

OWNER:
 HURD LAND COMPANY, LLC
 5959 VILLAGE VIEW DRIVE, STE. 200
 WEST DES MOINES, IOWA 50266
 CONTACT: RICHARD HURD
 PHONE: (515) 225-1102
 EMAIL: RICHARD.HURD@HURDREALTY.COM

APPLICANT:
 ORANGE DEVELOPMENT, LLC
 147 RESOURCE CENTER PARKWAY, STE. 102
 BIRMINGHAM, ALABAMA 35242
 CONTACT: JEFF BREWER
 PHONE: (205) 261-9200
 EMAIL: JBREWER@ORANGEDEVINC.COM

PREPARER:
 CARLSON CONSULTING ENGINEERS, INC.
 7068 LEDGESTONE COMMONS
 BARTLETT, TENNESSEE 38133
 CONTACT: JOSEPH PARSLEY
 PHONE: (901) 384-0404, EXT 114
 EMAIL: JOSEPHPARSLEY@CARLSONCONSULTING.NET

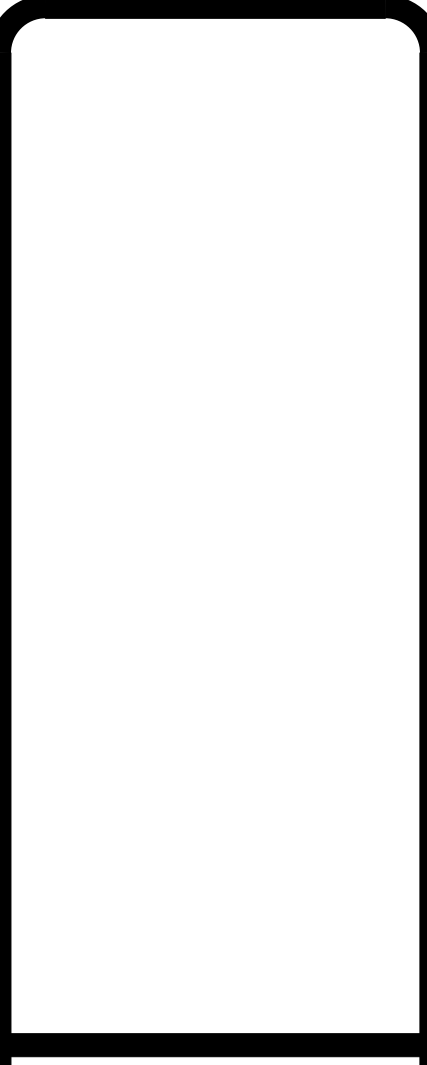
LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Southwest Quarter, Section 26, Township 79 North, Range 26 West, Polk County, Iowa, described as follows:

