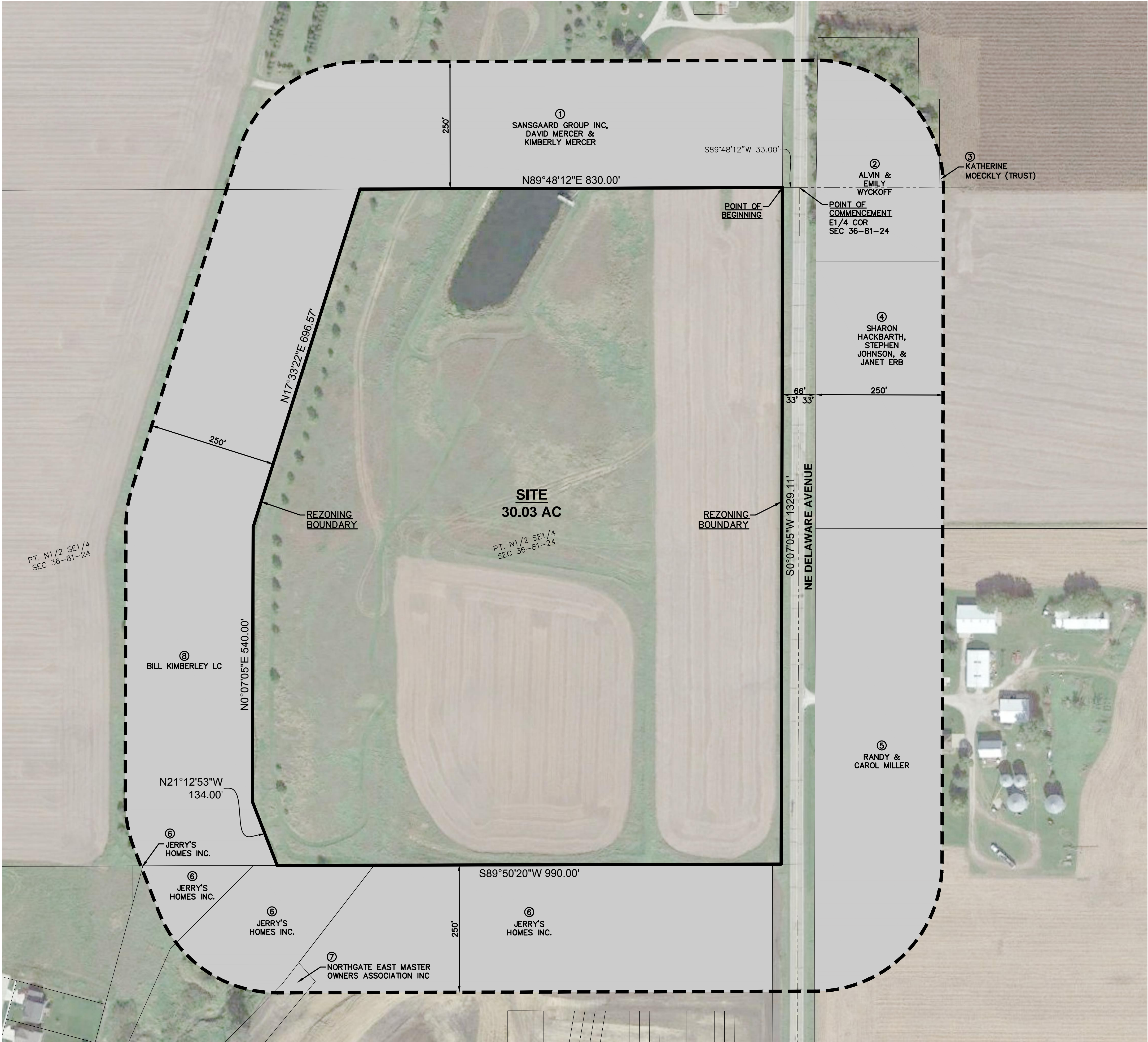
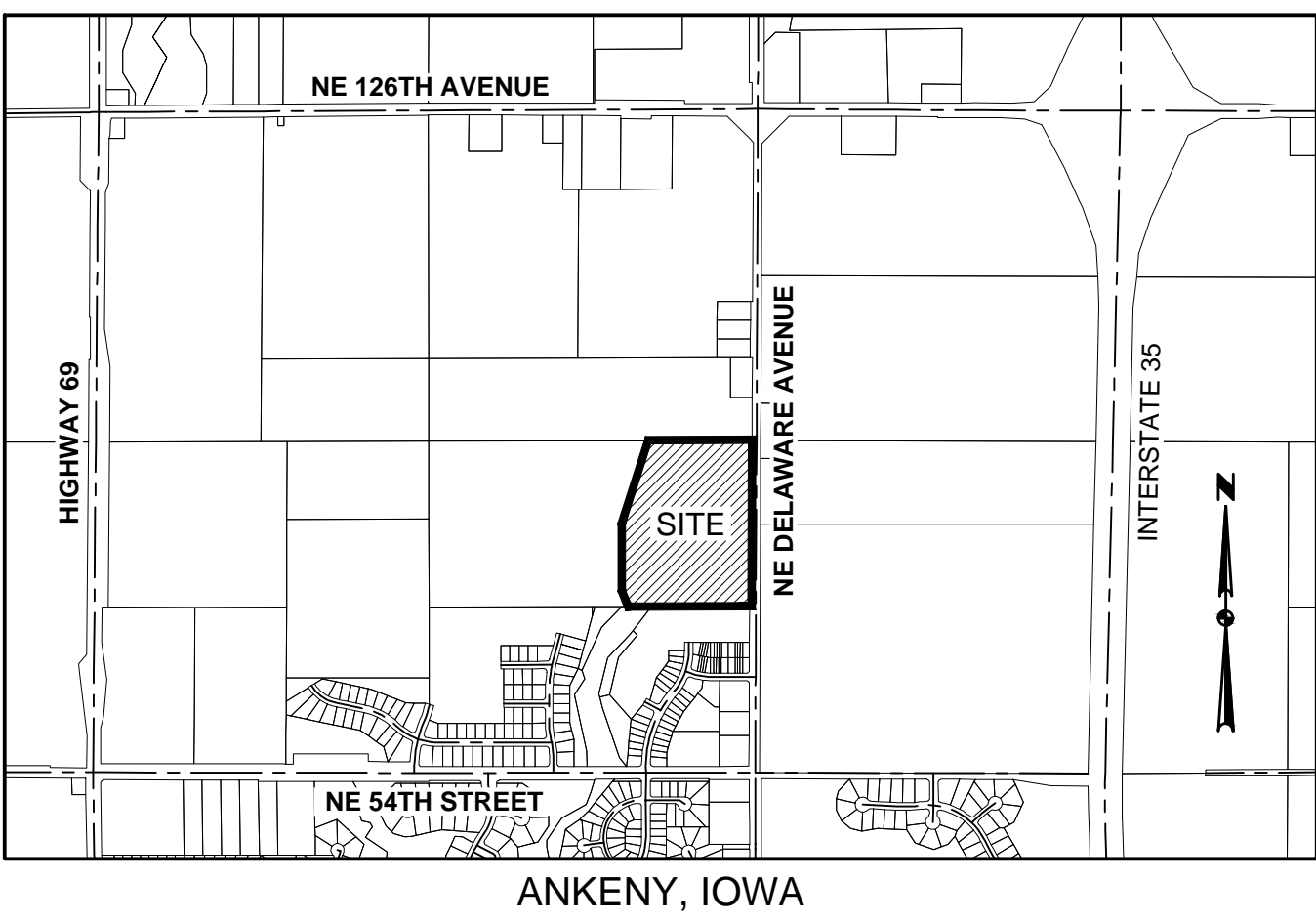


