

R-1 (75) = 24.47 ACRES

R-1 (60) = 36.68 ACRES

R-2 = 17.39 ACRES

R-3 = 34.84 ACRES

APPROVE ZONING

DISAPPROVE ZONING

REZONING MAP

PARCEL 'D' & 'E'

BOOK 9785, PAGE 808.

FOLK COUNTY, IOWA

OWNER
ALL POINTS DEVELOPMENT LLC
5000 WESTOWN PARKWAY, SUITE 400
WEST DES MOINES, IA 50266
PH: 515-276-4000
CONTACT: AIMEE STAUDT
EMAIL: AIMEE.STAUDT@KNAPPProperties.COM

APPLICANT
ALL POINTS DEVELOPMENT LLC
5000 WESTOWN PARKWAY, SUITE 400
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PLAN PREPARED BY
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET, UNIT 12,
DES MOINES, IOWA 50322
PHONE: 515-276-4984
FAX: 515-276-1084

LEGAL DESCRIPTION
ALL OF PARCEL 'D' AND PARCEL 'E' RECORDED IN BOOK 9785, PAGE 808.
RECORDED IN FOLK COUNTY, IOWA.

LEGAL DESCRIPTION - R1-60

A PARCEL OF LAND IN PARCEL 'E' OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., POLK COUNTY, IOWA RECORDED IN BOOK 9785, PAGE 808, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 'E' SAID POINT BEING 234.42 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL 'E'; THENCE N84°31'30"E, 432.81 FEET TO A POINT; THENCE N84°24'54"E, 142.88 FEET TO A POINT; THENCE N84°31'30"E, 410.14 FEET TO A POINT; THENCE S00°04'30"E, 1046.05 FEET TO A POINT; THENCE S07°18'18"E, 143.74 FEET TO A POINT; THENCE S20°56'14"E, 147.95 FEET TO A POINT; THENCE S42°22'15"E, 144.62 FEET TO A POINT; THENCE S40°02'41"E, 138.67 FEET TO A POINT; THENCE S49°59'50"W, 662.75 FEET TO A POINT; THENCE N44°58'11"W, 176.18 FEET TO A POINT; THENCE N81°31'45"W, 146.18 FEET TO A POINT; THENCE N50°32'43"W, 226.74 FEET TO A POINT; THENCE N81°58'30"W, 226.78 FEET TO A POINT; THENCE N01°24'16"W, 256.75 FEET TO A POINT; THENCE S82°50'30"W, 158.11 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF S86°20'30"W, AN ARC LENGTH OF 41.63 FEET TO A POINT OF TANGENCY; THENCE S64°55'02"W, 91.65 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'E'; THENCE N00°18'01"W, 1330.86 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO A POINT; THENCE N00°20'30"W, 1040.33 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO THE POINT OF BEGINNING AND CONTAINING 36.68 ACRES MORE OR LESS.

LEGAL DESCRIPTION - R1-75

A PARCEL OF LAND IN PARCEL 'E' OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., POLK COUNTY, IOWA RECORDED IN BOOK 9785, PAGE 808, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'E'; THENCE N84°31'30"E, 432.81 FEET ALONG THE NORTH LINE OF SAID PARCEL 'E' TO A POINT; THENCE S00°04'30"E, 240.15 FEET ALONG THE NORTH LINE OF SAID PARCEL 'E' TO A POINT; THENCE S84°31'30"E, 432.81 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'E'; THENCE N00°20'30"W, 234.42 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO THE POINT OF BEGINNING AND CONTAINING 2.34 ACRES MORE OR LESS.

