

NOT TO SCALE



VICINITY MAP

OWNER/DEVELOPER

JDEV LLC
720 S 68TH ST STE 120
WEST DES MOINES, IA 50266-8300
CONTACT: NICK JENSEN
PHONE: 515-597-5457

ZONING

REZONING BOUNDARY 'A': EXISTING: R-3 RESTRICTED TO SINGLE FAMILY
PROPOSED: R-3 RESTRICTED TO 10 UNITS PER ACRE OF MULTI-FAMILY

REZONING BOUNDARY 'B': EXISTING: R-3 RESTRICTED TO 10 UNITS PER ACRE OF MULTI-FAMILY
PROPOSED: R-3 RESTRICTED TO SINGLE FAMILY

REZONING DESCRIPTION "A"

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24, WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 89°38'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 110.01 FEET TO THE WEST RIGHT OF WAY LINE US HIGHWAY 69; THENCE SOUTH 0°16'59" EAST ALONG SAID WEST RIGHT OF WAY LINE, 497.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°43'01" EAST, 537.77 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 21.45 FEET AND WHOSE CHORD BEARS NORTH 88°53'10" EAST, 21.45 FEET; THENCE SOUTH 05°46'04" EAST, 125.16 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 34.66 FEET AND WHOSE CHORD BEARS SOUTH 88°31'32" WEST, 34.65 FEET; THENCE NORTH 89°43'01" WEST, 537.77 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE NORTH 00°16'59" EAST ALONG SAID WEST RIGHT OF WAY LINE, 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.62 ACRES (70,728 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

REZONING DESCRIPTION "B"

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24, WEST OF THE 5TH P.M., CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 36; THENCE NORTH 89°38'59" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 110.01 FEET TO THE WEST RIGHT OF WAY LINE US HIGHWAY 69; THENCE SOUTH 0°16'59" EAST ALONG SAID WEST RIGHT OF WAY LINE, 497.05 FEET; THENCE SOUTH 89°43'01" EAST, 537.77 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 62.24 FEET AND WHOSE CHORD BEARS NORTH 88°08'00" EAST, 64.19 FEET TO THE POINT OF BEGINNING; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 440.00 FEET, WHOSE ARC LENGTH IS 7.24 FEET AND WHOSE CHORD BEARS NORTH 81°26'46" EAST, 7.24 FEET; THENCE SOUTH 05°46'04" EAST, 125.16 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 565.00 FEET, WHOSE ARC LENGTH IS 10.72 FEET AND WHOSE CHORD BEARS SOUTH 82°14'23" WEST, 10.72 FEET; THENCE NORTH 04°10'23" WEST, 125.23 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1122 S.F.).

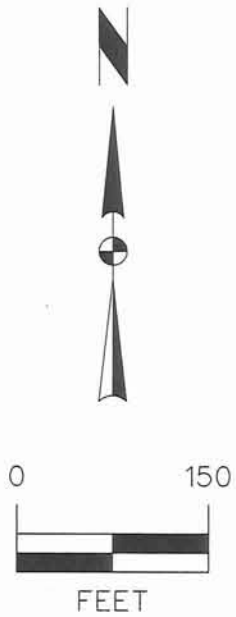
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERS

- JDEV LLC
720 S 68TH ST STE 120
WEST DES MOINES, IA 50266-8300
- CRAIG GRIFFIEON
11655 NE 6TH ST
ANKENY, IA 50023-9136

ADJACENT OWNERSHIP AREAS

OWNER	ACRES	PERCENTAGE OF OWNERSHIP	APPROVAL
1.	9.45	X	76.09%
2.	2.97	23.91%	
TOTAL	12.42	23.91% + 76.09% = 100%	



HARVEST RIDGE PLAT 1

REZONING MAP

ANKENY, IA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.

ANKENY, IOWA 50023

515-964-2020 | WWW.SNYDER-ASSOCIATES.COM



PROJECT NO: 1160916

SHEET 1 OF 1

MARK	REVISION	DATE	BY
ENGINEER/KMM	CHECKED BY: EDC	SCALE: 1"= 150'	
TECHNICIAN/RMM	DATE: 01-15-19	FIELD BK:	PG:
PROJECT NO: 1160916			
SHEET 1 OF 1			