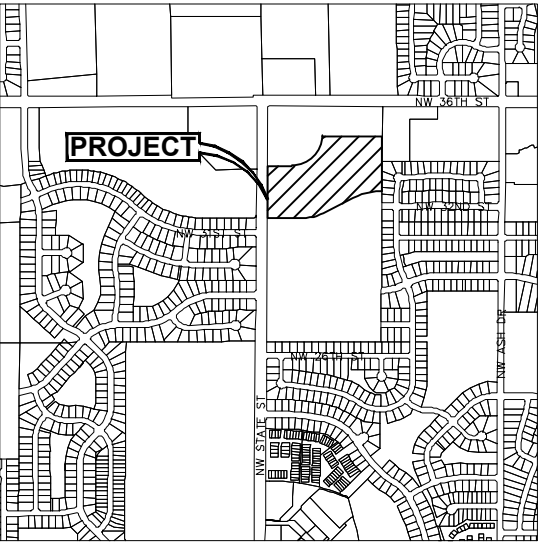
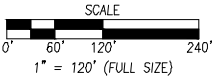


VICINITY MAP



OWNER / APPLICANT

ROSE MARIE REINHART  
655 NE 126TH AVE.  
ALLEMAN, IA 50007



ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT  
PROPOSED: R-3 MULTI-FAMILY RESIDENCE DISTRICT RESTRICTED TO 10 UNITS /AC AND NO APARTMENT BUILDINGS

REZONING DESCRIPTION

A PART OF NORTHWEST QUARTER OF SECTION 11, 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 NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 89°44'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1314.33 FEET; THENCE SOUTH 00°24'17" WEST AND ALONG THE WEST LINE OF PARCEL 'E' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 10143, PAGE 828, A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°24'17" WEST ALONG THE WEST LINES OF SAID PARCEL 'E', 251.00 FEET TO THE NORTH LINE OF PRAIRIE RIDGE ESTATES, AN OFFICIAL PLAT; THENCE NORTH 89°45'08" WEST ALONG SAID NORTH LINE, 0.71 FEET TO THE NORTH WEST CORNER OF SAID PRAIRIE RIDGE ESTATES; THENCE SOUTH 00°20'37" WEST ALONG THE WEST LINE OF SAID PRAIRIE RIDGE ESTATES, 93.75 FEET; THENCE SOUTH 88°22'32" WEST, 61.66 FEET; THENCE SOUTH 83°28'03" WEST, 53.44 FEET; THENCE SOUTH 78°51'44" WEST, 53.44 FEET; THENCE SOUTH 74°15'24" WEST, 53.44 FEET; THENCE SOUTH 69°39'05" WEST, 53.44 FEET; THENCE SOUTH 65°06'28" WEST, 52.49 FEET; THENCE SOUTH 63°15'38" WEST, 360.20 FEET; THENCE SOUTH 65°20'36" WEST, 40.90 FEET; THENCE SOUTH 69°43'06" WEST, 40.81 FEET; THENCE SOUTH 74°05'22" WEST, 40.81 FEET; THENCE SOUTH 78°27'37" WEST, 40.81 FEET; THENCE SOUTH 82°49'53" WEST, 40.81 FEET; THENCE SOUTH 87°09'11" WEST, 39.88 FEET; THENCE NORTH 89°45'53" WEST, 45.00 FEET; THENCE NORTH 89°38'51" WEST, 337.00 FEET TO THE EAST RIGHT OF WAY LINE OF NW STATE STREET; THENCE NORTH 00°21'09" EAST ALONG SAID EAST RIGHT OF WAY LINE, 568.44 FEET; THENCE SOUTH 89°38'51" EAST, 267.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 500.12 FEET AND WHOSE CHORD BEARS NORTH 47°19'39" EAST, 454.42 FEET; THENCE SOUTH 89°44'30" EAST, 654.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.42 ACRES (802,504 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

CONSENTING

1.	PRAIRIE RIDGE CHURCH	2.46 AC	9.52%	
2.	WEHR, TODD C & CINDY D	0.04 AC	0.15%	
3.	HUSTON, KELLY M & KATHRYN E	0.25 AC	0.97%	
4.	SEGAR, TAVIS J & TOPP-SEGAR JENNIFER A	0.42 AC	1.63%	
5.	STOCKWELL, DENNIS & TINA	0.25 AC	0.97%	
6.	SNYDER, BENJAMIN M & NICKEL, SARA	0.23 AC	0.89%	
7.	A'HEARN BENJAMIN M & AMY B	0.22 AC	0.85%	
8.	FORRESTER, AARON C & EMILY J	0.29 AC	1.12%	
9.	*CITY OF ANKENY			
10.	TAYLOR, JOSHUA W	0.22 AC	0.85%	
11.	MADISON, JON & PATTI	0.01 AC	0.04%	
12.	MEYER, JOHN & NICOLE	0.02 AC	0.08%	
13.	MILLER, ERIC & AMY	0.21 AC	0.81%	
14.	SWENSON, AARON P & MALLORY J	0.14 AC	0.54%	
15.	REINHART, ROSE MARIE	15.84 AC	61.31%	X
16.	BRADOUR, BRIAN & JILLIAN	0.12 AC	0.46%	
17.	JONES, MICHAEL E & AMY K	0.01 AC	0.04%	
18.	GOSLINGA, TED C & DEANNA R	0.35 AC	1.35%	
19.	GRIEME, KENDALL W & NORELIUS AMANDA D	0.24 AC	0.93%	
20.	GUGGER, TRACY W	0.13 AC	0.50%	
21.	FIELDSTREAM APARTMENTS	3.04 AC	11.77%	
22.	FIVE STAR DEVELOPMENT NO I, LLC	1.35 AC	5.22%	
TOTAL		25.84 AC	100%	61.31%

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

