



### DEVELOPER

JNB HOMETOWN HARBOR WAUKEE, L.P.  
4511 OLD IVY COURT  
BETTENDORF, IA 52722

### OWNER

VALLEY BANK  
12257 UNIVERSITY AVENUE  
CLIVE, IA 50325

### PROPERTY ADDRESS

560 S.E. BRICK DRIVE  
WAUKEE, IA 50263

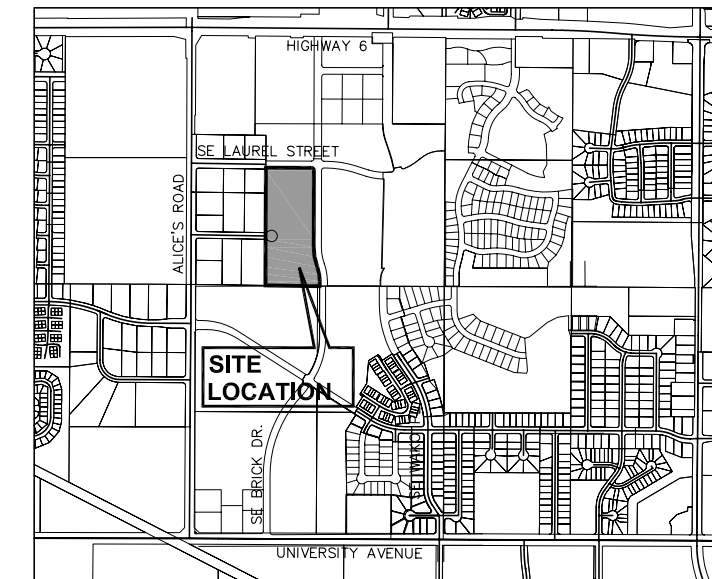
### ZONING

EXISTING: PD: PLANNED DEVELOPMENT  
UNDERLYING ZONING: R-3

PROPOSED: PD: PLANNED DEVELOPMENT  
UNDERLYING ZONING: R-3

### VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

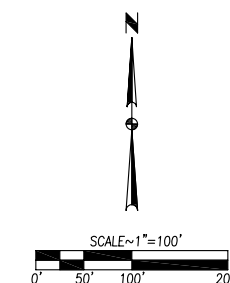
### LEGAL DESCRIPTION

STREET LOT 'B', LOT 1 AND A PART OF STREET LOTS 'A' AND 'C', ALL BEING IN WILLIAMS POINT PLAT 12, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 0°10'36" EAST ALONG THE WEST LINE OF SAID LOT 1, THE WEST LINE OF SAID STREET LOT 'B' AND THE WEST LINE OF SAID STREET LOT 'C', A DISTANCE OF 1262.48 FEET TO THE CENTERLINE OF SE LAUREL STREET; THENCE SOUTH 89°38'54" EAST ALONG SAID CENTERLINE, 539.83 FEET TO THE CENTERLINE OF SE BRICK DRIVE; THENCE SOUTH 0°8'00" WEST ALONG SAID CENTERLINE, 860.69 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 535.00 FEET, WHOSE ARC LENGTH IS 188.95 FEET AND WHOSE CHORD BEARS SOUTH 9°59'04" EAST, 187.97 FEET; THENCE SOUTH 20°06'08" EAST CONTINUING ALONG SAID CENTERLINE, 8.44 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 465.00 FEET, WHOSE ARC LENGTH IS 166.22 FEET AND WHOSE CHORD BEARS SOUTH 9°51'43" EAST, 165.33 FEET; THENCE SOUTH 0°22'42" WEST CONTINUING ALONG SAID CENTERLINE, 45.24 FEET TO THE SOUTH LINE OF SAID STREET LOT 'A'; THENCE NORTH 89°44'41" WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 605.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.98 ACRES (696,080 SQUARE FEET).

