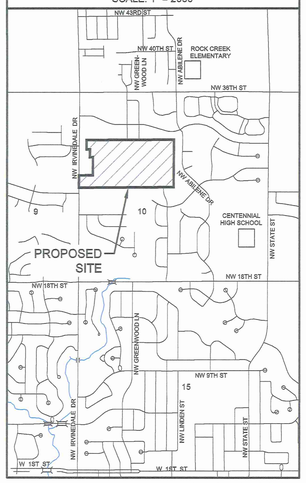
PROPERTY #	OWNER	250' NOTIFICATION AREA (ACRES)	% OF AREA	CONSENTING
1	DR HORTON - IOWA LLC	0.128	0.28%	X
2	LYNN A & DEBORAH S BALLARD	0.158	0.34%	
3	CENTENNIAL DEVELOPMENT LC	0.071	0.15%	
4	KIMBERLEY DEVELOPMENT CORP	0.159	0.35%	
5	KIMBERLEY DEVELOPMENT CORP	0.155	0.34%	
6	KIMBERLEY DEVELOPMENT CORP	0.155	0.34%	
7	RICHARD & KATHLEEN M MCALEESE	0.299	0.65%	
8	MARVIN L & BARBARA K MORTENSEN	0.396	0.86%	
9	SAGE HOMES INC	0.020	0.04%	
10	KIMBERLEY DEVELOPMENT CORP	0.382	0.83%	
11	KIMBERLEY DEVELOPMENT CORP	0.051	0.11%	
12	KYLE & REBECCA GORSH	0.385	0.84%	
13	CHRISTINA & TINH HUYNH	0.344	0.75%	
14	PATRICIA L BROWN & SCOTT D STUECKRADT	0.332	0.72%	
15	ANDREW & MOLLY O'LEARY	0.332	0.72%	
16	MATTHEW & ABBY KASCHMITTER	0.312	0.68%	
17	KIMBERLEY DEVELOPMENT CORP	0.312	0.68%	
18	KIMBERLEY DEVELOPMENT CORP	0.312	0.68%	
19	PATRICIA L IOGHA LIVING TRUST	0.313	0.68%	
20	SAMUEL & NATALIE CHRISTENSEN	0.312	0.68%	
21	TODD A & RAQUEL J WHITEHILL	0.312	0.68%	
22	BROOKE A MCGUIRE	0.313	0.68%	
23	KEVIN & JILLISA WELSCH	0.325	0.71%	
24	ANASTACIA B & COLE COLLIS ANNA PINS	0.366	0.80%	
25	MICHAEL D & CINDY M KIEL	0.350	0.76%	
26	ROBERT & SHARON FONTANA	0.299	0.65%	
27	AMALIA L VALDES	0.188	0.41%	
28	KIMBERLEY DEVELOPMENT CORP	0.034	0.07%	
29	CITY OF ANKENY - PARK	N/A		
30	CITY OF ANKENY - PARK	N/A		
31	CITY OF ANKENY - PARK	N/A		
32-38	JERRY'S HOMES INC	1.413	3.07%	X
39	CENTENNIAL RIDGE OWNERS ASSOC.	0.682	1.48%	
40	JERRY'S HOMES INC	11.651	25.35%	X
41	TRESTLE RIDGE ESTATES HOMEOWNERS ASSOCIATION	0.105	0.23%	
42	DR HORTON - IOWA LLC	0.011	0.02%	X
43	TRESTLE RIDGE ESTATES HOMEOWNERS ASSOCIATION	0.248	0.54%	
44-46	DR HORTON - IOWA LLC	0.518	1.13%	X
47	DIAMOND DEVELOPMENT LLC	3.099	6.74%	
48	LAURA BENJAMIN	3.640	7.92%	X
49	LISA BENJAMIN	1.240	2.70%	
50	MILES J & JONE A GOLLY	0.918	2.00%	
51-55	DR HORTON-IOWA LLC	0.673	1.46%	X
56	INGER LAMB	0.307	0.67%	
57-140	DR HORTON - IOWA LLC	14.337	31.20%	X
TOTAL		45.957	100.00%	
TOTAL # OF PROPERTIES				
94	DR HORTON - IOWA LLC	15.666	34.09%	X
8	JERRY'S HOMES INC	13.063	28.42%	X

