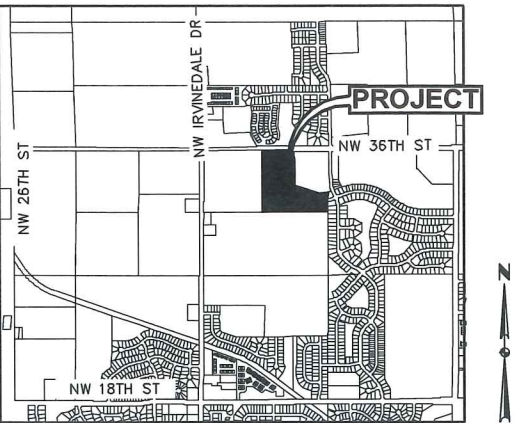


VICINITY MAP



OWNER / APPLICANT

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

ZONING

EXISTING: R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT RESTRICTED  
TO SINGLE FAMILY AND 10 UNITS/ACRE  
PROPOSED: PUD PLANNED UNIT DEVELOPMENT W/ UNDERLYING  
R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT ZONING

REZONING DESCRIPTION

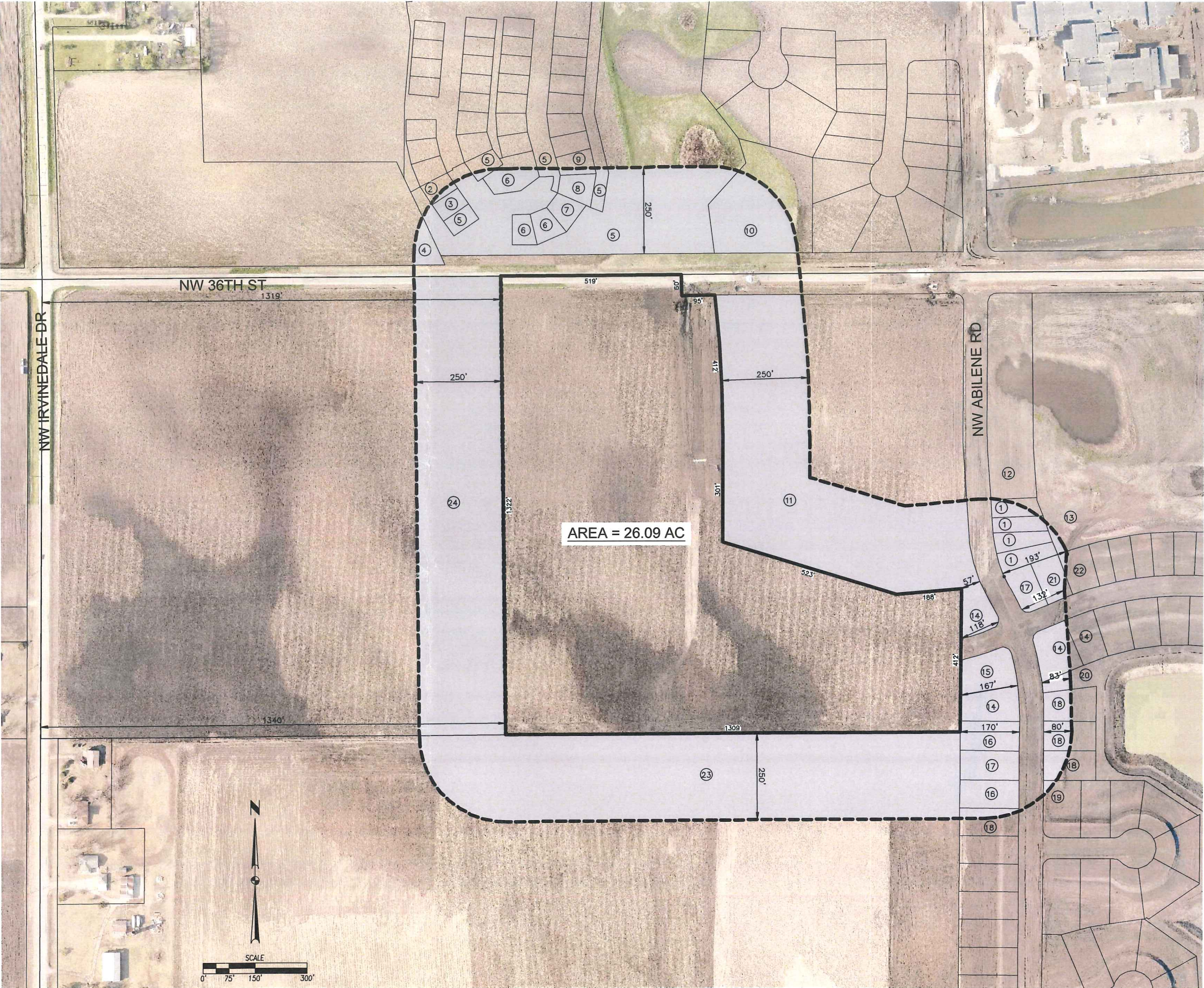
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BRIDGES AT ANKENY PLAT 1, AN OFFICIAL PLAT; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 3500.00 FEET, WHOSE ARC LENGTH IS 411.79 FEET AND WHOSE CHORD BEARS SOUTH 03°22'14" EAST, 411.55 FEET; THENCE SOUTH 00°00'00" WEST, 300.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 73°14'44" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 522.70 FEET; THENCE NORTH 84°40'08" EAST ALONG SAID SOUTH LINE, 188.11 FEET TO THE NORTHWEST CORNER OF CENTENNIAL POINTE PLAT 5, AN OFFICIAL PLAT; THENCE SOUTH 00°18'04" WEST ALONG THE WEST LINE OF SAID CENTENNIAL POINTE PLAT 5, A DISTANCE OF 412.27 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°33'51" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1309.18 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°39'56" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 1322.24 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°34'02" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 519.21 FEET; THENCE SOUTH 00°26'34" EAST, 60.06 FEET; THENCE NORTH 89°26'11" EAST, 95.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.09 ACRES (1,136,338 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

