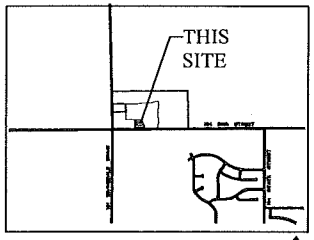
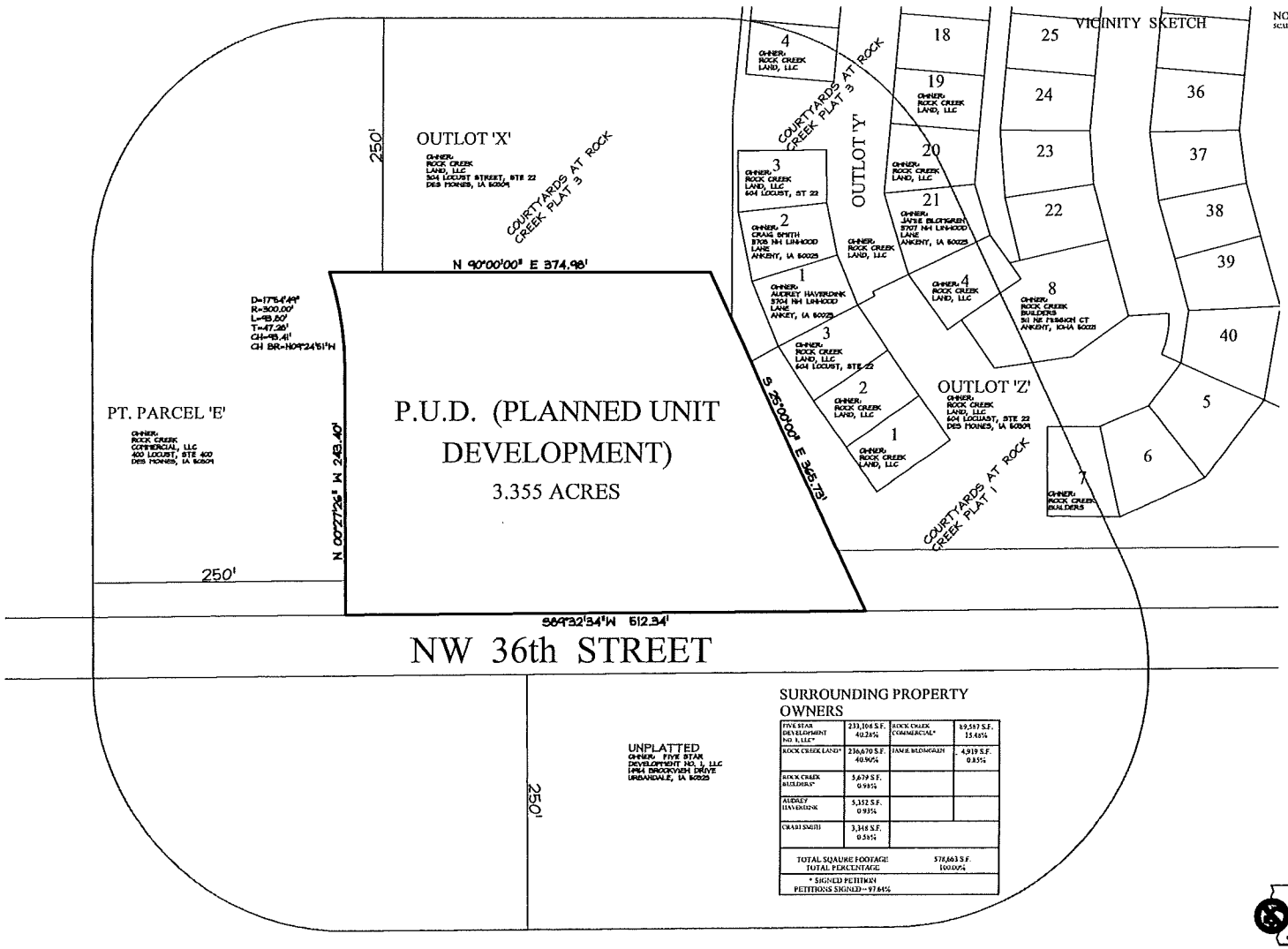
REZONING SKETCH
ROCK CREEK COMMERCIAL PUD



VICINITY SKETCH

NORTH
SCALE: 1"=2000'



OWNER/DEVELOPER

ROCK CREEK COMMERCIAL, LLC
400 LOCUST STREET, STE 400
DES MOINES, IOWA 50309

ZONING

EXISTING: C-1 (NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT)
PROPOSED: ROCK CREEK COMMERCIAL PUD

LAND USE

EXISTING: AGRICULTURE
PROPOSED: COMMERCIAL DEVELOPMENT

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 15736, PAGE 512 IN THE OFFICE OF THE POLK COUNTY RECORDER. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'E' OF THE PLAT OF SURVEY OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., ANKENY, POLK COUNTY, IOWA, RECORDED AT BOOK 15736, PAGE 512 IN THE OFFICE OF THE POLK COUNTY RECORDER; THENCE S89°32'34"W, 512.34 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'E'; THENCE N 00°27'26"W, 248.40 FEET TO A POINT OF CURVATURE OF A 300.00 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY 93.80 FEET ALONG SAID CURVE, SAID CURVE HAS A CHORD LENGTH OF 93.41 FEET AND A CHORD BEARDING OF N09°24'51"W, TO THE NORTHERLY LINE OF SAID PARCEL 'E'; THENCE N90°00'00"E, 374.98 FEET, TO THE EAST LINE OF SAID PARCEL 'E'; THENCE S25°00'00"E, 345.73 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL'E' AND TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3.355 ACRES MORE OR LESS.

SAID TRACT OF LAND BEING SUBJECT TO ALL EASEMENTS OF RECORD

SURROUNDING PROPERTY OWNERS

FIVE STAR DEVELOPMENT NO. 1, LLC*	233,104 S.F. 40.28%	ROCK CREEK COMMERCIAL*	89,587 S.F. 15.48%
ROCK CREEK LAND*	236,670 S.F. 40.90%	JAMIE BLOMGREN	4,919 S.F. 0.85%
ROCK CREEK BUILDERS*	5,679 S.F. 0.98%		
AUDREY HAVERDINK	5,152 S.F. 0.89%		
CRAIG SMITH	3,348 S.F. 0.58%		
TOTAL SQUARE FOOTAGE:		578,663 S.F.	
TOTAL PERCENTAGE		100.00%	
* SIGNED PETITION			
PETITIONS SIGNED--97.64%			

UNPLATTED
OWNER: FIVE STAR DEVELOPMENT NO. 1, LLC
1984 BROOKVIEW DRIVE
URBANDALE, IA 50323

250'

LEGEND

———	PLAT BOUNDARY
▲	SECTION CORNER
•	FOUND CORNER, AS NOTED
O	SET CORNER 5/8" I.R. W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R.	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
(3333)	ADDRESS
B.S.L.	BUILDING SETBACK LINE
M.O.E.	MINIMUM OPENING ELEVATION
N.R.	NOT RADIAL

IOWA ONE-CALL

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 5-18-2015
REVISIONS: XX-XX-XXX

SCALE: 1"=50'

APPROVED: --- INITIALED: --- AS-BUILT: ---

JOB NUMBER CC 1966

REZONING SKETCH
ROCK CREEK COMMERCIAL

SHEET 1 OF 1