA 50021	103,575	55,566	9.3%
8	Caliber Land Company, LLC	Kettlestone Central South Plat 2 Outlot Y	3611 NE Otterview Cir #42 Ankeny, IA 50021	75,635	75,476	12.6%
9	Caliber Land Company, LLC	Kettlestone Central South Plat 2 Outlot Z	3611 NE Otterview Cir #42 Ankeny, IA 50021	79,921	4,216	0.7%
				Total	600,476	100%

FILE: H:\2024\241294\241294\241294-REZONING MAP.DWG
 COMMENT: REZONING MAP
 PLOTTED BY: KAYE WISNUS
 DATE: 6/27/2025 9:49 AM

DATE: _____

REVISIONS: _____

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

DRAFTED: _____

ENGINEER: _____

CDA
 CIVIL DESIGN ADVANTAGE
 WAUKEE, IOWA

KETTLESTONE CENTRAL SOUTH PLAT 2 - LOT 5
REZONING MAP

DATE: 07/02/2025
 SHEET NUMBER: **1 OF 1**
 2412.994

SCALE: 0' 50' 100' 200'