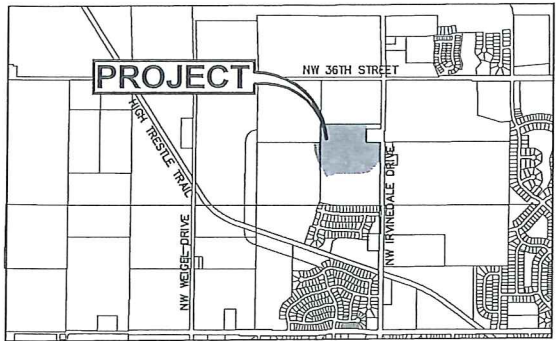


VICINITY MAP



ANKENY, IA

OWNER

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

B&W FARMS LLC
3510 NW 18TH STREET
ANKENY, IOWA 50023

APPLICANT

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

ZONING

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

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

REZONING DESCRIPTION - AREA 'A'

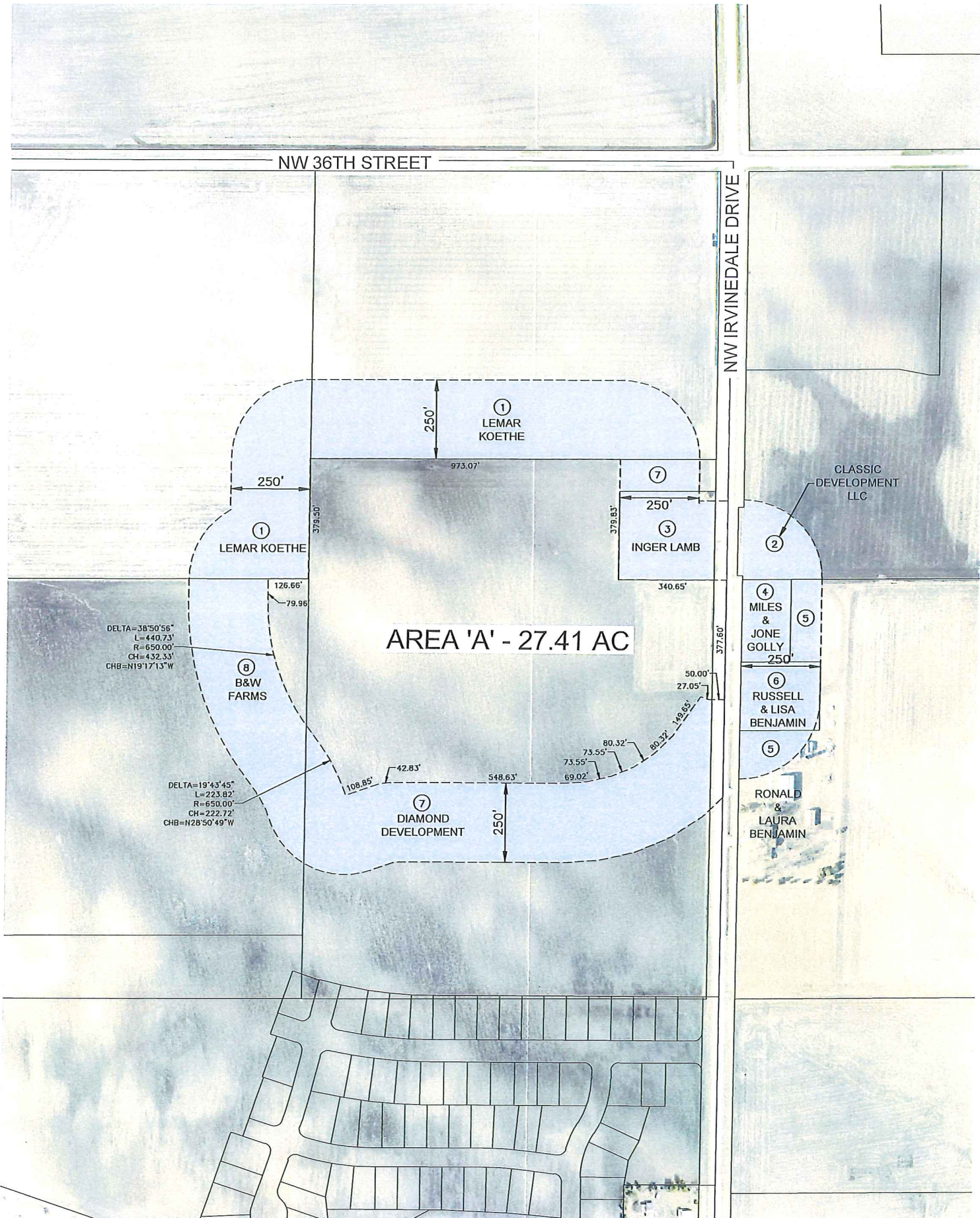
A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE NORTH 0°20'08" 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.

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%

ROLL CALL				
Plan & Zoning Commission				
Ankeny, IA				
Date	Aye	Nay	Pass	Absent
Anderson	Aye	Nay	Pass	Absent
Ender	Aye	Nay	Pass	Absent
Flack	Aye	Nay	Pass	Absent
Houlihan	Aye	Nay	Pass	Absent
Hunter	Aye	Nay	Pass	Absent
Odson	Aye	Nay	Pass	Absent
Renaud	Aye	Nay	Pass	Absent
Ripper	Aye	Nay	Pass	Absent
West	Aye	Nay	Pass	Absent
Ayes	6	Nays	1	Absent
APPROVED				
T. Ripper			Chairperson	
B. Auglsang			Secretary	



DATE

REVISIONS

REVISED

FIRST SUBMITTAL

DATE

04/10/18

02/19/18

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: RAH

EI: TWC

CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

TRESTLE RIDGE ESTATES

REZONING MAP

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1701.021