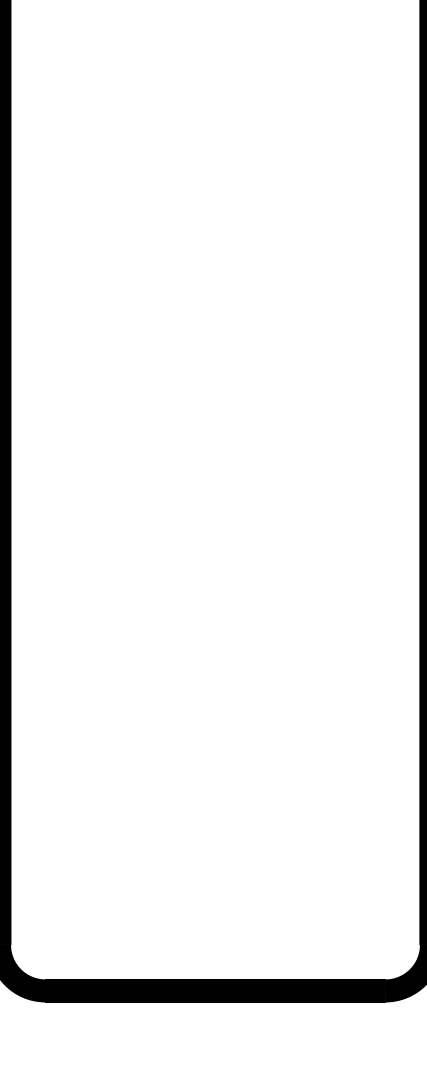
Commencing at the Southwest corner of said Section 26; thence South 89 degrees 44 minutes, 22 seconds East (assumed bearing), on the south line of said Section 26, a distance of 1323.20 feet to the southeast corner of the Southwest Quarter of said Section 26; thence North 00 degrees, 09 minutes, 50 seconds East, on the east line of said Southwest Quarter of the Southwest Quarter, 181.24 feet to a point on the north line of Acquisition Plat per Book 835, Page 893, said point also being the point of beginning; thence North 89 degrees, 45 minutes, 05 seconds West, on the north line of said Acquisition Plat, a distance of 190.86 feet; thence South 00 degrees, 14 minutes, 55 seconds West on said north line, 32.81 feet; North 89 degrees, 45 minutes, 05 seconds West on said north line, 529.85 feet; South 84 degrees, 06 minutes, 07 seconds West on said north line, 214.59 feet; thence North 89 degrees, 45 minutes, 05 seconds West on said north line, 243.63 feet to a point on the easterly line of Acquisition Plat per Book 2018, Page 2844; thence North 44 degrees, 35 minutes, 56 seconds West, on the easterly line of said Acquisition Plat, 93.64 feet to a point on the east line of Acquisition Plat per Book 835, Page 896; thence North 00 degrees, 22 minutes, 57 seconds East on the east line of said Acquisition Plat, 96.38 feet to a point on the north line of said Acquisition Plat; thence North 89 degrees, 34 minutes, 15 seconds East, on said north line, 5.36 feet to a point on the east line of the Acquisition Plat per Book 2018, Page 2843; thence North 00 degrees, 22 minutes, 57 seconds East, on the east line of said Acquisition Plat, 1025.33 feet to a point on the north line of the Southwest Quarter of the Southwest Quarter of said Section 26; thence South 89 degrees, 41 minutes, 18 seconds East, on said north line, 1248.22 feet to a point on the east line of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees, 09 minutes, 50 seconds West on said east line, 1134.51 feet to the point of beginning.

