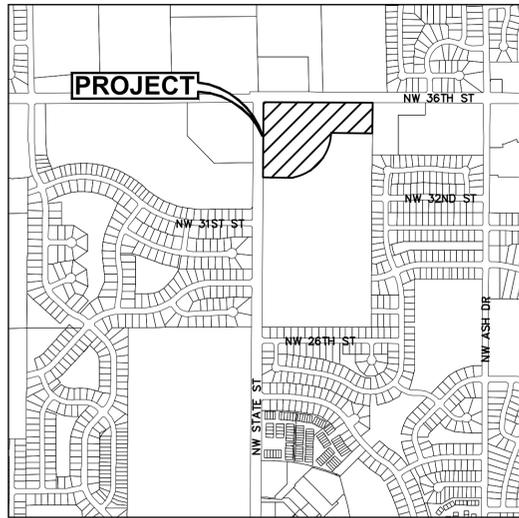


VICINITY MAP



OWNER / APPLICANT

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

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: C-1: NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT

REZONING DESCRIPTION

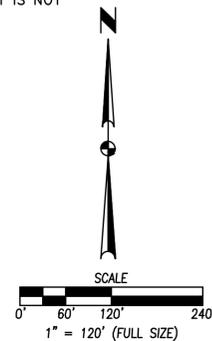
A PART OF NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 89°44'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 70.75 FEET; THENCE SOUTH 00°15'31" WEST, 60.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NW 36TH STREET AND THE POINT OF BEGINNING; THENCE SOUTH 89°44'30" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 1243.42 FEET TO THE NORTHWEST CORNER OF PARCEL 'E' AS SHOWN ON THE PLAT OS SURVEY RECORDED IN BOOK 10143, PAGE 828; THENCE SOUTH 00°24'17" WEST ALONG THE WEST LINE OF SAID PARCEL 'E', 350.00 FEET; THENCE NORTH 89°44'30" WEST, 654.82 FEET THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 500.12 FEET AND WHOSE CHORD BEARS SOUTH 17°19'39" WEST, 454.42 FEET; THENCE NORTH 89°38'51" WEST, 267.00 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, 648.16 FEET; THENCE NORTH 45°20'15" EAST ALONG SAID EAST RIGHT OF WAY LINE, 15.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.79 ACRES (600,859 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ADJACENT OWNERSHIP

			CONSENTING
1.	HY-VEE FOOD STORES, INC.	1.59 AC	6.03%
2.	FIVE STAR DEVELOPMENT NO II, LLC.	3.34 AC	12.68%
3.	HEARTLAND CHURCH	5.11 AC	19.39%
4.	SUCCESS, ZEON & TAIWA	0.05 AC	0.19%
5.	ALBAUGH, DENISE M.	0.20 AC	0.76%
6.	*CITY OF ANKENY	-	-
7.	PRAIRIE RIDGE CHURCH	3.14 AC	11.92%
8.	REINHART ROSE MARIE	8.04 AC	30.51%
9.	*CITY OF ANKENY	-	-
10.	FIELDSTREAM APARTMENTS	0.90 AC	3.42%
11.	FIVE STAR DEVELOPMENT NO I, LLC.	3.98 AC	15.10%
TOTAL		26.35 AC	100%

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



FILE: H:\2018\1811590\DWG\1811590-REZONING 1.DWG
DATE PLOTTED: 2/5/2019 1:55 PM

DATE: 02/01/19

REVISIONS:

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

TECH: ENGINEER:

ESA
CIVIL DESIGN ADVANTAGE

ANKENY, IOWA

ASPEN RIDGE ESTATES - AREA C
REZONING MAP

1811.590