

CITY OF HUXLEY

MONDAY ** APRIL 8, 2019 ** CITY SAFEROOM ** 6:30 P.M.

A SESSION OF THE CITY OF HUXLEY'S
PLANNING AND ZONING COMMISSION

PUBLIC NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF HUXLEY, IOWA, WILL MEET IN THE HUXLEY SAFEROOM AT 515 NORTH MAIN AVE., HUXLEY, IOWA AT 6:30 P.M. ON MONDAY THE 9TH DAY OF APRIL, 2019 TO CONSIDER THE MATTERS ENUMERATED IN THE AGENDA BELOW:

1.0) ROLL CALL

COMMISSION AGENDA ITEMS:

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) March 25, 2019 – Meeting

2.0) PUBLIC HEARING: NONE

4.0) DISCUSSION AND RECOMMENATION ITEMS:

4.01) DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNEXATION REQUEST FROM LEONARD AND JAQUELINE LARSON I-35 AND HIGHWAY 210.

4.02) DISCUSSION AND POSSIBLE ACTION ON REGARDING THE ZONING REQUEST FROM LEONARD AND JAQUELINE LARSON I-35 AND HW 210.

4.03) DISCUSSION AND POSSIBLE ACTION ON REGARDING REZONING OF THE WESTVIEW DEVELOPMENT OWNED BY DICKSON AND LUANN JENSEN.

4.04) DISCUSSION AND POSSIBLE ACTION REGARDING ANNEXATION OF THE WESTVIEW DEVELOPMENT OWNED BY DICKSON AND LUANN JENSEN.

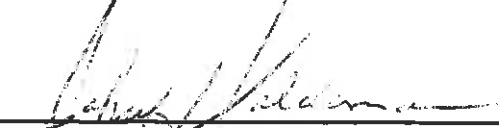
5.0) MISCELLANEOUS

5.01) TO SET MEETING DATES FOR MAY.

6.0) COMMENTS

7.0) ADJOURNMENT

THIS NOTICE IS HEREBY GIVEN AT LEAST 24 HOURS PRIOR TO THE COMMENCEMENT OF THE MEETING SPECIFIED ABOVE. THIS WAS DONE BY ADVISING THE NEWS MEDIA WHO HAVE FILED A REQUEST FOR NOTICE AND BY POSTING THE NOTICE ON THE FRONT WINDOW IN THE LOBBY AREA IN CITY HALL THAT IS ACCESSIBLE TO THE PUBLIC. THIS WAS ALL PURSUANT TO CHAPTER 21 OF THE CODE OF IOWA.



John Haldeman, City Administrator/Zoning Administrator



HUXLEY
— HEART OF THE PRAIRIE —

April 2, 2019

Re: Annexation and Rezoning of 56892 HWY 210 Cambridge Iowa 50046 (HWY 210 & I-35 SE Corner)

Dear Property Owner:

Enclosed you will find material concerning the annexation and rezoning of 56892 HWY 210 Cambridge Iowa 50046 (HWY 210 & I-35 SE Corner).

Your attendance is welcome at the following hearings in the Huxley Safe Room located at 515 N Main Ave:

- Monday April 8th at 6:30 PM—Planning and Zoning Commission informal hearing
- Tuesday April 23rd at 6:00 PM—City Council formal public hearing

Should you have any questions, please call 515.597.2561.

Sincerely,

John Haldeman
City Administrator/Zoning Administrator

Enc:

Rezoning Map
Annexation Map
Legal Description

January 30, 2019

Huxley City Council
515 North Main Avenue
Huxley, Iowa 50124

RE: Voluntary Annexation Request

Dear Mayor Henry and Huxley City Council Members:

As owner of property located at 56800 Highway 210, I am writing to you in request of voluntary annexation to incorporate 4.58 acres of land into the City of Huxley. This land is located at the southeast corner of the intersection of Interstate 35 and Highway 210 and abuts current Huxley city limits to the land's north side. The land is legally described as follows:

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31,
TOWNSHIP 82 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF HUXLEY, STORY COUNTY,
IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH
89°51'29" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST
QUARTER, 836.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°51'29"
EAST ALONG SAID NORTH LINE, 264.00 FEET; THENCE SOUTH 00°04'23" EAST, 320.98 FEET;
THENCE SOUTH 89°55'37" WEST, 770.61 FEET TO THE EASTERLY RIGHT OF WAY LINE OF
INTERSTATE 35; THENCE NORTH 26°44'29" EAST ALONG SAID EASTERLY RIGHT OF WAY LINE,
197.41 FEET; THENCE NORTH 41°24'32" EAST CONTINUING ALONG SAID EASTERLY RIGHT OF
WAY, 103.60 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 210; THENCE NORTH
86°32'45" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 349.54 FEET;
THENCE NORTH 00°04'23" WEST, 47.56 FEET TO THE POINT OF BEGINNING AND CONTAINING
4.58 ACRES (199,622 SQUARE FEET). PROPERTY SUBJECT TO ROADWAY EASEMENT
CONTAINING 0.29 ACRES (12,426 SQUARE FEET).