AND

A PARCEL OF LAND IN PARCEL 'E' OF SECTION 9, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., POLK COUNTY, IOWA RECORDED IN BOOK 9785, PAGE 808, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'E'; THENCE S00°04'30"E, 1156.01 FEET ALONG THE EAST LINE OF SAID PARCEL 'E' TO A POINT; THENCE S00°18'01"W, 1240.33 FEET ALONG THE EAST LINE OF SAID PARCEL 'E' TO A POINT; THENCE S45°08'34"E, 403.18 FEET ALONG THE EAST LINE OF SAID PARCEL 'E' TO A POINT; THENCE S45°08'34"E, 403.18 FEET ALONG THE EAST LINE OF SAID PARCEL 'E' TO A POINT; THENCE S07°18'18"E, 143.74 FEET TO A POINT; THENCE S20°56'14"E, 147.95 FEET TO A POINT; THENCE S42°22'15"E, 144.62 FEET TO A POINT; THENCE S40°02'41"E, 138.67 FEET TO A POINT; THENCE S49°59'50"W, 662.75 FEET TO A POINT; THENCE N44°58'11"W, 176.18 FEET TO A POINT; THENCE N81°31'45"W, 146.18 FEET TO A POINT; THENCE N50°32'43"W, 226.74 FEET TO A POINT; THENCE N81°58'30"W, 226.78 FEET TO A POINT; THENCE N01°24'16"W, 256.75 FEET TO A POINT; THENCE S82°50'30"W, 158.11 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF S86°20'30"W, AN ARC LENGTH OF 41.63 FEET TO A POINT OF TANGENCY; THENCE S64°55'02"W, 91.65 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'E'; THENCE N00°18'01"W, 1330.86 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO A POINT; THENCE N00°20'30"W, 1040.33 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO THE POINT OF BEGINNING AND CONTAINING 36.68 ACRES MORE OR LESS.

LEGAL DESCRIPTION - R-2

A PARCEL OF LAND IN PARCEL 'E' OF SECTION 9, AND PARCEL 'D' OF SECTION 16, ALL IN TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., POLK COUNTY, IOWA RECORDED IN BOOK 9785, PAGE 808, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'E'; THENCE N00°18'01"W, 1240.33 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO A POINT; THENCE N84°31'30"E, 432.81 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF N86°20'30"E, AN ARC LENGTH OF 41.63 FEET TO A POINT OF TANGENCY; THENCE N82°50'30"E, 158.11 FEET TO A POINT; THENCE S04°24'16"E, 256.75 FEET TO A POINT; THENCE S49°58'30"E, 226.78 FEET TO A POINT; THENCE S03°52'43"E, 138.67 FEET TO A POINT; THENCE S49°59'50"W, 662.75 FEET TO A POINT; THENCE N44°58'11"W, 176.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING OF S67°10'05"W, AN ARC LENGTH OF 286.11 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'D'; THENCE N00°18'01"W, 1330.86 FEET ALONG THE WEST LINE OF SAID PARCEL 'D' TO THE POINT OF BEGINNING AND CONTAINING 17.11 ACRES MORE OR LESS.

LEGAL DESCRIPTION - R-3

A PARCEL OF LAND IN PARCEL 'E' OF SECTION 9, AND PARCEL 'D' OF SECTION 16, ALL IN TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5th P.M., POLK COUNTY, IOWA RECORDED IN BOOK 9785, PAGE 808, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'E'; THENCE N00°18'01"W, 1240.33 FEET ALONG THE WEST LINE OF SAID PARCEL 'E' TO A POINT; THENCE N84°31'30"E, 432.81 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF N86°20'30"E, AN ARC LENGTH OF 41.63 FEET TO A POINT OF TANGENCY; THENCE N82°50'30"E, 158.11 FEET TO A POINT; THENCE S04°24'16"E, 256.75 FEET TO A POINT; THENCE S49°58'30"E, 226.78 FEET TO A POINT; THENCE S03°52'43"E, 138.67 FEET TO A POINT; THENCE S49°59'50"W, 662.75 FEET TO A POINT; THENCE N44°58'11"W, 176.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CHORD BEARING OF S67°10'05"W, AN ARC LENGTH OF 286.11 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'E' TO A POINT OF TANGENCY; THENCE S49°59'50"W, 177.48 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'E' TO THE NORTHEAST CORNER OF SAID PARCEL 'D'; THENCE S49°59'50"W, 1871.42 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'D' TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1571.02 FEET AND A CHORD BEARING OF S48°56'06"W, AN ARC LENGTH OF 286.27 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'D' TO A POINT; THENCE S00°18'01"W, 1330.86 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'D' TO THE POINT OF BEGINNING AND CONTAINING 35.12 ACRES MORE OR LESS.