Name of Propert Owner	Legal Description of Property	Mailing Address	Total Area of Property (s.f.)	Square Footage within 250' of Rezoning	% of Total Square Footage within 250' of Rezoning
UNDERBERG, DORALYN	3727 NW SW EX 1812 W/207' 1" & EX RD/Sec: 26Twp: 79Rng: 26 Parcel ID: 1226300012	2651 Alice's Road Clive, Iowa 50325	566,280	199,808	20.18%
CAMPBELL, THOMAS W & STEPHANIE A.	BERKSHIRE WOODS PLAT 1 LOT 5 Parcel ID: 1226334005	2716 NW 167TH CT CLIVE, IA 50325	19,166	891	0.09%
KOMMES, LORI L.	BERKSHIRE WOODS PLAT 1 LOT 6 Parcel ID: 1226334006	2704 NW 167TH CT CLIVE, IA 50325	25,700	23,045	2.33%
SEASHORE, KETHI G AND LYNNE A.	BERKSHIRE WOODS PLAT 1 LOT 7 Parcel ID: 1226334007	2700 NW 167TH CT CLIVE, IA 50325	33,106	33,106	3.34%
OLETEN, BRIAN A & HEATHER L.	BERKSHIRE WOODS PLAT 1 LOT 8 Parcel ID: 1226334008	2705 NW 167TH CT CLIVE, IA 50325	31,799	31,799	3.21%
NELSON, MARGARET SCHROCK AND LAWRENCE C.	BERKSHIRE WOODS PLAT 1 LOT 9 Parcel ID: 1226334014	2709 NW 167TH CT CLIVE, IA 50325	41,382	34,200	3.45%
DINGEL, TYLER & VALERIE	BERKSHIRE WOODS PLAT 1 LOT 19 Parcel ID: 1226334019	2712 NW 166TH CT CLIVE, IA 50325	21,780	4,618	0.47%
WEST, ROGER & VICKIE	BERKSHIRE WOODS PLAT 1 LOT 20 Parcel ID: 1226334020	2702 NW 166TH CT CLIVE, IA 50325	24,829	1,976	0.20%
CITY OF CLIVE	BERKSHIRE WOODS PLAT 1 LOTS A, B & C (STREETS) Parcel ID: 1226334030	1900 NW 114TH ST CLIVE, IA 50325	106,286	5,539	0.56%
KRM CAPITAL, LLC	BERKSHIRE COMMONS OFFICE PARK PLAT 1 LOT 7 Parcel ID: 1226376001	2680 BERKSHIRE PKWY STE 100 CLIVE, IA 50325	119,790	55,172	5.57%
KRM CAPITAL, LLC	BERKSHIRE COMMONS OFFICE PARK PLAT 1 LOT 8 Parcel ID: 1226376002	2680 BERKSHIRE PKWY STE 100 CLIVE, IA 50325	87,991	44,815	4.53%
MADTOWN PROPERTIES, LLC CALIBER IOWA, LLC	WEST LIGHT PLAT 1 LOT 1 Parcel ID: 1226379001	1680 SW ANKENY RD STE 1B ANKENY, IA 50023	343,688	224,681	22.69%
CITY OF WAUKEE	THE CROSSING AT ALICE'S ROAD PLAT 1 LOTS A & B STREET/STREET CROSSING AT ALICE'S ROAD PLAT 1Sect: 27Twp: 79Rng: 26 Parcel ID: 1227401003	230 W HICKMAN RD WAUKEE, IA 50263	125,017	87,008	8.79%
CITY OF WAUKEE	PRAIRIE CROSSING PLAT 1 OUTLOT 2 Parcel ID: 1227404003	230 W HICKMAN RD WAUKEE, IA 50263	165,964	328	0.03%
PRAIRIEGRASS EQUITY LLC	PRAIRIE CROSSING PLAT 1 LOT 1 Parcel ID: 1227404003	330 E KILBOURN AVE., SUITE 600 SOUTH MILWAUKEE, WI 53202	914,760	32,563	3.29%
CITY OF WAUKEE	PRAIRIE CROSSING PLAT 1 LOT 1 (STREET) Parcel ID: 1227404004	230 W HICKMAN RD WAUKEE, IA 50263	169,884	7,211	0.73%
HY-VEE, INC	THE CROSSING AT ALICE'S ROAD PLAT 5 LOT 1 Parcel ID: 1227478001	5820 WESTOWN PKWY WEST DES MOINES, IA 50266	423,839	68,103	6.88%
STATE OF IOWA	FORMER RR ROW ACROSS S1/2 SE 1/4 (PART OF BIKE TRAIL) Parcel ID: 1227400005	NO INFORMATION PROVIDED	260,924	8,067	0.81%
GREENSTATE CREDIT UNION	THE CROSSING AT ALICE'S ROAD PLAT 4 LOT 2 / EX RD/ Parcel ID: 1227478002	2355 LANDON ROAD NORTH LIBERTY, IA 52317	49,658	18,983	1.92%
AMERCO REAL ESTATE COMPANY	W660' N1080' NW NW /EX APPRX 7' STRIP ON W & EX DIAG PC ON N/ Parcel ID: 1235100001	2727 NORTH CENTRAL AVENUE PHOENIX, AZ 85004	607,226	36,662	3.70%
ZEEDEE INVESTMENTS, LC	WILLIAMS POINTE PLAT 14 LOT 1 Parcel ID: 1235126002	4800 CORPORATE DRIVE WEST DES MOINES, IA 50266	196,891	610	0.06%
CITY OF WAUKEE	WILLIAMS POINTE PLAT 14 LOTS A, B, & C Parcel ID: 1235126009	230 W HICKMAN RD WAUKEE, IA 50263	184,694	43,396	4.38%
FORE LEFT, LC	WILLIAMS POINTE PLAT 14 OUTLOT 2 / EX MCGREGOR PLAT 1 Parcel ID: 1235126010	4800 CORPORATE DRIVE WEST DES MOINES, IA 50266	322,344	27,426	2.77%
Total:				990,007	100.00%

REVISIONS	BY



ORANGE COMMERCIAL DEVELOPMENT
 REZONING NORTHEAST CORNER OF
 SOUTHEAST ALICE'S RD AND EAST HICKMAN RD
 WAUKEE, IOWA



DRAWN	CMC
CHECKED	JSP
DATE	11/25/2025
SCALE	1"=100'
JOB No.	
SHEET	1 OF 1

ZONING MAP