VICINITY MAP

SCALE: 1" = 2000'



PROPRIETOR / DEVELOPER

DRA Properties, LC
c/o Tara Meredith
1525 NE 36th Street
Ankeny, Iowa 50021
515 - 965 - 5251

SURVEY NOTES

1. Land area : 73.21 acres
2. Existing Zoning : R-1 One-Family Residence District
3. 8' sidewalks will be required along NW Irvinedale Drive

LEGEND

- Subject boundary line
- Section line
- Existing boundary line
- Existing easement line
- 250' Zoning notification line
- AREA A - Proposed R-3 Multi-Family Residence District Restricted to One & Two Family Residences
- AREA B - Proposed R-3 Multi-Family Residence District Restricted to One Family Residence

SUBJECT PROPERTY LEGAL DESCRIPTION

Parcel 2019-195 of the South 1/2 of the NW 1/4 of Section 10, Township 80 North, Range 24 West, of the 5th Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded with the Polk County Recorder's Office in Book 17547, Page 67.

Containing 73.21 acres more or less, including 0.40 acres of road right-of-way.

Said parcel is subject to any and all restrictions, covenants and easements of record.

AREA A - PROPOSED R-3 MULTI-FAMILY RESIDENCE DISTRICT RESTRICTED TO ONE & TWO FAMILY RESIDENCE LEGAL DESCRIPTION

The north 325 feet of Parcel 2019-195 of the South 1/2 of the NW 1/4 of Section 10, Township 80 North, Range 24 West, of the 5th Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded with the Polk County Recorder's Office in Book 17547, Page 67, lying west of the east 670 feet of said Parcel 2019-195.

