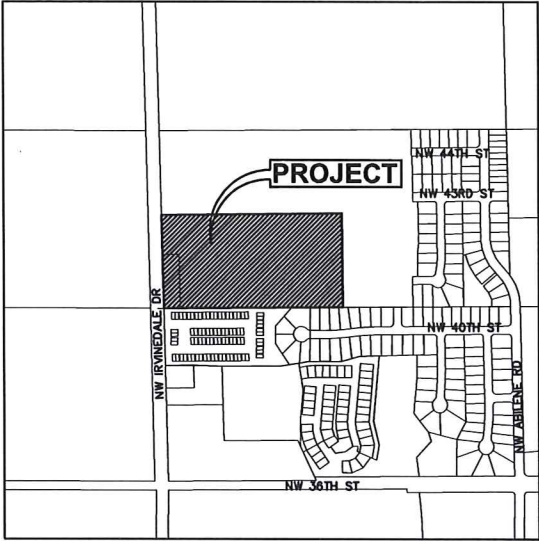


VICINITY MAP



OWNER / APPLICANT

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

ZONING

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

REZONING DESCRIPTION

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:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHWEST CORNER OF SECTION 3; THENCE NORTH 1°24'12" WEST ALONG THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, 811.21 FEET; THENCE NORTH 89°20'40" EAST, 1626.30 FEET; THENCE SOUTH 00°39'20" EAST, 818.19 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER;  
THENCE SOUTH 89°35'40" WEST ALONG SAID SOUTH LINE, 1615.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.32 ACRES (1,320,566 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

			CONSENTING
1.	CLASSIC DEVELOPMENT LLC	14.90 AC	47.29% X
2.	ANKENY LOTS LLC	3.49 AC	11.09%
3.	CITY OF ANKENY	-	-
4.	ELSE CONSTRUCTION INC	0.19 AC	0.62%
5.	K & N HOLDINGS LLC	6.02 AC	19.09%
6.	ANKENY ACRES BJA LLC	1.15 AC	3.66%
7.	STALL, DALE & DOLORES A	5.75 AC	18.25%
8.	CITY OF ANKENY	-	-
TOTAL		31.50 AC	100%

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

