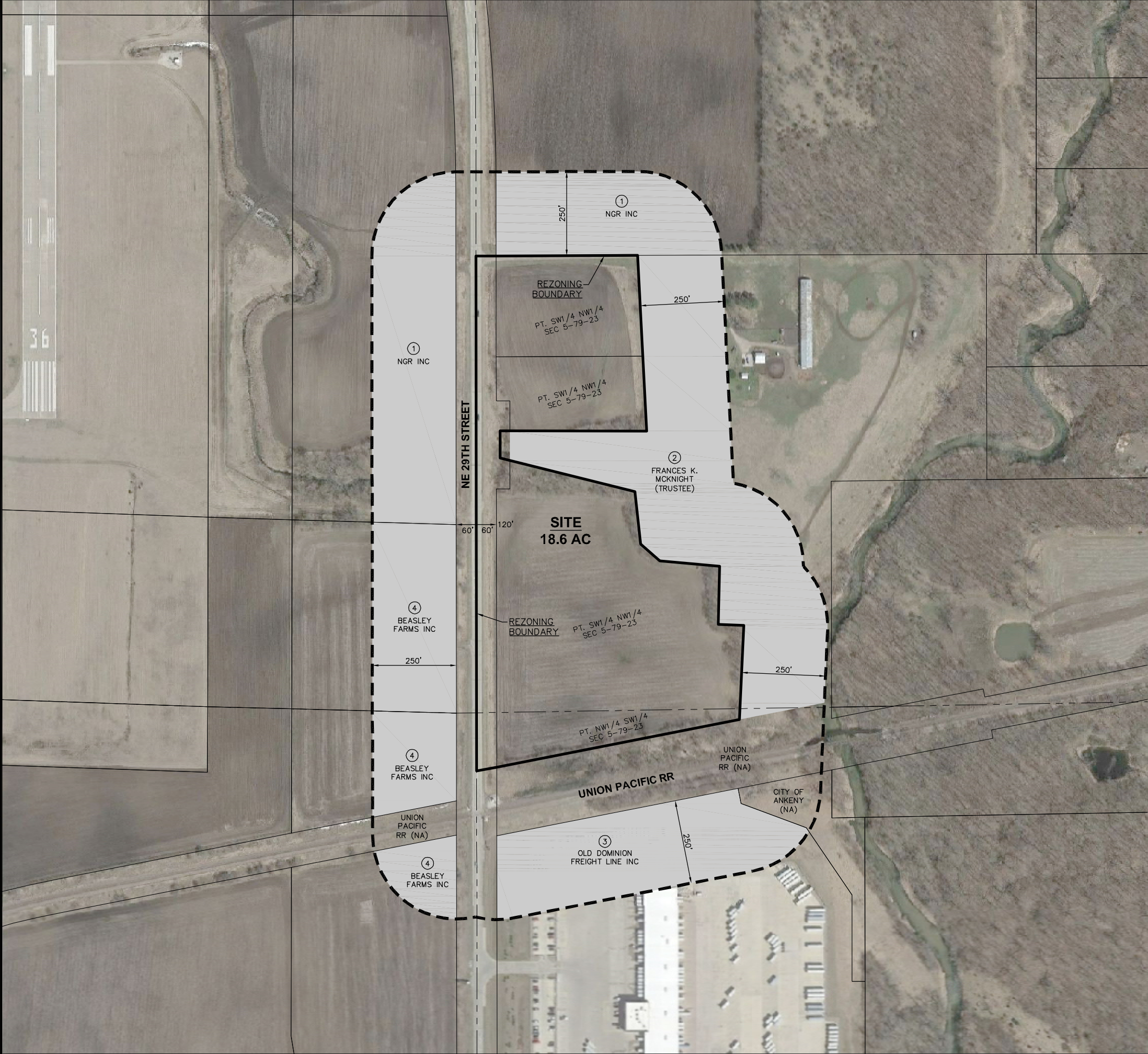
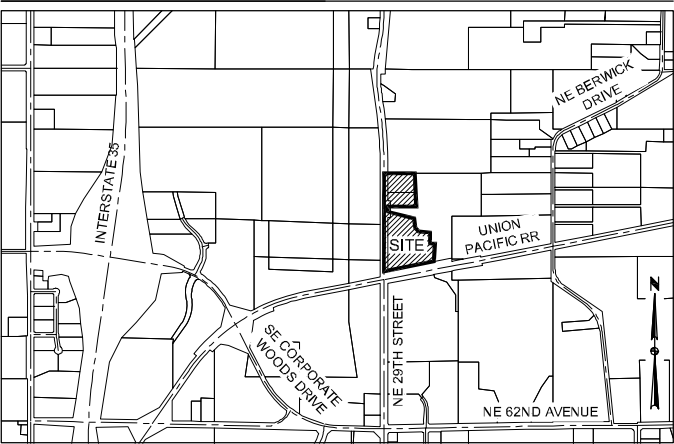