### ADJACENT OWNERSHIPS

PROPERTY OWNER	LEGAL DESCRIPTION	MAILING ADDRESS	TOTAL AREA OF PROPERTY	SQ. FT. WITHIN 200'	% OF TOTAL SQ. FT. WITHIN 200'	% CONSENTING	% NON-CONSENTING
1. VALLEY BANK	LOT 1, WILLIAMS POINTE PLAT 13	12257 UNIVERSITY AVE CLIVE, IA 50325	207,781 SF	99,810 SF	12.28%	12.28%	
2. VALLEY BANK	LOT 2, WILLIAMS POINTE PLAT 13	12257 UNIVERSITY AVE CLIVE, IA 50325	307,534 SF	31,931 SF	3.93%	3.93%	
3. VALLEY BANK	LOT 2, WILLIAMS POINTE PLAT 12	12257 UNIVERSITY AVE CLIVE, IA 50325	740,520 SF	246,107 SF	30.28%	30.28%	
4. WILLIAMS POINTE TOWNHOMES, LLC	LOT Y, WILLIAMS POINTE PLAT 3	6600 WESTOWN PKWY WDM, IA 50266	567,151 SF	19,828 SF	2.44%		
5. LANDIZA, FRANOS O.	LOT 106, WILLIAMS POINTE PLAT 3	587 SE WILLIAMS CT WAUKEE, IA 50263	1,657 SF	427 SF	0.05%		
6. THOMAS, LEORA J.	LOT 105, WILLIAMS POINTE PLAT 3	583 SE WILLIAMS CT WAUKEE, IA 50263	2,636 SF	2,180 SF	0.27%		
7. FAMILY HOMES CONSTRUCTION, LLC	LOT 104, WILLIAMS POINTE PLAT 3	453 7TH ST DES MOINES, IA 50304	2,636 SF	2,636 SF	0.32%		
8. FAMILY HOMES CONSTRUCTION, LLC	LOT 103, WILLIAMS POINTE PLAT 3	453 7TH ST DES MOINES, IA 50304	1,657 SF	1,657 SF	0.20%		
9. FAMILY HOMES CONSTRUCTION, LLC	LOT 102, WILLIAMS POINTE PLAT 3	453 7TH ST DES MOINES, IA 50304	1,657 SF	1,657 SF	0.20%		
10. FAMILY HOMES CONSTRUCTION, LLC	LOT 101, WILLIAMS POINTE PLAT 3	453 7TH ST DES MOINES, IA 50304	2,636 SF	2,636 SF	0.32%		
11. FAMILY HOMES CONSTRUCTION, LLC	LOT 228, WILLIAMS POINTE PLAT 3	453 7TH ST DES MOINES, IA 50304	2,636 SF	1,479 SF	0.18%		
12. WILLIAMS POINTE COMMERCIAL II	LOT 1, WILLIAMS POINTE PLAT 7	25143 SPORTSMAN CLUB RD ADEL, IA 50003	777,546 SF	145,460 SF	17.90%	17.90%	
13. HOWARD HOLDINGS, LLC	PAR. B, LOT 6, HICKMAN WEST IND. PARK PLAT II	1130 SE WESTBROOKE WAUKEE, IA 50263	120,661 SF	96,335 SF	11.85%	11.85%	
14. FRANCO REAL ESTATE VENTURE, LLC	LOT 3, HICKMAN WEST IND. PARK PLAT II	1125 SE WESTBROOKE WAUKEE, IA 50263	91,040 SF	82,089 SF	10.10%		
15. ROADRUNNER INVESTMENTS, LLC	LOT 4, HICKMAN WEST IND. PARK PLAT I	1705 13TH AVE NORTH GRAND FORKS, ND 58203	55,321 SF	50,145 SF	6.17%		
16. STROUD, ERIC C. & BETH E.	LOT 3, HICKMAN WEST IND. PARK PLAT I	9310 OAKWOOD DR URBANDALE, IA 50322	54,886 SF	28,378 SF	3.49%		
TOTAL			2,937,955 SF	812,755 SF	100.00%	76.24%	----%



REVISIONS	DATE
	05/20/09
	04/28/09

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TECH: LMK  
ENGINEER: EKO



WAUKEE, IOWA

WILLIAMS POINTE  
REZONING MAP