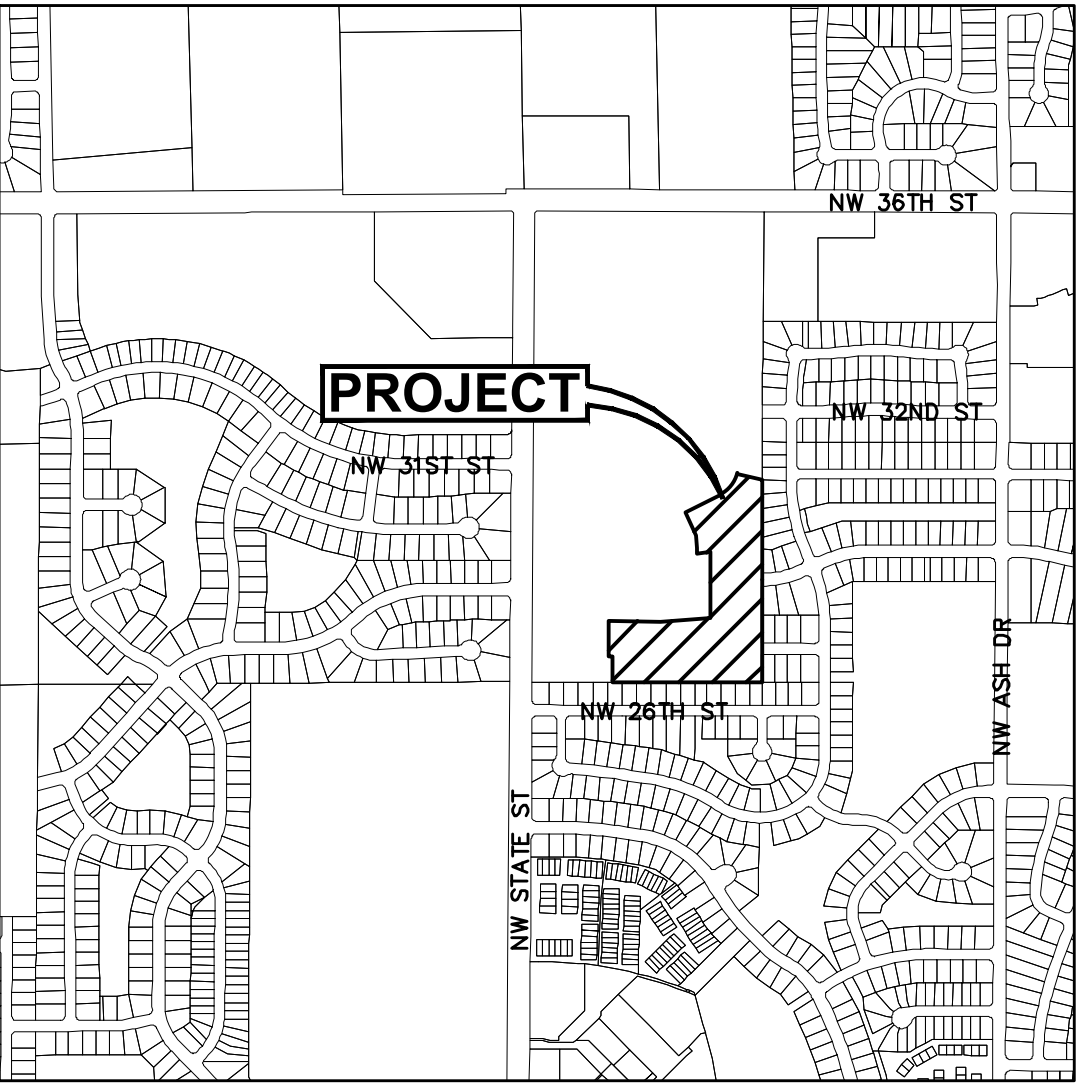


VICINITY MAP



OWNER / APPLICANT

DIAMOND DEVELOPMENT
CONTACT: DARRYL BRESSON
309 E. 1ST STREET
ANKENY, IOWA 50021

ZONING

EXISTING: R-1: ONE-FAMILY RESIDENCE DISTRICT
PROPOSED: R-3: RESTRICTED TO ONE-FAMILY RESIDENTIAL DWELLINGS AND MINIMUM 70' WIDE LOTS