FILE: H:\2017\1712653\1712653-REZONING MAP.DWG
DRAWN BY: J. ABUHL
CHECKED BY: J. ABUHL
DATE PLOTTED: 1/21/2019 4:35 PM
COMMENTS:
ENCL.



VICINITY MAP



OWNER / APPLICANT

BILL KIMBERLEY, LC
P.O. BOX 369
ANKENY, IOWA 50021
PH: 515-963-8335

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

ZONING

EXISTING: R-1 ONE FAMILY RESIDENTIAL DISTRICT
PROPOSED: R-2, WITH RESTRICTIONS TO SINGLE FAMILY RESIDENTIAL ONLY AND 80' MIN. LOT WIDTH

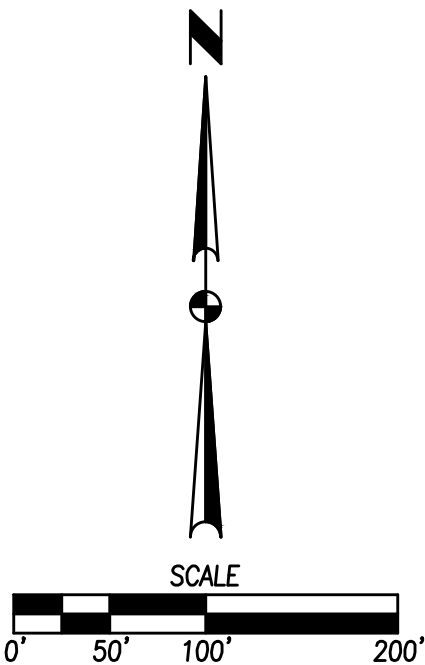
REZONING DESCRIPTION

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 81 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 36; THENCE SOUTH 89°48'12" WEST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER, 33.00 FEET TO THE WEST RIGHT OF WAY LINE OF NE DELAWARE AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 0°07'05" WEST ALONG SAID WEST RIGHT OF WAY LINE, 1329.11 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°50'20" WEST ALONG SAID SOUTH LINE, 990.00 FEET; THENCE NORTH 21°12'53" WEST, 134.00 FEET; THENCE NORTH 0°07'05" EAST, 540.00 FEET; THENCE NORTH 17°33'22" EAST, 696.57 FEET TO SAID NORTH LINE; THENCE NORTH 89°48'12" EAST ALONG SAID NORTH LINE, 830.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30.03 ACRES (1,307,971 SQUARE FEET).

ADJACENT OWNERSHIP

	OWNER	AREA	PERCENTAGE	CONSENTING
1.	SANSGAARD GROUP INC, DAVID MERCER & KIMBERLY MERCER	5.902 AC	19.451%	
2.	ALVIN & EMILY WYCKOFF	1.914 AC	6.308%	
3.	KATHERINE MOECKLY (TRUST)	0.008 AC	0.026%	
4.	SHARON HACKBARTH, STEPHEN JOHNSON, & JANET ERB	3.041 AC	10.022%	
5.	RANDY & CAROL MILLER	4.912 AC	16.188%	16.188%
6.	JERRY'S HOMES INC.	6.663 AC	21.959%	21.959%
7.	NORTHGATE EAST MASTER OWNERS ASSOCIATION INC.	0.057 AC	0.188%	0.188%
8.	BILL KIMBERLEY LC	7.846 AC	25.858%	25.858%
TOTAL		30.343 AC	100.00%	64.193%



CA

1712.653

ABUHL PROPERTY
REZONING MAP

ANKENY, IOWA

ENGINEER:

TECH:

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

ENGINEER:

TECH:

REVISIONS

DATE

01/21/19
12/17/18

REVISIONS

DATE

01/21/19
12/17/18