Enclosed with this request, you will find an Annexation Exhibit, which identifies the property's location and its relation to the City of Huxley.

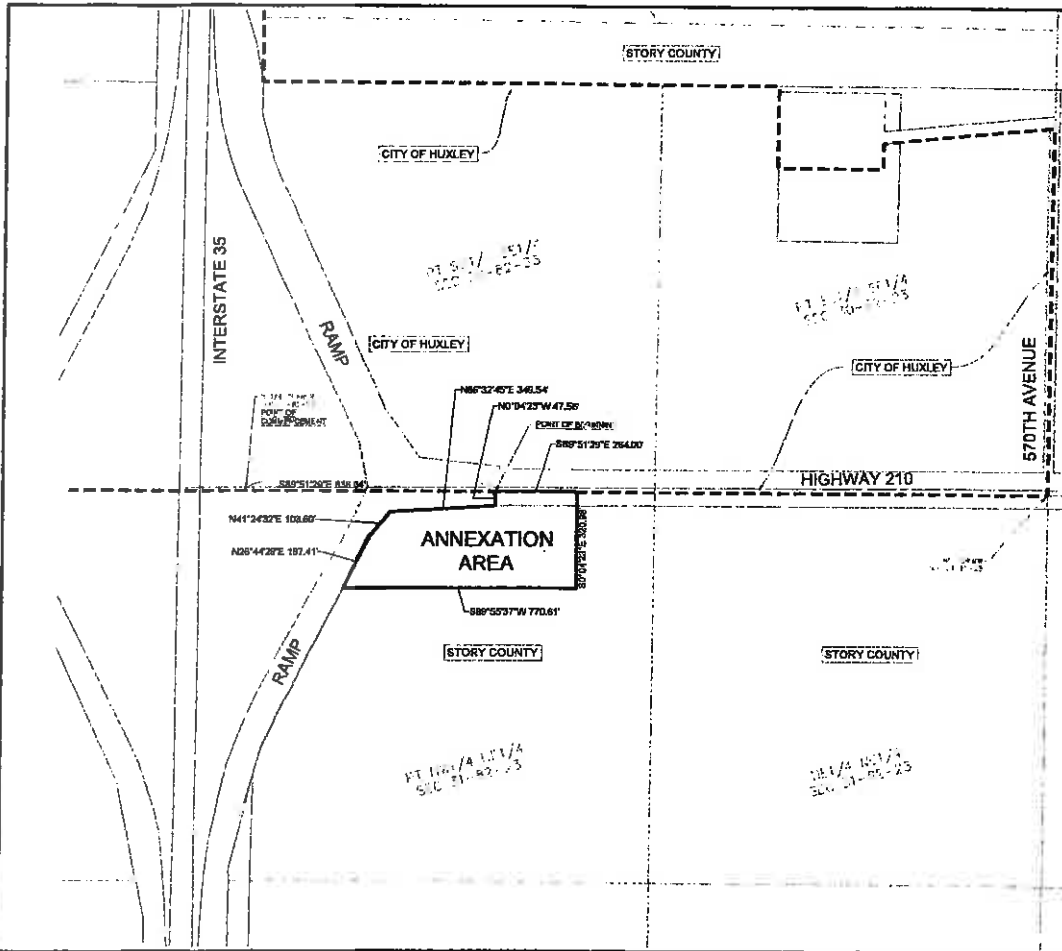
Please consider this request as soon as practical and let me know if you need additional information.

Sincerely,



Leonard Larson

Copy: Emmy Meyer, Kum & Go
Keith Weggen, CDA



ANNEXATION DESCRIPTION
 A PART OF THE NORTHWEST QUARTER OF THE
 NORTHEAST QUARTER OF SECTION 31, TOWNSHIP
 32 NORTH, RANGE 23 WEST OF THE 5TH P.M.,
 CITY OF HUXLEY, STORY COUNTY, IOWA AND
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER
 OF SAID SECTION 31; THENCE SOUTH 89°51'28"
 EAST ALONG THE NORTH LINE OF SAID
 NORTHWEST QUARTER OF THE NORTHEAST
 QUARTER, 836.04 FEET TO THE POINT OF
 BEGINNING; THENCE CONTINUING SOUTH 89°51'28"
 EAST ALONG SAID NORTH LINE, 264.00 FEET;
 THENCE SOUTH 00°04'23" EAST, 318.88 FEET;
 THENCE SOUTH 89°25'37" WEST, 770.61 FEET TO
 THE EASTERLY RIGHT OF WAY LINE OF
 INTERSTATE 35; THENCE NORTH 26°44'28" EAST
 ALONG SAID EASTERLY RIGHT OF WAY LINE,
 197.41 FEET; THENCE NORTH 41°24'32" EAST
 CONTINUING ALONG SAID EASTERLY RIGHT OF
 WAY, 103.60 FEET TO THE SOUTHERLY RIGHT OF
 WAY LINE OF HIGHWAY 210; THENCE NORTH
 86°32'45" EAST CONTINUING ALONG SAID
 SOUTHERLY RIGHT OF WAY LINE, 349.54 FEET;
 THENCE NORTH 00°04'23" WEST, 47.56 FEET TO
 THE POINT OF BEGINNING AND CONTAINING 4.58
 ACRES (199,612 SQUARE FEET). PROPERTY
 SUBJECT TO ROADWAY EASEMENT CONTAINING
 0.29 ACRES (12,426 SQUARE FEET).