ADJACENT OWNERSHIP

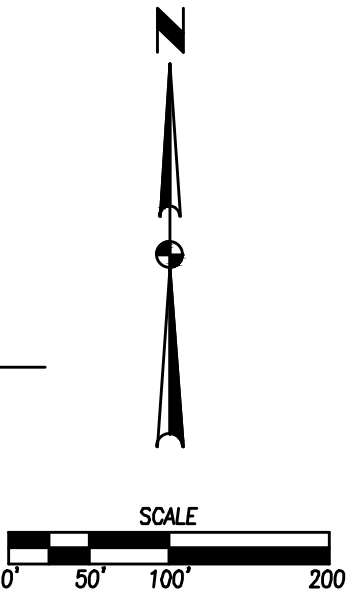
	OWNER	ACRES	PERCENT	CONSENTING
1	MORALES ARTURO J & MELANIE A	0.22	0.85%	
2	MOHR MIKE & ALICIA	0.00	0.00%	
3	MUTH DAVID J & NATALIE J	0.05	0.19%	
4	GETTINGS STACEY L & ROBERT A	0.37	1.43%	
5	CITY OF ANKENY*	-	-	
6	HAACK DARIN M & KIMBERLY M	0.17	0.66%	
7	SWENSON AARON P & MALLORY J	0.10	0.39%	
8	PLOEGER WARREN E	0.21	0.81%	
9	PORT SCOTT & ERIN	0.21	0.81%	
10	PARKER JON	0.21	0.81%	
11	MCKENNA MARK R & DANA T	0.22	0.85%	
12	STOLL DANIEL J & HEATHER L	0.23	0.89%	
13	BEHM MICHAEL R & ASHLEY J	0.25	0.97%	
14	BAILEY KEVIN & ANNETTE	0.28	1.08%	
15	CRONBAUGH JOSHUA D & REBECCA A	0.30	1.16%	
16	HOWARD GREGORY W & BRANDI Y	0.26	1.01%	
17	BOND JAMEEL S & MELANIE K	0.20	0.77%	
18	MATHAI DINU & ALEXANDER LIZA	0.20	0.77%	
19	VON HAGEN SCOTT M & ELIZABETH A	0.32	1.24%	
20	MINER DOUG & NICOLE	0.35	1.36%	
21	LANG STEVEN & GRETA	0.52	2.01%	
22	PETERSEN BRAD J & MICHELLE A	0.13	0.50%	
23	SASSE GLENN S & MONICA Y	0.25	0.97%	
24	LILLWITZ TOMOTHY N & EMILY J	0.25	0.97%	
25	O'GRADY ROWDY L & NICOLE E	0.25	0.97%	
26	REICHART JEFFREY D & HEIDI M	0.25	0.97%	
27	MURRAY CHRISTOPHER A & LETISHA K	0.25	0.97%	
28	THOLE MITCHELL & JACQUELINE	0.25	0.97%	
29	RATHBUN TROY R & ANGELA C	0.13	0.50%	
30	ELSTON THOMAS S & AMY J	0.01	0.03%	
31	LUTJEN MALLORY L & CARVER ANDREW H	0.21	0.81%	
32	JOHNSON ANDREW J & MAURINE E	0.20	0.77%	
33	BEER GREG & TOMILIE	0.20	0.77%	
34	GILBERT THOMAS & CINDEE	0.20	0.77%	
35	DALE E MCCARGAR REVOC. TRUST	0.23	0.89%	X
36	EHLINGER SCOTT M & SARAH J	0.23	0.89%	X
37	ALLBEE ROBERT A & KELLY	0.23	0.89%	X
38	ROSS MATTHEW & GENEVA	0.23	0.89%	X
39	KRULL RYAN	0.23	0.89%	X
40	HUYNH MINH & TRINH	0.23	0.89%	X
41	CLARK JOHN O & DANNETTE J	0.23	0.89%	X
42	SCHOENING CORWIN L & LISA M	0.23	0.89%	X
43	WITT ANNA M & FENCEROY JOSHUA C	0.23	0.89%	X
44	HOFFMANN ROCHARD & SHELBY	0.23	0.89%	X
45	NEFZGER JEREMY J & TERESA A	0.23	0.89%	X
46	STAHR NICOLE & ABRAHAM	0.19	0.74%	
47	HALDEMAN JOHN W	0.07	0.27%	
48	LARSON SHANDELL M & BRADLEY W	0.17	0.66%	
49	BALLANTINI FRANK J & JUNE L	0.21	0.81%	
50	BRAAK DAVID E & CYNTHIA L	0.21	0.81%	

