

**NOTICE OF A CITY COUNCIL OF THE CITY OF ANKENY
PUBLIC HEARING ON A REZONING FOR CERTAIN PROPERTY
OWNED BY ROCK CREEK COMMERCIAL, LLC LOCATED NORTH AND EAST OF THE
INTERSECTION OF NW 36TH STREET AND NW IRVINEDALE DRIVE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Ankeny, Iowa, will consider an amendment to the Zoning Regulations, Chapter 192, of the Municipal Code of the City of Ankeny, Iowa, regarding a rezoning for the following described property owned by Rock Creek Commercial, LLC from the current C-1, Neighborhood Retail Commercial District to PUD, Planned Unit 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 15735, PAGE 812 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 15735, PAGE 812 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, 243.40 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 BEARING 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; 365.73 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.

LAYMAN'S DESCRIPTION:

Approximately 3.355 acres (+/-) of land generally located 660-feet east and north of the intersection of NW 36th Street and NW Irvinedale Drive of Ankeny.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that the proposed change as described above will affect only the above described real estate.

NOTICE IS FURTHER GIVEN that the Council will meet at 5:30 P.M. on the 7th day of August, 2017, at the Council Chambers, 410 West First Street, Ankeny, Iowa, to consider said amendment, at which time and place all parties in interest and citizens shall have the opportunity to be heard.

DATED this 17th day of July 2017.

CITY OF ANKENY, IOWA

Pamela DeMouth, City Clerk

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