

VICINITY MAP  
SCALE: 1" = 100'

**OWNER / DEVELOPER**

DRA PROPERTIES, LC  
1525 NE 36TH STREET  
ANKENY, IA 50021  
(515) 954-9444

**LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED**

THAT PART OF PARCEL 2016-8 OF THAT PART OF PARCEL "I" OF THE NORTH HALF OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15946, PAGE 662; AND THAT PART OF PARCEL "I" OF THE NORTH HALF OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LOCATED IN THE CITY OF ANKENY, POLK COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 11295, PAGES 668-674, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26;  
 THENCE SOUTH 89 DEGREES 49 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF SECTION 26, A DISTANCE OF 657.76 FEET, TO THE POINT OF BEGINNING AND THE EAST LINE OF SAID PARCEL 2016-8;  
 THENCE NORTH 36 DEGREES 55 MINUTES 28 SECONDS EAST, ALONG SAID EAST LINE OF PARCEL 2016-8, A DISTANCE OF 200.01 FEET;  
 THENCE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST, CONTINUING ALONG SAID EAST LINE OF PARCEL 2016-8, A DISTANCE OF 101.53 FEET;  
 THENCE NORTH 73 DEGREES 18 MINUTES 07 SECONDS EAST, A DISTANCE OF 326.49 FEET;  
 THENCE NORTH 04 DEGREES 17 MINUTES 52 SECONDS EAST, A DISTANCE OF 287.23 FEET;  
 THENCE NORTH 89 DEGREES 59 MINUTES 17 SECONDS WEST, A DISTANCE OF 36.12 FEET;  
 THENCE NORTHWESTERLY 248.44 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 540.50 FEET, A DELTA ANGLE OF 28 DEGREES 04 MINUTES 58 SECONDS AND A CHORD DISTANCE OF 249.44 FEET WHICH BEARS NORTH 76 DEGREES 38 MINUTES 48 SECONDS WEST;  
 THENCE NORTH 63 DEGREES 18 MINUTES 19 SECONDS WEST, TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 48.59 FEET;  
 THENCE NORTHWESTERLY 56.68 FEET ALONG A CURVE TO THE RIGHT, TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 500.00 FEET, A DELTA ANGLE OF 06 DEGREES 29 MINUTES 41 SECONDS AND A CHORD DISTANCE OF 56.65 FEET WHICH BEARS NORTH 80 DEGREES 03 MINUTES 29 SECONDS WEST, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL 2016-8;  
 THENCE NORTHWESTERLY 409.98 FEET ALONG A REVERSE CURVE TO THE LEFT, TANGENT TO THE LAST DESCRIBED CURVE, ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 2016-8 AND ALONG SAID NORTH LINE OF PARCEL 2016-8, HAVING A RADIUS OF 703.50 FEET, A DELTA ANGLE OF 33 DEGREES 23 MINUTES 25 SECONDS AND A CHORD DISTANCE OF 404.20 FEET WHICH BEARS NORTH 73 DEGREES 30 MINUTES 21 SECONDS WEST;  
 THENCE SOUTH 89 DEGREES 47 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE OF PARCEL 2016-8, A DISTANCE OF 388.20 FEET;  
 THENCE NORTH 86 DEGREES 08 MINUTES 06 SECONDS WEST, CONTINUING ALONG SAID NORTH LINE OF PARCEL 2016-8, CONTINUING ALONG SAID NORTH LINE OF PARCEL 2016-8, A DISTANCE OF 91.37 FEET, TO THE WEST LINE OF SAID PARCEL 2016-8;  
 THENCE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST, ALONG SAID WEST LINE OF PARCEL 2016-8, A DISTANCE OF 551.22 FEET;  
 THENCE SOUTH 39 DEGREES 44 MINUTES 30 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF PARCEL 2016-8, A DISTANCE OF 389.40 FEET, TO SAID SOUTH LINE OF THE NORTH HALF OF SECTION 26 AND ALSO BEING THE SOUTH LINE OF SAID PARCEL 2016-8;  
 THENCE NORTH 89 DEGREES 49 MINUTES 23 SECONDS EAST, ALONG SAID SOUTH LINE OF PARCEL 2016-8, A DISTANCE OF 547.54 FEET, TO THE POINT OF BEGINNING.