REZONING DESCRIPTION

A PART OF OUTLOT 'Y' AND OUTLOT 'Z', ASPEN RIDGE ESTATES PLAT 1, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 89°53'49" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'Z', 819.64 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'Z'; THENCE NORTH 00°09'45" EAST ALONG THE WEST LINE OF SAID OUTLOT 'Z', 140.33 FEET; THENCE NORTH 89°50'15" WEST, 24.08 FEET; THENCE NORTH 00°09'45" EAST, 195.00 FEET; THENCE SOUTH 89°50'15" EAST, 280.00 FEET; THENCE NORTH 85°59'36" EAST, 278.74 FEET; THENCE NORTH 00°09'45" EAST, 360.11 FEET TO THE NORTHERLY LINE OF SAID OUTLOT 'Z'; THENCE SOUTH 81°57'19" WEST ALONG SAID NORTHERLY LINE, 73.76 FEET; THENCE NORTH 00°09'45" EAST CONTINUING ALONG SAID NORTHERLY LINE, 34.00 FEET; THENCE NORTH 10°07'19" WEST, 70.06 FEET; THENCE NORTH 24°57'55" WEST, 135.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 1060.00 FEET, WHOSE ARC LENGTH IS 32.62 FEET AND WHOSE CHORD BEARS NORTH 64°08'51" EAST, 32.62 FEET; THENCE NORTH 63°15'38" EAST, 188.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 180.00 FEET, WHOSE ARC LENGTH IS 155.55 FEET AND WHOSE CHORD BEARS NORTH 38°30'13" EAST, 150.76 FEET; THENCE SOUTH 76°15'12" EAST, 143.89 FEET TO THE EAST LINE OF SAID OUTLOT 'Y' THENCE SOUTH 00°17'35" WEST ALONG THE EAST LINE OF SAID OUTLOT 'Y' AND OUTLOT 'Z', 1113.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.07 ACRES (525,596 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



ADJACENT OWNERSHIP

51	GOOS WAYNE I & LUCINDA J	0.22	0.85%	X
52	PAULY MARSHALL J & KATHRYN A	0.22	0.85%	
53	HAMMOND DAVID G	0.22	0.85%	
54	HAMMOND CHRISTIAN T & MEGAN K	0.22	0.85%	
55	KATHERINE L BLOOM LIVING TRUST	0.23	0.89%	X
56	CURNYN ANTHONY J & ERIN K	0.20	0.77%	
57	HEIMER JOSEPH V & DAWN M	0.20	0.77%	
58	LILLY ROBERT P & WENDY S	0.20	0.77%	
59	HAURDIC ALMIR & HAZBA	0.26	1.01%	
60	KILCOIN RODERICK J & SUZANNE M	0.24	0.93%	
61	DREFKE SCOTT	0.11	0.43%	
62	JACOBS STEVEN M	0.01	0.04%	
63	DIAMOND DEVELOPMENT	12.86	49.81%	X
TOTAL		25.82	100.00%	61.35%

* CITY OF ANKENY PROPERTIES ARE NOT INCLUDED IN THE AREA PERCENTAGES.