DATE OF EXHIBIT
 1-28-2019

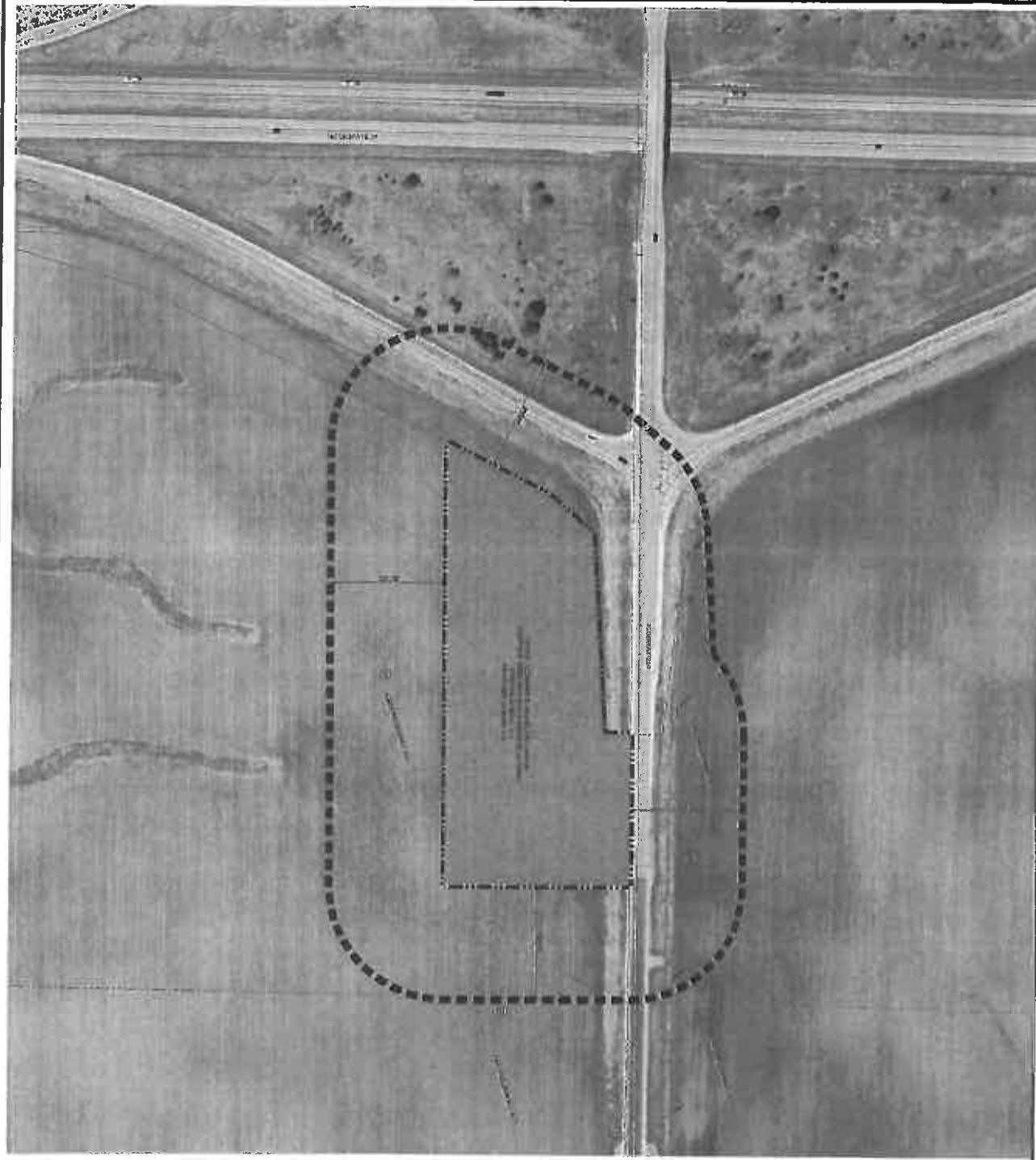


DATE	1/28/2019
BY	[Signature]
TITLE	ANNEXATION EXHIBIT
PROJECT	ANNEXATION EXHIBIT
CLIENT	CITY OF HUXLEY
ENGINEER	HUXLEY KUMI & GO - 0131
DESIGNER	[Signature]
CHECKER	[Signature]
DATE	1/28/2019

