



VICINITY MAP

REZONING DESCRIPTION

A PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT "X" OF CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 08°11'56" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 35, A DISTANCE OF 318.56 FEET TO A CORNER ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°55'54" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 338.15 FEET TO A CORNER ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°56'33" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 58.69 FEET; THENCE NORTH 45°02'55" EAST, 686.86 FEET; THENCE SOUTH 89°48'52" EAST, 70.00 FEET; THENCE SOUTH 00°11'08" WEST, 605.17 FEET; THENCE SOUTH 89°48'50" EAST, 315.00 FEET; THENCE SOUTH 00°11'07" WEST, 257.54 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 315.00 FEET, WHOSE ARC LENGTH IS 273.77 FEET AND WHOSE CHORD BEARS SOUTH 25°05'00" WEST, 265.23 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 455.00 FEET, WHOSE ARC LENGTH IS 132.03 FEET AND WHOSE CHORD BEARS SOUTH 41°40'05" WEST, 131.57 FEET TO THE NORTH LINE OF OUTLOT "W" OF CORPORATE WOODS BUSINESS PARK PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°31'25" WEST ALONG SAID NORTH LINE AND ALONG THE NORTH LINES OF OUTLOTS "U" AND "X" OF CORPORATE WOODS BUSINESS PARK PLAT 2, AN OFFICIAL PLAT, 615.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.06 ACRES (699,416 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

POLK COUNTY AVIATION AUTHORITY
410 W. 1ST ST
ANKENY, IA 50023
CONTACT: PAUL MORITZ
PHONE: 515-965-6420

ZONING

EXISTING: U-1 CONSERVATION AND PUBLIC UTILITY DISTRICT
PROPOSED: M-1 LIGHT INDUSTRIAL DISTRICT WITH RESTRICTIONS

OWNERSHIP AREAS

OWNER	ACRES		PERCENTAGE OF	
			OWNERSHIP	APPROVAL
1.	14.04	X	54.72%	54.72%
2.	4.21	X	16.42%	16.42%
3.	6.98	X	27.21%	27.21%
4.	0.42	X	1.65%	1.65%
TOTAL	25.65	X	100.00%	100.00%

ADJACENT OWNERS

- POLK COUNTY AVIATION AUTHORITY
410 W. 1ST ST
ANKENY, IA 50023
- KNAPP-ELWELL LLC
KNAPP PROPERTIES
5000 WESTOWN PKWY STE 400
WEST DES MOINES, IA 50266-5921
- DLE SEVEN LLC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886
ATTN: DENNY ELWELL
- DENNY ELWELL FAMILY LLC
ESS-BE CO LC
2401 SE TONES DR STE 17
ANKENY, IA 50021-8886

POLK COUNTY AVIATION AUTHORITY

REZONING MAP

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Project No: 1160947A

Sheet 1 of 1

MARK	REVISED PER CITY COMMENTS		12-11-18	TLC
	REVISION	DATE	BY	
Engineer:	Checked By:	TLC	Scale:	1"= 200'
Technician:	SDB	Date:	08/14/18	Field Bk:
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