

The map shows a project area (shaded with diagonal lines) located in the NW 1/4 of Section 36. The project is situated between NW 44th St and NW 43rd St, and between NW Irwindale Dr and NW Abilene Rd. The project area is bounded by NW 44th St to the north, NW 43rd St to the south, NW Irwindale Dr to the west, and NW 40th St to the east. The project area is labeled "PROJECT" with a callout line pointing to it. The map also shows the locations of NW 44th St, NW 43rd St, NW 40th St, NW 36th St, NW Irwindale Dr, and NW Abilene Rd.

CLASSIC DEVELOPMENT LLC  
1910 SW PLAZA SHOPS LN  
ANKENY, IA 50023  
PHONE (515) 965-7876

|           |   |
|-----------|---|
| EXISTING: | R-2: ONE-FAMILY AND TWO-FAMILY RESIDENCE DISTRICT |
| PROPOSED: | PLANNED UNIT DEVELOPMENT (PUD)                    |

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN  
THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1°24'12" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 511.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°20'40" EAST, 231.11 FEET; THENCE SOUTH 0°39'20" EAST, 67.19 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 1000.00 FEET, WHOSE ARC LENGTH IS 69.11 FEET AND WHOSE CHORD BEARS SOUTH 2°38'08" EAST, 69.10 FEET; THENCE SOUTH 4°36'56" EAST, 33.83 FEET; THENCE NORTH 89°20'40" EAST, 608.46 FEET; THENCE SOUTH 0°39'20" EAST, 280.00 FEET; THENCE NORTH 89°20'40" EAST, 357.00 FEET; THENCE NORTH 0°39'20" WEST, 35.19 FEET; THENCE NORTH 89°20'40" EAST, 114.33 FEET; THENCE SOUTH 72°43'06" EAST, 96.93 FEET; THENCE SOUTH 35°41'36" EAST, 66.25 FEET; THENCE SOUTH 29°38'30" EAST, 79.67 FEET; THENCE SOUTH 10°01'02" EAST, 50.00 FEET; THENCE SOUTH 14°51'14" WEST, 206.97 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1426.70 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 1°24'12" WEST ALONG SAID WEST LINE OF THE SOUTHWEST QUARTER, 811.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.61 ACRES (810,550 SQUARE FEET).

## CONSENTING

|              |                         |              |           |             |               |
|--------------|-------------------------|--------------|-----------|-------------|---------------|
| 1.           | CLASSIC DEVELOPMENT LLC | 13.65        | AC        | 46.10%      | X             |
| 2.           | ANKENY LOTS LLC         | 2.68         | AC        | 9.05%       | X             |
| 3.           | CITY OF ANKENY          | —            |           |             |               |
| 4.           | ELSE CONSTRUCTION INC   | 0.14         | AC        | 0.47%       |               |
| 5.           | K & N HOLDINGS LLC      | 6.27         | AC        | 21.18%      | X             |
| 6.           | ALLEN, BEVERLY A        | 1.15         | AC        | 3.88%       |               |
| 7.           | STALL, DALE & DOLORES A | 5.75         | AC        | 19.42%      | X             |
| 8.           | CITY OF ANKENY          | —            |           | —           |               |
| <b>TOTAL</b> |                         | <b>29.61</b> | <b>AC</b> | <b>100%</b> | <b>95.75%</b> |

\* CITY OF ANKENY OR POLK COUNTY PROPERTY IS NOT INCLUDED IN THE AREA PERCENTAGES.

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