2405 S.E. CROSSROADS DRIVE, SUITE 10
 CRUMER, IOWA 50111
 PHONE: 515 388-4440 FAX: 515 388-4410

HUXLEY KUMI & GO - 0131
 ANNEXATION EXHIBIT
 CIVIL DESIGN ADVANTAGE ENGINEER
 STORY COUNTY, IOWA

1
 1
 1211-010



METHOD FOR CHANGING AN EXISTING CLASSIFICATION

Step of Rezoning Process	Name of Applicant	Address of Applicant	City/Town/County	Date of Application	Date of Decision
1. Accepted by Board of Zoning	Charles J. Adams	1800 N. 20th	Waverly, IA	01/11/18	01/11/18
2. Approved by Board of Zoning	Charles J. Adams	1800 N. 20th	Waverly, IA	01/11/18	01/11/18
3. Licensed Professional Engineer	Charles J. Adams	1800 N. 20th	Waverly, IA	01/11/18	01/11/18

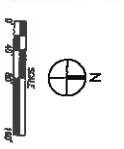
ZONING
 2-1 (General Use Residential Medium Density)

REZONING BOUNDARY DESCRIPTION
 A section of the boundary between Section 36, Township 21 North, Range 22 East, and Section 35, Township 21 North, Range 22 East, of Waverly, Iowa County, Iowa.

OWNER
 Charles J. Adams
 1800 N. 20th
 Waverly, IA 50480-5118
 Ph: 562-3288

APPLICANT
 Charles J. Adams
 1800 N. 20th
 Waverly, IA 50480-5118
 Ph: 562-3288

ENGINEER
 Cum & Go Engineering, LLC
 5400 Wabasha Parkway
 Wm. L. Dale, Designer, Iowa
 Ph: 515-265-0128
 F: 515-265-8973



REVISIONS 1 OF 1	DATE: 10/25/18 SHEET NO: 1 OF 1	0131 - HUXLEY, IOWA IA-210 REZONING EXHIBIT		
			5400 Wabasha Parkway Wm. L. Dale, Designer, Iowa Ph: 515-265-0128 F: 515-265-8973	CIVIL DESIGN ADVANTAGE 2448 W. 21st St., Suite 100, Des Moines, IA 50312 Ph: 515-266-6285 Fax: 515-266-1618 PROJECT NO: 181181



HUXLEY
— BEARD OF THE PRAIRIE —

April 2, 2019

Re: Westview Heights Annexation and Rezoning

Dear Property Owner:

Enclosed you will find material concerning the annexation and rezoning of Westview Heights.

Your attendance is welcome at the following hearings in the Huxley Safe Room located at 515 N Main Ave:

- Monday April 8th at 6:30 PM—Planning and Zoning Commission informal hearing
- Tuesday April 23rd at 6:00 PM—City Council formal public hearing

Should you have any questions, please call 515.597.2561.

Sincerely,

John Maldeman
City Administrator/Zoning Administrator

Enc:

Rezoning Map
Annexation Map
Legal Description

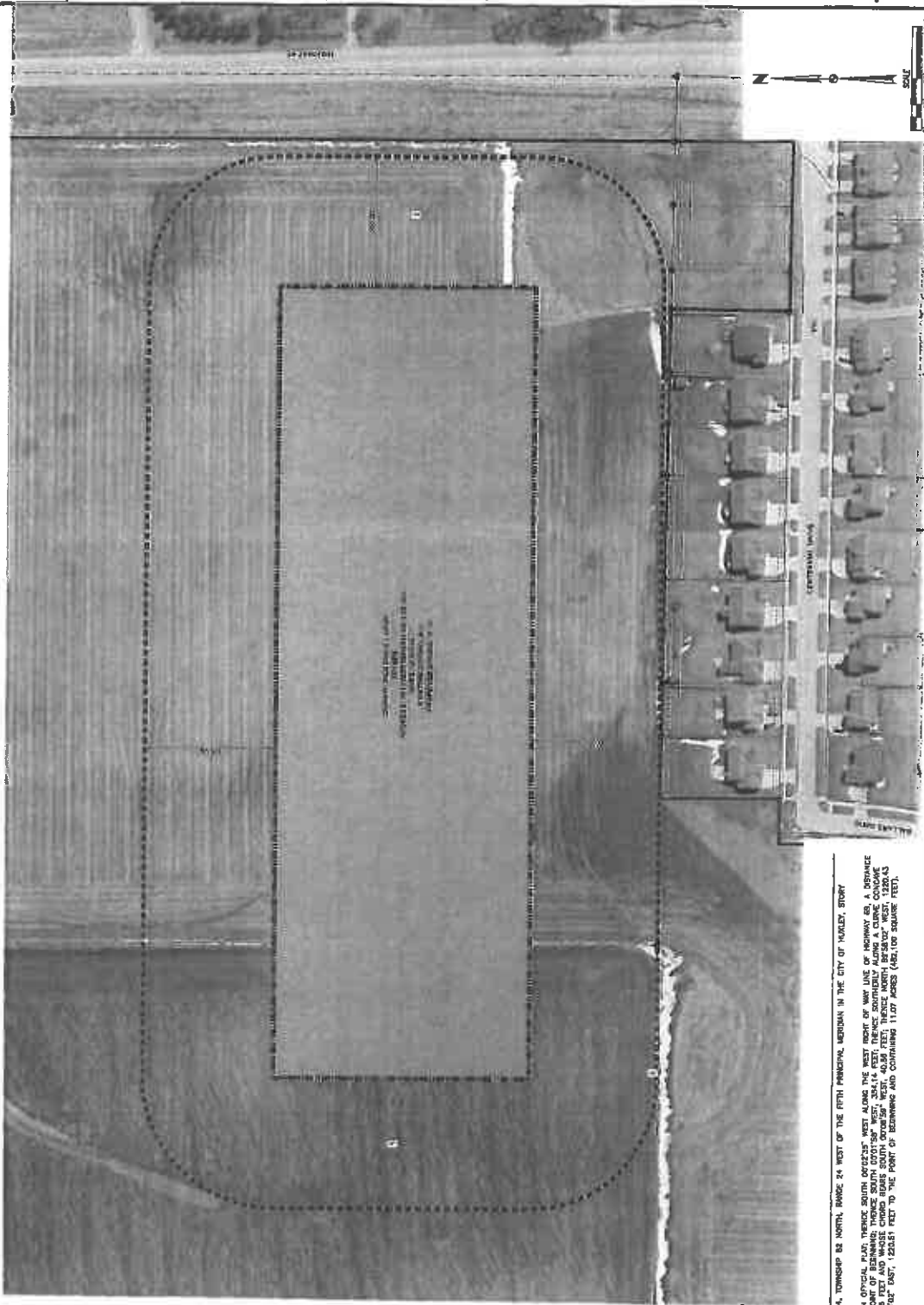
WESTVIEW HEIGHTS

REZONING MAP



CIVIL DESIGN ADVANTAGE
 ENGINEER: EKO
 HUXLEY, IOWA
 3405 S.E. CROSSROADS DRIVE, SUITE G
 WINNEMUS, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410

REV. NO.	DATE	DESCRIPTION



ZONING:
 EXISTING: R-1; SINGLE-FAMILY RESIDENTIAL DISTRICT
 PROPOSED: R-1A; SINGLE-FAMILY RESIDENTIAL DISTRICT

ENGINEER / SURVEYOR:
 CONWAY, BERNARD LLC
 240 S.E. CROSSROADS DRIVE, SUITE G
 WINNEMUS, IOWA 50111
 PH: (515) 369-4400

OWNER / APPLICANT:
 LAND HOLDINGS LLC
 CONTRACT: DOUGLAS JERNEY
 4814 NORTHERN ROAD, SUITE 106
 PK (515) 233-2792

Parcel ID	Parcel Address	Total Area of Parcel (sq. ft.)	% of Total Area (sq. ft.)
1	4811 Westview Rd S# 106	1,771,419	11.24%
2	4805 Westview Rd S# 105	1,878,582	11.79%
3	4813 Westview Rd S# 107	1,878,582	11.79%
4	4815 Westview Rd S# 108	1,878,582	11.79%
5	4817 Westview Rd S# 109	1,878,582	11.79%
TOTAL		15,815,955	100.00%