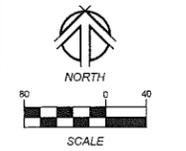
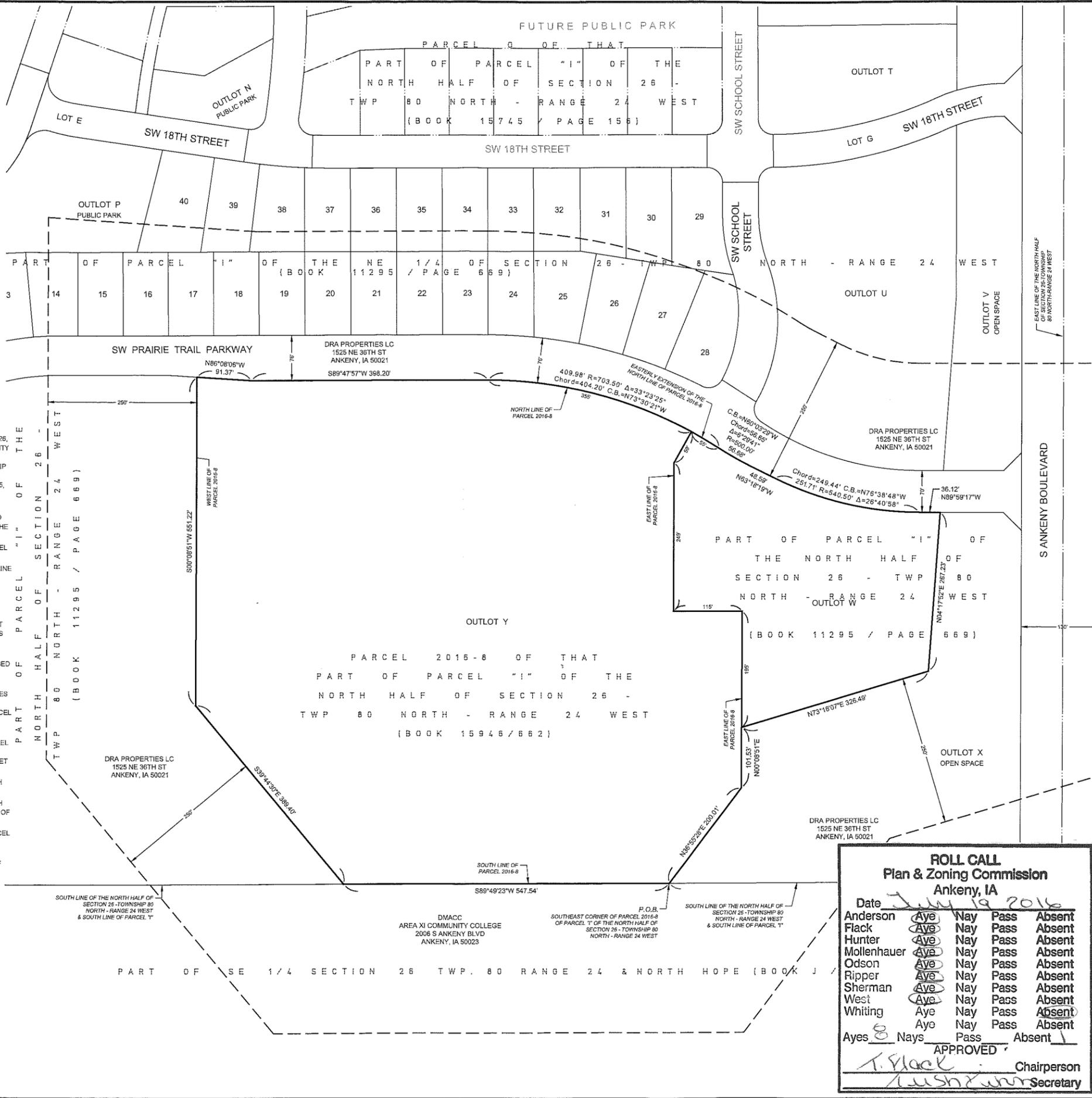
CONTAINING 18.77 ACRES MORE OR LESS.

