

Rezoning Exhibit - Daybreak

Waukee, Iowa

Owner / Developer
 Daybreak Waukee, LLC
 12119 Stratford Drive, Suite B
 Clive, IA 50325

Zoning
 Current: A-1 Agricultural
 Proposed: R-1 Single Family Residential

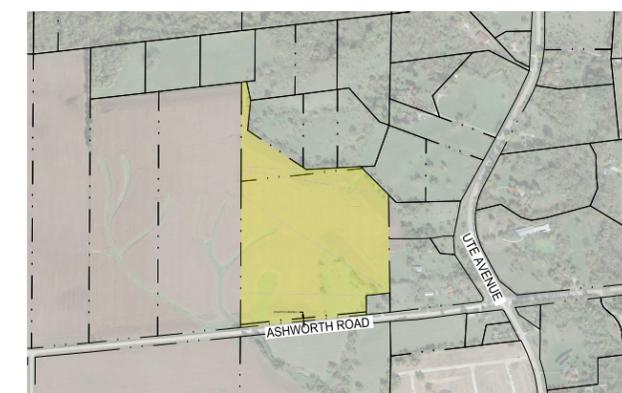
Legal Description
 The NE 1/4 of the SE 1/4 of Section 6, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa, except Sugar Grove Heights Plats 1 and 2

and

The SE 1/4 of the SE 1/4 of Section 6, Township 78 North, Range 26 West of the 5th P.M., Dallas County, Iowa except the east 208 feet of the South 208 feet and except Sugar Grove Heights Plat 1, all subject to easements and restrictions of record.

All together being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6; thence along the south line of the Southeast Quarter of said Section 6 S84°13'58"W, 208.04 feet to the Point of Beginning; thence continuing along said south line S84°13'58"W, 1114.73 feet to the Southeast Corner of Parcel B as recorded in Dallas County records at book 1998, page 360; thence along the east line of said Parcel B N00°21'36"E, 2187.44 feet to the northeast Corner of said Parcel B; thence S89°12'51"E, 54.90 feet; thence S16°35'50"E, 168.25 feet; thence S08°31'52"W, 262.84 feet; thence S55°18'54"E, 619.81 feet; thence N86°32'43"E, 476.54 feet; thence S45°14'37"E, 342.79 feet to the East line of said Southeast Quarter; thence along said East line S00°30'57"E, 859.20 feet; thence S84°13'45"W, 208.04 feet; thence S00°30'57"E, 208.03 feet to the Point of Beginning. Described area contains 42.44 acres, which includes 1.17 acres of public road easement. Described area is subject to easements and restrictions of record.



Vicinity Sketch
 Scale: 1" = 800'

Rezoning Table (City Residents)

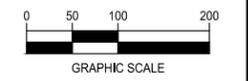
Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 200' of rezoning	% of Area within 200' of rezoning	% Consenting	% Nonconsenting
1	Phillips-Hamilton Inc	NW NE Sec 7, T 78 R 26	16-07-200-001	PO Box 500 Nevada, IA 50201	2330460 sf	26056 sf	1.8%	0.0%	1.8%
2	Phillips-Hamilton Inc	NE NE 7 N6 Ac Se NE Sec 7 T 78 R 26	16-07-200-002	PO Box 500 Nevada, IA 50201	1862190 sf	262641 sf	18.6%	0.0%	18.6%
3	Phillips-Hamilton Inc	N 1/2 NW NW NW Sec 8 T 78 R 26	16-08-100-001	PO Box 500 Nevada, IA 50201	196020 sf	9820 sf	0.7%	0.0%	0.7%
4	Joseph and Taylor Lomb	E 208' S 208' SE SE Sec 4 T 78 R 26	16-06-476-002	30601 Ashworth Rd, Waukee, IA 50263	32670 sf	34722 sf	2.5%	0.0%	2.5%
5	Kathleen Marie Leonard	Sugar Grove Hts Plat 1 Lot 1 Ex Parcel BB	16-05-351-007	31717 Ute Ave, Waukee, IA 50263	317117 sf	125562 sf	8.9%	0.0%	8.9%
6	Hawkeye Homes of Iowa, LLC	Sugar Grove Hts Plat 1 Lot 1 Parcel BB	16-05-351-005	15619 Wakdeh Dr, Urbandale, IA 50323	215622 sf	65709 sf	4.7%	0.0%	4.7%
7	Shafiqat Iqbal	Sugar Grove Hts Plat 1 Lot 3	16-05-351-001	2990 133rd Way, Urbandale, IA 50323	217800 sf	86147 sf	6.1%	6.1%	0.0%
8	Seemin Iqbal	Sugar Grove Hts Plat 2 Lot 5	16-06-427-004	2990 133rd Way, Urbandale, IA 50323	217800 sf	66287 sf	4.7%	4.7%	0.0%
9	Dr. MS Iqbal	Sugar Grove Hts Plat 2 Lot 6	16-06-427-003	2990 133rd Way, Urbandale, IA 50323	217800 sf	62146 sf	4.4%	4.4%	0.0%
10	Lubna Iqbal	Sugar Grove Hts Plat 2 Lot 7	16-06-427-002	2990 133rd Way, Urbandale, IA 50323	217800 sf	136596 sf	9.7%	9.7%	0.0%
11	Dr. MS Iqbal	Sugar Grove Hts Plat 2 Lot 10	16-06-426-001	2990 133rd Way, Urbandale, IA 50323	228690 sf	48402 sf	3.4%	3.4%	0.0%
12	Dr. MS Iqbal	Sugar Grove Hts Plat 2 Lot 11	16-06-401-003	2990 133rd Way, Urbandale, IA 50323	217800 sf	56467 sf	4.0%	4.0%	0.0%
13	Ashworth Acres, LLC	Parcel B SE Sec 6 T 78 R 26	16-06-401-006	6400 Westown Pkwy, WDM, IA 50266	1536361 sf	427882 sf	30.4%	30.4%	0.0%
Total						1408437 sf	100.0%	62.8%	37.2%



building strong communities.

1360 NW 121ST. Street
 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

NOTICE:
 McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.



Daybreak Development Rezoning Exhibit

Waukee, Iowa
 2213010
 June 2015

REVISIONS
 July 7, 2015

ENGINEER
C. SMITH

DRAWN BY
C. SMITH

CHECKED BY
 -

FIELD BOOK NO.
 -

DRAWING NO.
RZ-01

SHEET NO.
01 /02