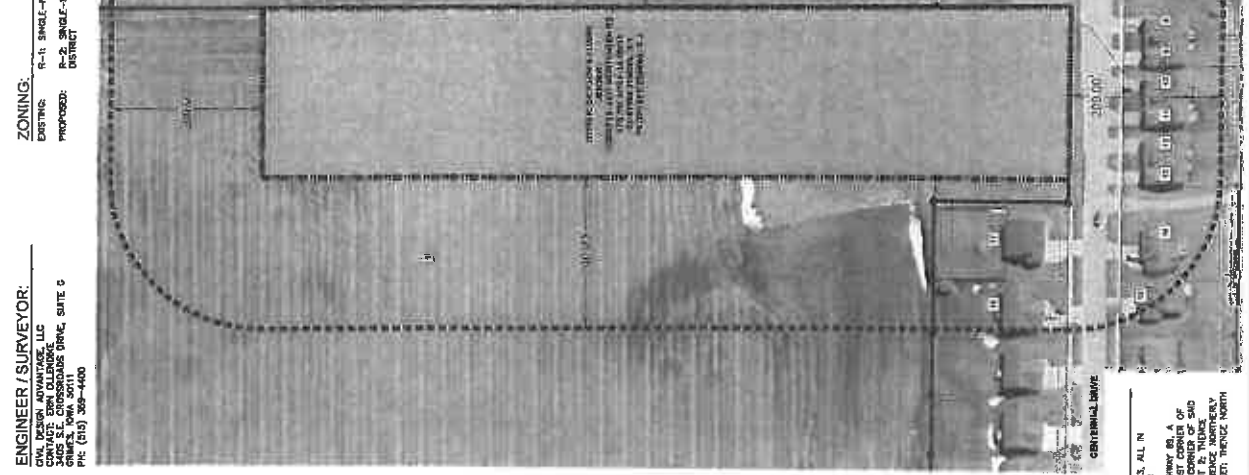
REZONING BOUNDARY DESCRIPTION
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, WEST SUBDIVISION, AN OFFICIAL PLAT, TOWNSHIP 14, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, WEST SUBDIVISION, AN OFFICIAL PLAT, TOWNSHIP 14, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA, THENCE NORTH 89°58'57" WEST 288.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°01'30" WEST 334.14 FEET; THENCE SOUTH 01°04'14" EAST 323.77 FEET; THENCE NORTH 89°58'57" WEST 728.37 FEET; THENCE NORTH 89°58'57" WEST 288.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°01'30" WEST 334.14 FEET; THENCE NORTH 89°58'57" WEST 728.37 FEET; THENCE SOUTH 01°04'14" EAST 323.77 FEET; THENCE NORTH 89°58'57" WEST 288.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07°01'30" WEST 334.14 FEET; THENCE NORTH 89°58'57" WEST 728.37 FEET; THENCE SOUTH 01°04'14" EAST 323.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.07 ACRES (482,100 SQUARE FEET).



ZONING: R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
EXISTING: R-1 SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT
PROPOSED: R-1 SINGLE-FAMILY AND DUPLEX RESIDENTIAL DISTRICT

ENGINEER / SURVEYOR: CIVIL DESIGN ADVANTAGE, LLC
 CONTACT: DON OLENDORF
 3403 S.E. CROSSROADS DRIVE, SUITE C
 CRIMES, IOWA 50111
 PH: (515) 369-4400

OWNER / APPLICANT: HAWKSTER LAND HOLDINGS LC
 CONTACT: BOBBI JOHNSON
 1000 W. 10TH ST., SUITE 100
 AMES, IA 50001
 PH: (515) 233-2792



Lot #	Name of Property Owner	Acres	Area in Square Feet	Area in Acres
1	Clifford & Lorrie	4.61	199,231	4.61
2	William & Cathryn	1.16	50,400	1.16
3	Overaker	2.83	123,120	2.83
4	David & Eileen	1.20	52,000	1.20
5	Wanda & Stephen	2.00	87,120	2.00
6	William & Cathryn	1.16	50,400	1.16
7	Tim & Amy	1.16	50,400	1.16
8	David & Eileen	1.20	52,000	1.20
9	Robert & Jean	1.20	52,000	1.20
10	John	1.20	52,000	1.20
11	William & Cathryn	1.16	50,400	1.16
12	William & Cathryn	1.16	50,400	1.16
13	William & Cathryn	1.16	50,400	1.16
14	William & Cathryn	1.16	50,400	1.16
15	William & Cathryn	1.16	50,400	1.16
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17	William & Cathryn	1.16	50,400	1.16
18	William & Cathryn	1.16	50,400	1.16
19	William & Cathryn	1.16	50,400	1.16
20	William & Cathryn	1.16	50,400	1.16
21	William & Cathryn	1.16	50,400	1.16
22	William & Cathryn	1.16	50,400	1.16
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84	William & Cathryn	1.16	50,400	1.16
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86	William & Cathryn	1.16	50,400	1.16
87	William & Cathryn	1.16	50,400	1.16
88	William & Cathryn	1.16	50,400	1.16
89	William & Cathryn	1.16	50,400	1.16
90	William & Cathryn	1.16	50,400	1.16
91	William & Cathryn	1.16	50,400	1.16
92	William & Cathryn	1.16	50,400	1.16
93	William & Cathryn	1.16	50,400	1.16
94	William & Cathryn	1.16	50,400	1.16
95	William & Cathryn	1.16	50,400	1.16
96	William & Cathryn	1.16	50,400	1.16
97	William & Cathryn	1.16	50,400	1.16
98	William & Cathryn	1.16	50,400	1.16
99	William & Cathryn	1.16	50,400	1.16
100	William & Cathryn	1.16	50,400	1.16

REZONING BOUNDARY DESCRIPTION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTHEAST QUARTER OF SECTION 23, ALL IN TOWNSHIP 28 NORTH, RANGE 24 WEST OF THE FOURTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, IOWA AND MORE PARTICULAR DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, WHICH SUBDIVISION AN OFFICIAL PLAT, THENCE SOUTH 89°22'35" WEST ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY 40, A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 89°22'35" WEST ALONG THE WEST RIGHT OF WAY LINE, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°22'35" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID WESTVIEW HEIGHTS PLAT 1, 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°22'35" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID WESTVIEW HEIGHTS PLAT 1, 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°22'35" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID WESTVIEW HEIGHTS PLAT 1, 100.00 FEET TO A POINT; THENCE NORTH 89°22'35" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID WESTVIEW HEIGHTS PLAT 1, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING SAID AREA (646,338 SQUARE FEET).