FILE: H:\2019\1908403\1908403-REZONING-MAP-SOUTH.DWG  
DATE PLOTTED: 5/17/2020 12:52 PM  
PLOTTER: HP DesignJet T1200  
DRAWN BY: CADS KLEBAN  
CHECKED BY: CADS KLEBAN



VICINITY MAP



OWNER / APPLICANT

GRAND CAPITAL, LC  
P.O. BOX 187  
ANKENY, IOWA 50021  
PH: 515-964-1587  
CONTACT: CHRIS MURRAY

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC  
3405 S.E. CROSSROADS DRIVE, SUITE G  
GRIMES, IOWA 50111  
PH: 515-369-4400

ZONING

EXISTING: R-1 (ONE FAMILY RESIDENTIAL DISTRICT)

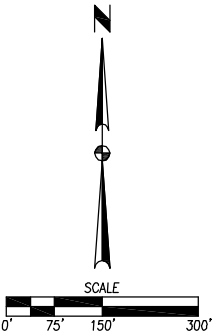
PROPOSED: M-1 (LIGHT INDUSTRIAL DISTRICT)

REZONING DESCRIPTION

PART OF THE SW 1/4 OF THE NW 1/4 AND ALL THAT PART OF THE WEST 64 RODS OF THE NW 1/4 OF THE SW 1/4 LYING NORTH OF THE RAILROAD RIGHT-OF-WAY ALL IN SECTION 5, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE S 1/2 OF THE NW FRL 1/4 OF SAID SECTION 5; THENCE DUE EAST 45 FEET; THENCE SOUTH 89°57' EAST A DISTANCE OF 436 FEET; THENCE SOUTH 2°36' EAST A DISTANCE OF 520 FEET; THENCE SOUTH 89°34' WEST A DISTANCE OF 462 FEET; THENCE DUE SOUTH 75 FEET; THENCE SOUTH 78°35' EAST A DISTANCE OF 419 FEET; THENCE SOUTH 8°56' EAST A DISTANCE OF 150 FEET; THENCE SOUTH 51°15' EAST A DISTANCE OF 72 FEET; THENCE SOUTH 87°30' EAST A DISTANCE OF 170 FEET; THENCE SOUTH 1°16' EAST A DISTANCE OF 165 FEET; THENCE NORTH 89°54' EAST A DISTANCE OF 72 FEET; THENCE SOUTH 1°08' EAST A DISTANCE OF 267 FEET; THENCE SOUTH 79°05' WEST A DISTANCE OF 760 FEET; THENCE DUE WEST A DISTANCE OF 45 FEET; THENCE DUE NORTH 1530 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.6 ACRES MORE OR LESS. PROPERTY IS SUBJECT TO ROADWAY EASEMENT ALONG THE WEST SIDE THEREOF.

ADJACENT OWNERSHIP

	OWNER	AREA	PERCENTAGE	CONSENTING
1.	NGR INC	9.23 AC	30.56%	
2.	FRANCES K. MCKNIGHT (TRUSTEE)	10.27 AC	34.01%	
3.	OLD DOMINION FREIGHT LINE INC	4.84 AC	16.03%	
4.	BEASLEY FARMS INC	5.86 AC	19.40%	
TOTAL		30.20 AC	100.00%	



1/1

1908.403

GRAND CAPITAL, LC

REZONING MAP

ANKENY, IOWA

CIVIL DESIGN ADVANTAGE

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

TECH:

ENGINEER:

REVISIONS

DATE

05/01/20

08/27/19

REVISED

PREPARED