SHOWN ON THE PLAN AS PROPOSED OUTLOT W AND OUTLOT Y.

**ZONING**

EXISTING ZONING: PRAIRIE TRAIL P.U.D. - OPEN SPACE  
 PROPOSED ZONING:  
 OUTLOT Y: PRAIRIE TRAIL P.U.D. - RESIDENTIAL MIXED USE NEIGHBORHOOD  
 OUTLOT W: PRAIRIE TRAIL P.U.D. - NEIGHBORHOOD COMMERCIAL

AREA WITHIN THE ADJACENT 250' = 47.60 ACRES  
 PROPOSED RE-ZONING AREA = 15.54 ACRES  
 RIGHT-OF-WAY AREA = 2.36 ACRES  
 TOTAL BREAKDOWN AREA = 29.70 ACRES  
 DRA PROPERTIES, LC = 22.23 ACRES - 75%  
 DMACC = 5.67 ACRES - 19%  
 TKG CENTRAL, LLC = 1.29 ACRES - 4.3%  
 JAXWIL ENTERPRISE, INC = 0.52 ACRES - 2.7%



DOUGLAS D TOMLINSON  
1625 S ANKENY BLVD  
ANKENY, IA 50023  
S 150F N 915.8F W 350F  
LOT 2 HARKINS VIEW  
- EX HWY

JAXWIL ENTERPRISE INC  
1727 S ANKENY BLVD  
ANKENY, IA 50023

PART OF LOT 2  
HARKINS VIEW - LESS RD

SE SHURFINE DRIVE

TKG CENTRAL LLC  
1901 S ANKENY BLVD  
ANKENY, IA 50023  
MAILING ADDRESS:  
215 N STADIUM BLVD STE 207  
COLUMBIA, MO 65203

LOT 1  
BRESSION ADDITION

CAMPUS PARK INVEST L.C.  
C/O MIKE WARREN  
2005 S ANKENY BLVD  
ANKENY, IA 50023

MAILING ADDRESS:  
POB 493  
ALTOONA, IA 50009

LOTS 1 & 2  
CAMPUS BUSINESS  
PARK PLAT 1

**ROLL CALL**  
Plan & Zoning Commission  
Ankeny, IA  
Date July 19, 2016

Name	Aye	Nay	Pass	Absent
Anderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hunter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mollenhauer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Odson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ripper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sherman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whiting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ayes	8	Nays	Pass	Absent

APPROVED  
T. Flack Chairperson  
D. Whiting Secretary

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

**MILES ASSOCIATES**

REVISIONS:  
 1  
 2  
 3  
 4  
 5  
 6

PROFESSIONAL SEAL AND SIGNATURE OF SURVEYOR  
 I, \_\_\_\_\_, a duly Licensed Professional Surveyor in the State of Iowa, do hereby certify that I am the author of this plat and that it is a true and correct copy of the original as shown to me and that I am not aware of any fraud, error or irregularity in the same.

PRAIRIE TRAIL SOUTHEAST  
ANKENY, IOWA  
RE-ZONING EXHIBIT

PROJECT NAME  
 DESCRIPTION

PLAN NO. 16037  
 DATE: 05/24/16  
 DRAWN BY: T.JH  
 CHECKED BY: RJS  
 SCALE: AS NOTED  
 SHEET TITLE: RZ-1  
 SHEET NO.: 1/1