WESTVIEW HEIGHTS
REZONING DESCRIPTIONS

R-1 ZONING

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, WRIGHT SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 00°02'35" WEST ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY 69, A DISTANCE OF 435.19 FEET; THENCE NORTH 89°58'02" WEST, 226.25 FEET; THENCE SOUTH 00°01'58" WEST, 291.38 FEET; THENCE NORTH 89°58'02" WEST, 1220.51 FEET; THENCE SOUTH 00°01'58" WEST, 395.00 FEET; THENCE SOUTH 89°58'02" EAST, 1220.43 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 10000.00 FEET, WHOSE ARC LENGTH IS 59.16 FEET AND WHOSE CHORD BEARS SOUTH 00°26'11" WEST, 59.16 FEET; THENCE SOUTH 00°36'21" WEST, 334.05 FEET TO THE SOUTH LINE OF OUTLOT 'E', WESTVIEW HEIGHTS PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°24'39" WEST ALONG THE SOUTH LINE OF SAID OUTLOT 'E', 30.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 'E'; THENCE NORTH 00°36'21" EAST ALONG THE WEST LINE OF SAID OUTLOT 'E', 181.92 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 'E'; THENCE NORTH 89°18'39" WEST ALONG THE NORTH LINE OF LOTS 3 THROUGH 11, SAID WESTVIEW HEIGHTS PLAT 1, A DISTANCE OF 753.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 00°00'52" WEST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 183.24 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89°24'39" WEST ALONG THE EASTERLY LINE OF OUTLOT 'A', SAID WESTVIEW HEIGHTS PLAT 1, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°05'25" WEST CONTINUING ALONG SAID EASTERLY LINE, 35.36 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 965.00 FEET, WHOSE ARC LENGTH IS 34.64 FEET AND WHOSE CHORD BEARS SOUTH 01°07'08" WEST, 34.64 FEET; THENCE NORTH 89°24'39" WEST CONTINUING ALONG SAID EASTERLY LINE AND THE WESTERLY EXTENSION THEREOF, 313.55 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 36.86 FEET AND WHOSE CHORD BEARS SOUTH 48°21'21" WEST, 33.61 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 830.00 FEET, WHOSE ARC LENGTH IS 11.88 FEET AND WHOSE CHORD BEARS SOUTH 06°31'57" WEST, 11.88 FEET; THENCE NORTH 83°03'27" WEST, 60.00 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 42.04 FEET AND WHOSE CHORD BEARS NORTH 41°14'03" WEST, 37.26 FEET; THENCE NORTH 00°35'21" EAST, 70.00 FEET; THENCE SOUTH 89°24'39" EAST, 4.25 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.51 FEET AND WHOSE CHORD BEARS NORTH 45°18'40" EAST, 35.53 FEET; THENCE NORTH 00°01'58" EAST, 158.80 FEET TO THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 89°18'39" WEST ALONG SAID SOUTH LINE, 1101.38 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 00°04'22" EAST ALONG THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 1326.56 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 89°30'36" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 1340.07 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 89°30'36" EAST CONTINUING ALONG SAID NORTH LINE, 1237.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 65.84 ACRES (2,867,980 SQUARE FEET).

WESTVIEW HEIGHTS
REZONING DESCRIPTIONS

R-2 ZONING

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14 AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, WRIGHT SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 00°02'35" WEST ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY 69, A DISTANCE OF 435.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°02'35" WEST ALONG SAID WEST RIGHT OF WAY LINE, 901.62 FEET TO THE NORTHEAST CORNER OF LOT 1, WESTVIEW HEIGHTS PLAT 1, AN OFFICIAL PLAT; THENCE SOUTH 00°08'31" EAST CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, 180.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°19'43" WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2, SAID WESTVIEW HEIGHTS PLAT 1, 200.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°24'39" WEST ALONG THE NORTH LINE OF LOT 'A', SAID WESTVIEW HEIGHTS PLAT 1, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°36'21" EAST, 334.05 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 10000.00 FEET, WHOSE ARC LENGTH IS 100.02 FEET AND WHOSE CHORD BEARS NORTH 00°19'09" EAST, 100.02 FEET; THENCE NORTH 00°01'58" EAST, 645.52 FEET; THENCE SOUTH 89°58'02" EAST, 226.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.63 ACRES (245,225 SQUARE FEET).