			CONSENTING
1. FIVE STAR DEVELOPMENT NO IV LLC	0.62 AC	1.9%	X
2. ROSS, CURTIS & JANICE	0.03 AC	0.1%	
3. BROWN, DOUGLAS & BONNIE	0.11 AC	0.3%	
4. ROCK CREEK COMMERCIAL LLC	0.16 AC	0.5%	X
5. ROCK CREEK LAND LLC	3.61 AC	10.9%	X
6. ROCK CREEK BUILDERS LLC	0.47 AC	1.4%	X
7. MATAYA, REBECCA A.	0.15 AC	0.5%	
8. SAGE, TED & DAWN	0.17 AC	0.5%	
9. FARREN, JULIE	0.04 AC	0.1%	
10. ANKENY LOTS LLC	1.01 AC	3.1%	X
11. HAWKEYE ESTATES LLC	7.04 AC	21.3%	
12. NETTELAND FAMILY HOLDINGS IV LLC	0.00 AC	0.0%	
13. FIELDSTREAM APARTMENTS	0.04 AC	0.1%	
14. CLASSIC HOLDINGS LLC	0.94 AC	2.8%	X
15. GORSH, KYLE & REBECCA	0.38 AC	1.1%	
16. GARDNER HOMES INC	0.65 AC	2.0%	X
17. CLASSIC BUILDERS INC	0.57 AC	1.7%	X
18. BILL KIMBERLEY LC	0.53 AC	1.6%	X
19. MCALEESE, RICHARD & KATHLEEN	0.02 AC	0.1%	
20. CENTENNIAL DEVELOPMENT LC	0.08 AC	0.2%	X
21. NOBLE, LINDA J.	0.21 AC	0.6%	
22. GIBBONS, JACK & JACALYN	0.02 AC	0.1%	
23. BENJAMIN, RONALD & LAURA	8.63 AC	26.1%	
24. CLASSIC DEVELOPMENT LLC	7.59 AC	23.0%	X
TOTAL	33.07 AC	100.0%	70.4%

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



DATE

12/21/17

12/01/17

REVISIONS

2ND SUBMITTAL

1ST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G

PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER: EKO

ANKENY, IOWA

36 WEST

REZONING MAP

1/1

1708.459