

A map of a residential neighborhood with several streets labeled. NW 36TH STREET runs horizontally across the top. HIGH TREBLE TRAIL runs diagonally from the bottom left towards the center. NW WEIR DRIVE runs vertically along the left side. NW IRVINGDALE DRIVE runs vertically on the right side. A shaded rectangular area is located between NW 36TH STREET and HIGH TREBLE TRAIL, near NW IRVINGDALE DRIVE. An arrow points from the word "PROJECT" in a large box to this shaded area.

ADJACENT OWNERSHIP - AREA 'A'

Owners	Acres	Percentage	Consenting
1. LEMAR KOETHE	10.468 AC	35.10%	35.10%
2. CLASSIC DEVELOPMENT	1.136 AC	3.81%	
3. INGER LAMB	1.894 AC	6.35%	
4. MILES & JONE GOLLY	0.918 AC	3.08%	
5. RONALD & LAURA BENJAMIN	1.161 AC	3.89%	
6. RUSSEL & LISA BENJAMIN	1.226 AC	4.11%	
7. DIAMOND DEVELOPMENT, LLC.	8.686 AC	29.13%	29.13%
8. B&W FARMS LLC.	4.334 AC	14.53%	14.53%
	29.823 AC	100.00%	78.76%

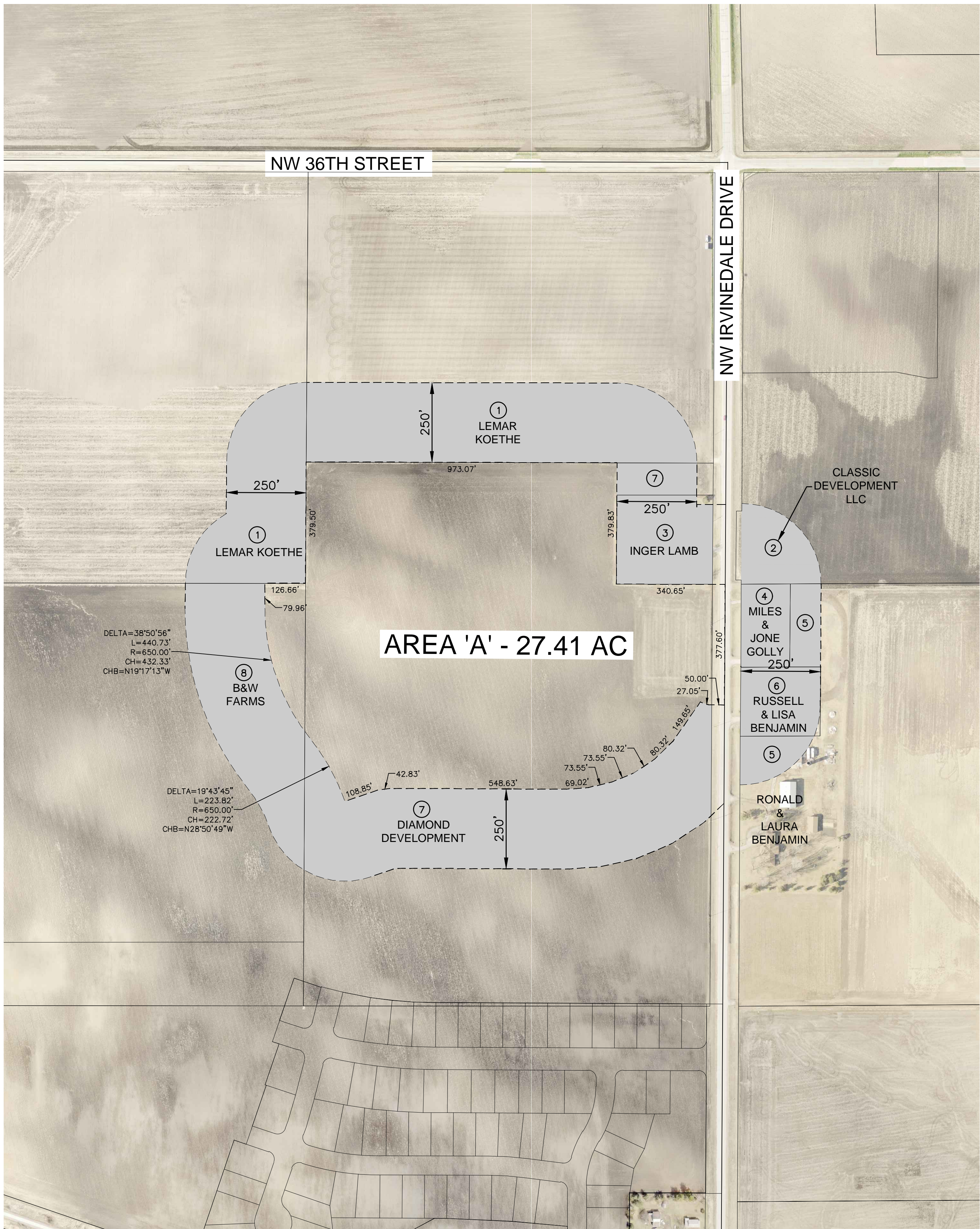
DIAMOND DEVELOPMENT LLC
CONTACT: DARRYL BRESSON
309 EAST 1ST STREET
ANKENY, IOWA 50021
PH: (515) 963-4388

EXISTING: R-3, WITH RESTRICTIONS TO SINGLE FAMILY
RESIDENTIAL ONLY

PROPOSED: PLANNED UNIT DEVELOPMENT (PUD)
UNDERLYING ZONING: R-3

A PART OF THE NORTHEAST QUARTER OF SECTION 9, 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 EAST QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 02'00"8" EAST ALONG THE EAST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, 945.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°39'52" WEST, 50.00 FEET; THENCE NORTH 70°23'19" WEST, 27.05 FEET; THENCE SOUTH 34°52'47" WEST, 149.65 FEET; THENCE SOUTH 45°31'21" WEST, 80.32 FEET; THENCE SOUTH 56°37'46" WEST, 80.32 FEET; THENCE SOUTH 68°02'53" WEST, 73.55 FEET; THENCE SOUTH 76°40'30" WEST, 73.55 FEET; THENCE SOUTH 85°36'02" WEST, 69.02 FEET; THENCE NORTH 89°43'26" WEST, 548.63 FEET; THENCE SOUTH 82°32'25" WEST, 42.83 FEET; THENCE SOUTH 71°16'27" WEST, 108.85 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 223.82 FEET AND WHOSE CHORD BEARS NORTH 28°50'49" WEST, 222.72 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 440.73 FEET AND WHOSE CHORD BEARS NORTH 19°17'13" WEST, 432.33 FEET; THENCE NORTH 00°08'15" EAST, 79.96 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°54'24" EAST ALONG SAID NORTH LINE, 126.66 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 00°23'16" EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, 379.50 FEET; THENCE SOUTH 89°49'55" EAST, 973.07 FEET; THENCE SOUTH 00°22'14" WEST, 379.83 FEET; THENCE NORTH 89°53'15" WEST, 340.65 FEET TO THE EAST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 00°22'08" WEST ALONG SAID EAST LINE, 377.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.41 ACRES (1,194,125 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



A horizontal scale bar labeled "SCALE" at the top center. Below the bar, there are four tick marks with labels: "0'" at the left end, "100'" at the first major division, "200'" at the second major division, and "400'" at the right end. The bar is divided into four equal segments by these major tick marks.