R-1A ZONING

A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF HUXLEY, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, WRIGHT SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 00°02'35" WEST ALONG THE WEST RIGHT OF WAY LINE OF HIGHWAY 69, A DISTANCE OF 726.57 FEET; THENCE NORTH 89°58'02" WEST, 226.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'58" WEST, 354.14 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 10000.00 FEET, WHOSE ARC LENGTH IS 40.86 FEET AND WHOSE CHORD BEARS SOUTH 00°08'59" WEST, 40.86 FEET; THENCE NORTH 89°58'02" WEST, 1220.43 FEET; THENCE NORTH 00°01'58" EAST, 395.00 FEET; THENCE SOUTH 89°58'02" EAST, 1220.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.07 ACRES (482,100 SQUARE FEET).

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REZONING DESCRIPTIONS

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REZONING DESCRIPTIONS

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WESTVIEW HEIGHTS
ANNEXATION DESCRIPTION

THE SW ¼ OF THE SW ¼ OF SECTION 14, TOWNSHIP 82, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA.

DATE	REVISION

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

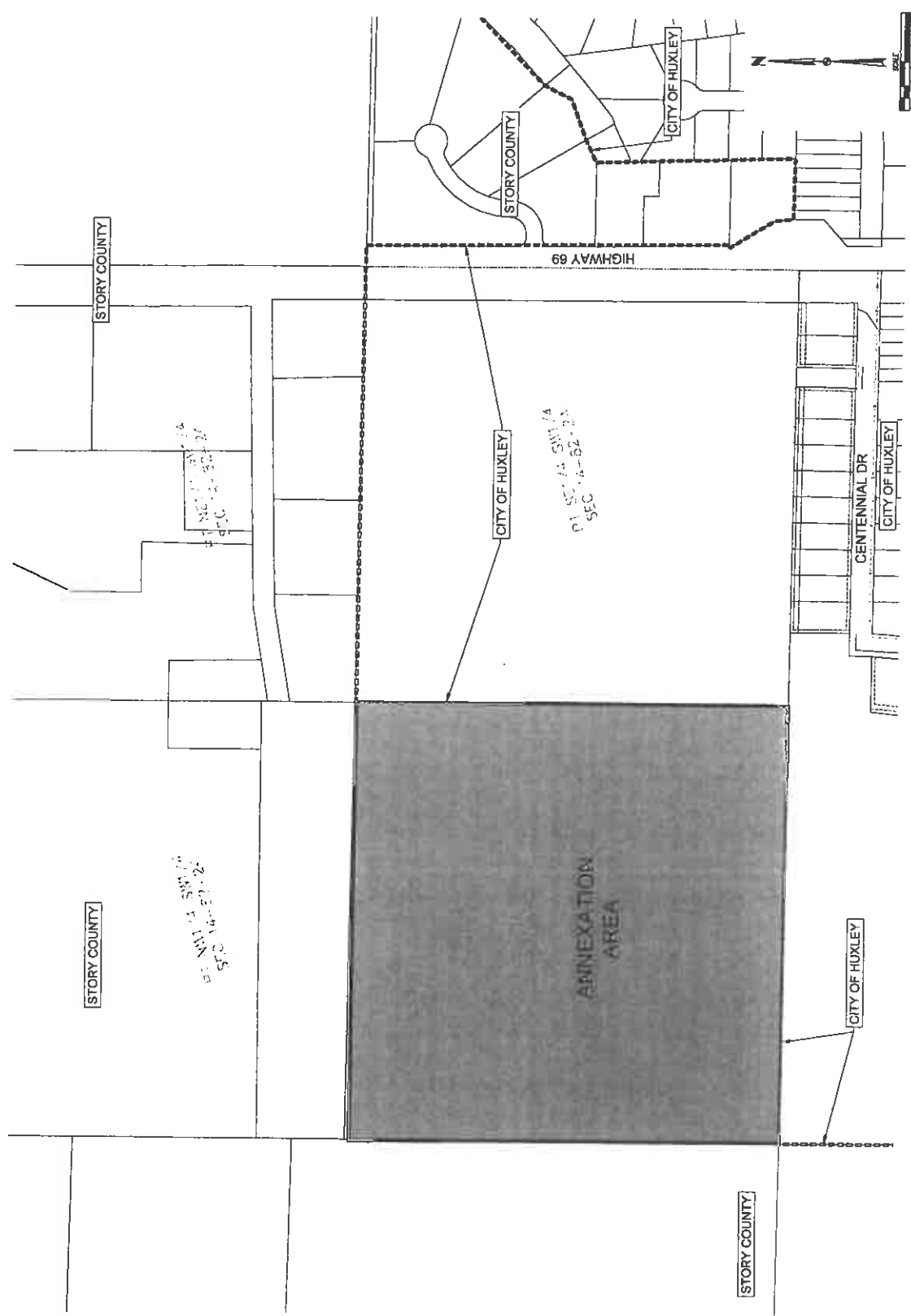


HUXLEY, IOWA

WESTVIEW HEIGHTS ANNEXATION EXHIBIT

1/1
 1812.663

ANNEXATION DESCRIPTION
 THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 62, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA.



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