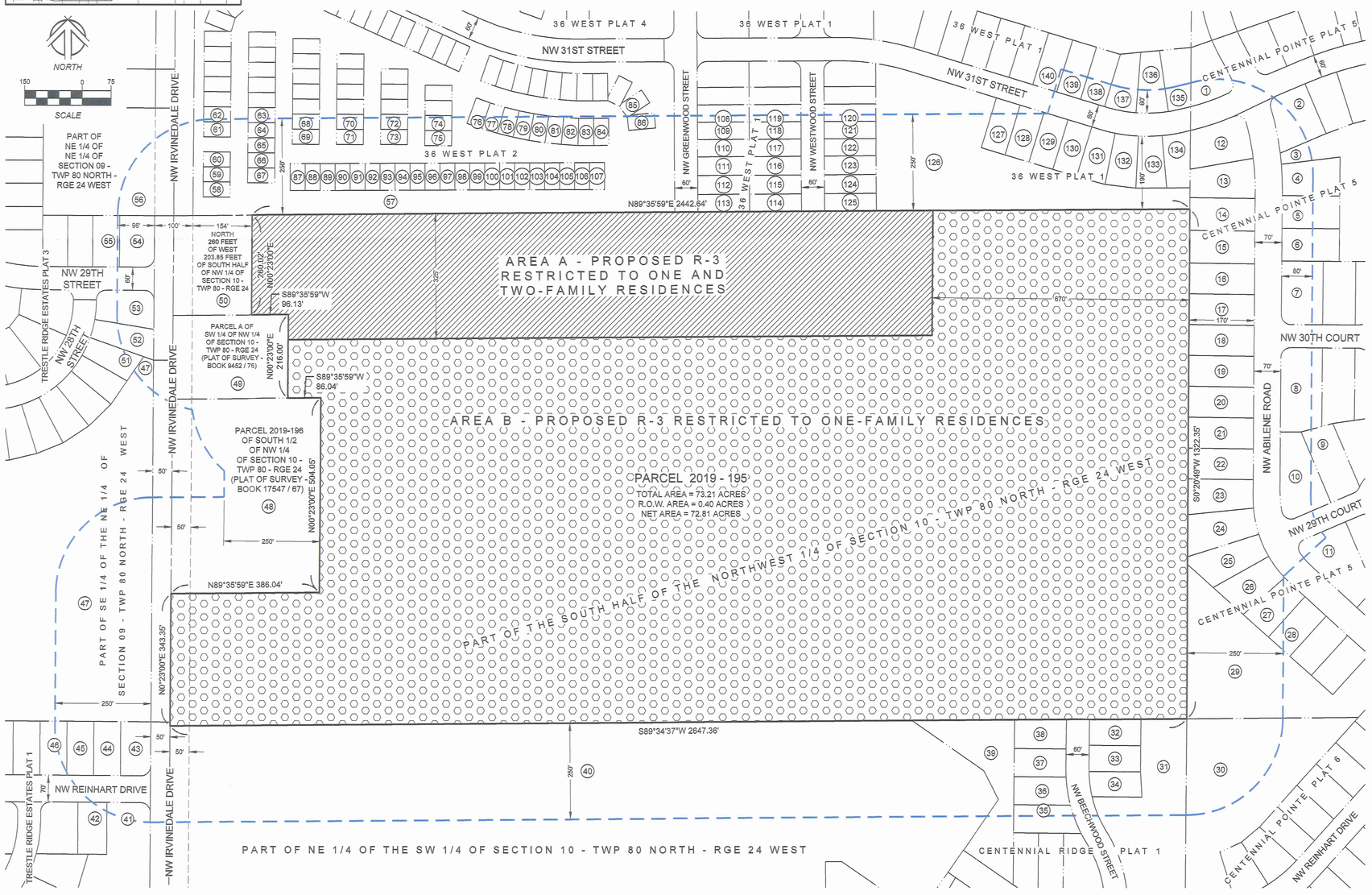
Containing 13.08 acres more or less.

AREA B - PROPOSED R-3 MULTI-FAMILY RESIDENCE DISTRICT RESTRICTED TO ONE RESIDENCE LEGAL DESCRIPTION

Parcel 2019-195 of the South 1/2 of the NW 1/4 of Section 10, Township 80 North, Range 24 West, of the 5th Principal Meridian, located in the City of Ankeny, Polk County, Iowa, as shown on the plat of survey recorded with the Polk County Recorder's Office in Book 17547, Page 67; EXCEPT the north 325 feet of said Parcel 2019-195, lying west of the east 670 feet of said Parcel 2019-195.

Containing 60.13 acres more or less.

RECEIVED
FEB 04 2020
CITY OF ANKENY



1250 SW STATE STREET, SUITE A
ANKENY, IOWA 50023-2555
(515) 965-0123 phone - (515) 965-3322 fax
Civil Engineering - Land Surveying
Landscape Architecture
NILES ASSOCIATES

REVISIONS:
1) 02/04/20 - CITY TECH REVIEW COMMENTS
2)
3)
4)
5)
6)
7)

NOTICE: NILES ASSOCIATES, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROJECTS NOT PROCESSED AND/OR FOLLOW THESE PLANS, SPECIFICATIONS, AND ALL ASSOCIATED DOCUMENTS. RESPONSIBILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, AMBIGUITIES, OR ANY INTERNAL OR CONFLICTS WHICH ARE ALLEGED.

PROJECT NAME:
PARCEL 2019 - 195

DESCRIPTION:
PARCEL 2019 - 195 OF THAT PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 10 - TWP 80 NORTH - RANGE 24 WEST ANKENY, POLK COUNTY, IOWA

REZONING MAP

NAI NO.:	19117
DATE:	11/11/19
DRAWN BY:	TJH
CHECKED BY:	RJS
SHEET SIZE:	24" X 36"
SHEET TITLE:	RZ-1
SHEET NO.:	1/1

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