LEGEND

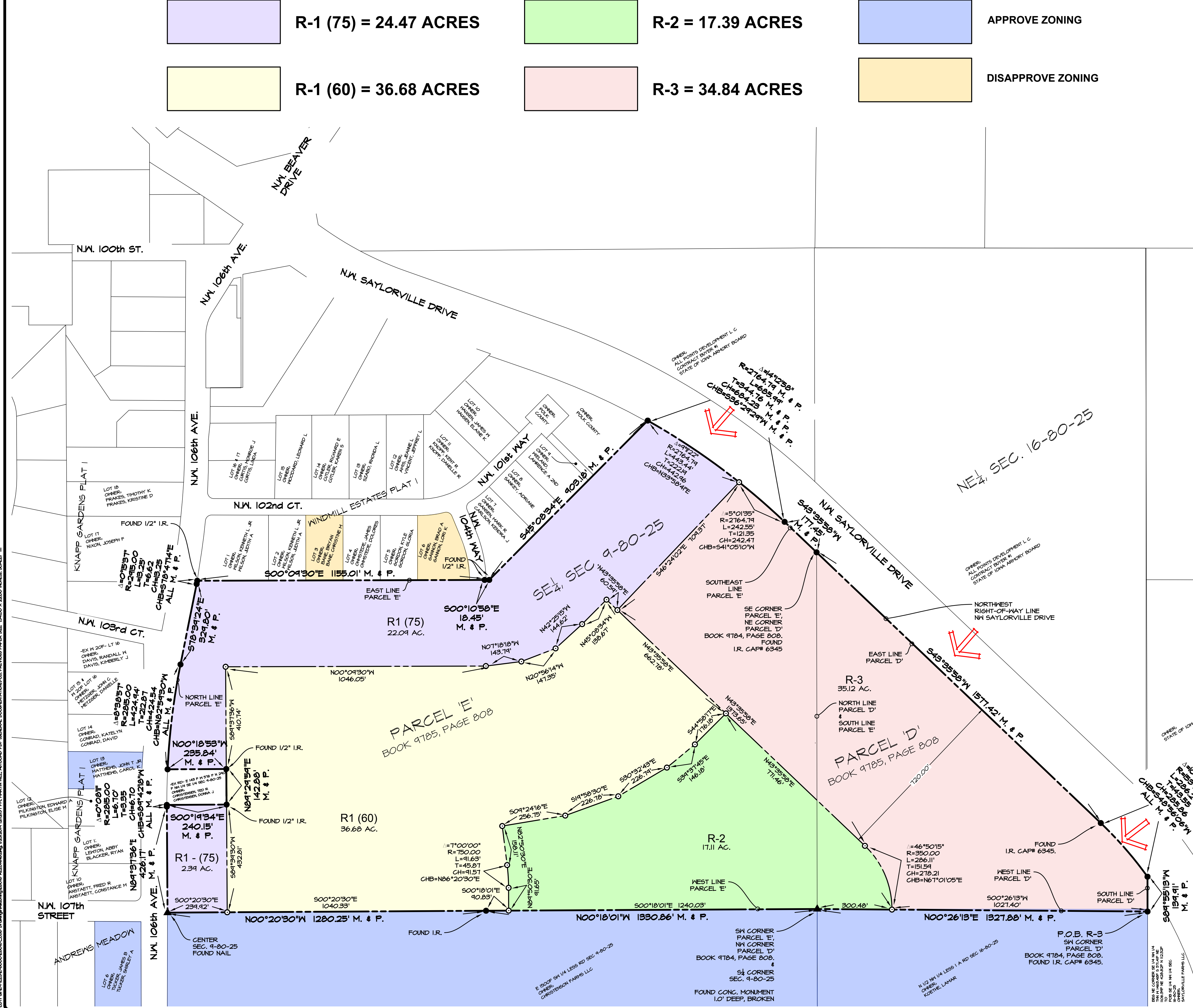
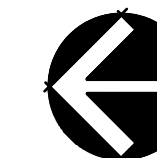
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. NYTELLOW CAP #1448 UNLESS OTHERWISE NOTED)
- PLAT BOUNDARY
- - - EXISTING PROPERTY LINES
- PROPOSED LOTS
- EASEMENT LINES
- BUILDING SETBACK LINES (B.S.L.)
- CENTERLINE STREET
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX PG. XXX COUNTY RECORDER'S INDEXING BOOK
- R.O.M. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- ADDRESS

SCALE: 1"=200'

0' 200' 400'

1"=200' PRINTED ON 22"x34" SHEET
1"=400' PRINTED ON 11"x17" SHEET

NORTH



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa, 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecinc.com

CEC

DATE:	REVISIONS	COMMENTS
JANUARY 24, 2015	1	INITIAL
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: JFO
DRAWN BY: MEH

PARCEL 'D' & 'E', BOOK 9785, PAGE 808.

JOHNSTON, IOWA

REZONING SKETCH

SHEET 01 OF 01

E-8018