

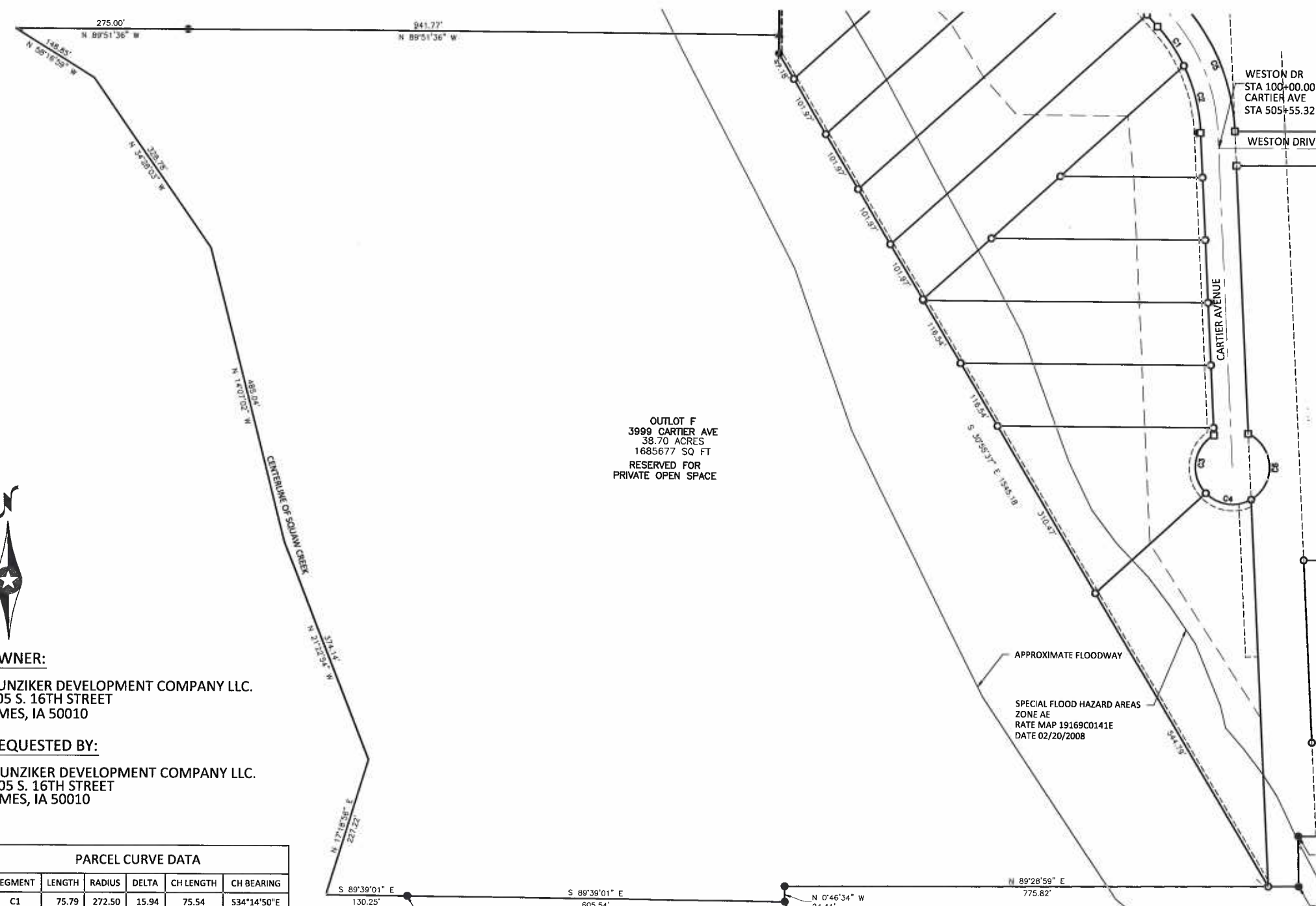
FINAL PLAT

SCENIC VALLEY SUBDIVISION

FIRST ADDITION

NOTES:

1. SCENIC VALLEY SUBDIVISION, FIRST ADDITION IS LOCATED IN THE NE1/4 OF SECTION 29 OF TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH PM, CITY OF AMES, STORY COUNTY, IOWA.
2. THE EAST LINE OF THE NE1/4 OF SEC. 29-84-24 IS ASSUMED TO BEAR N00°42'10"W.
3. TOTAL AREA OF THE FIRST ADDITION IS 86.678 ACRES, OR 3,775,709 SQUARE FEET.
4. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
5. COORDINATES SHOWN ARE ON IOWA STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE, NAD 83.
6. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8 (15)
7. LOT A, CONTAINING 115,418 SQUARE FEET AND LOT B, CONTAINING 153,656 SQUARE FEET TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
8. EASEMENTS AS SHOWN.
9. WITH RESPECT TO THE GREENBELT EASEMENT AREAS, THE FOLLOWING SHALL APPLY:
 - A. NO HABITABLE STRUCTURES SHALL BE ERECTED WITHIN THE GREENBELT EASEMENT AREAS;
 - B. DEAD, DANGEROUS, AND/OR DISEASED TREES MAY BE REMOVED FROM THE GREENBELT EASEMENT AREAS, AND OTHER TREES MAY SELECTIVELY BE REMOVED FROM THE GREENBELT EASEMENT AREAS TO IMPROVE THE OVERALL QUALITY AND HEALTH OF THE EXISTING TREES, WITH EMPHASIS BEING PLACED ON PRESERVING AS MANY HEALTHY TREES AS POSSIBLE WITHIN THE GREENBELT EASEMENT AREAS;
 - C. ASH TREES MAY BE REMOVED FROM WITHIN THE GREENBELT EASEMENT AREAS AT ANY TIME;
 - AND
 - D. GAZEBOES, NON-HABITABLE STRUCTURES, AND WALKING PATHS ARE PERMITTED WITHIN THE GREENBELT EASEMENT AREAS, EXCEPT THAT EXCAVATION WITHIN AND THE REMOVAL OF COVER ON THE STEEP SLOPES WITHIN THE GREENBELT EASEMENT AREAS SHOULD BE AVOIDED WHENEVER POSSIBLE DURING THE CONSTRUCTION OF SUCH GAZEBOES, NON-HABITABLE STRUCTURES AND WALKING PATHS.
10. OUTLOT F IS SUBJECT TO AND IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND REGULATIONS FOR SCENIC VALLEY SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA



OUTLOT F
 3999 CARTIER AVE
 38.70 ACRES
 1685677 SQ FT
 RESERVED FOR
 PRIVATE OPEN SPACE



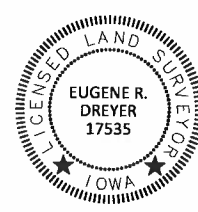
OWNER:
 HUNZIKER DEVELOPMENT COMPANY LLC.
 105 S. 16TH STREET
 AMES, IA 50010

REQUESTED BY:
 HUNZIKER DEVELOPMENT COMPANY LLC.
 105 S. 16TH STREET
 AMES, IA 50010

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	75.79	272.50	15.94	75.54	S34°14'50"E
C2	110.93	272.50	23.32	110.16	S14°37'04"E
C3	107.93	59.50	103.93	93.73	S7°33'08"W
C4	79.00	59.50	76.07	73.32	S82°26'52"E
C5	224.40	327.50	39.26	220.04	N22°35'07"W
C6	129.75	59.50	124.94	105.53	S2°57'22"E

LEGAL DESCRIPTION
 PARCEL 'F' IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON MAY 4TH, 2012, AS INST. #12-04713, AND ON SLIDE 429, PAGE 6.

- LEGEND**
- FOUND 1/2" REBAR WITH PLASTIC YELLOW CAP #17535, UNLESS OTHERWISE NOTED.
 - ▲ FOUND SECTION CORNER
 - SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - (R) RECORDED DIMENSION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.W.F.E. STORM WATER FLOWAGE EASEMENT



I hereby certify that this land surveying document was prepared by me and the field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

EUGENE R. DREYER L.S.

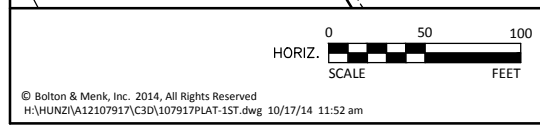
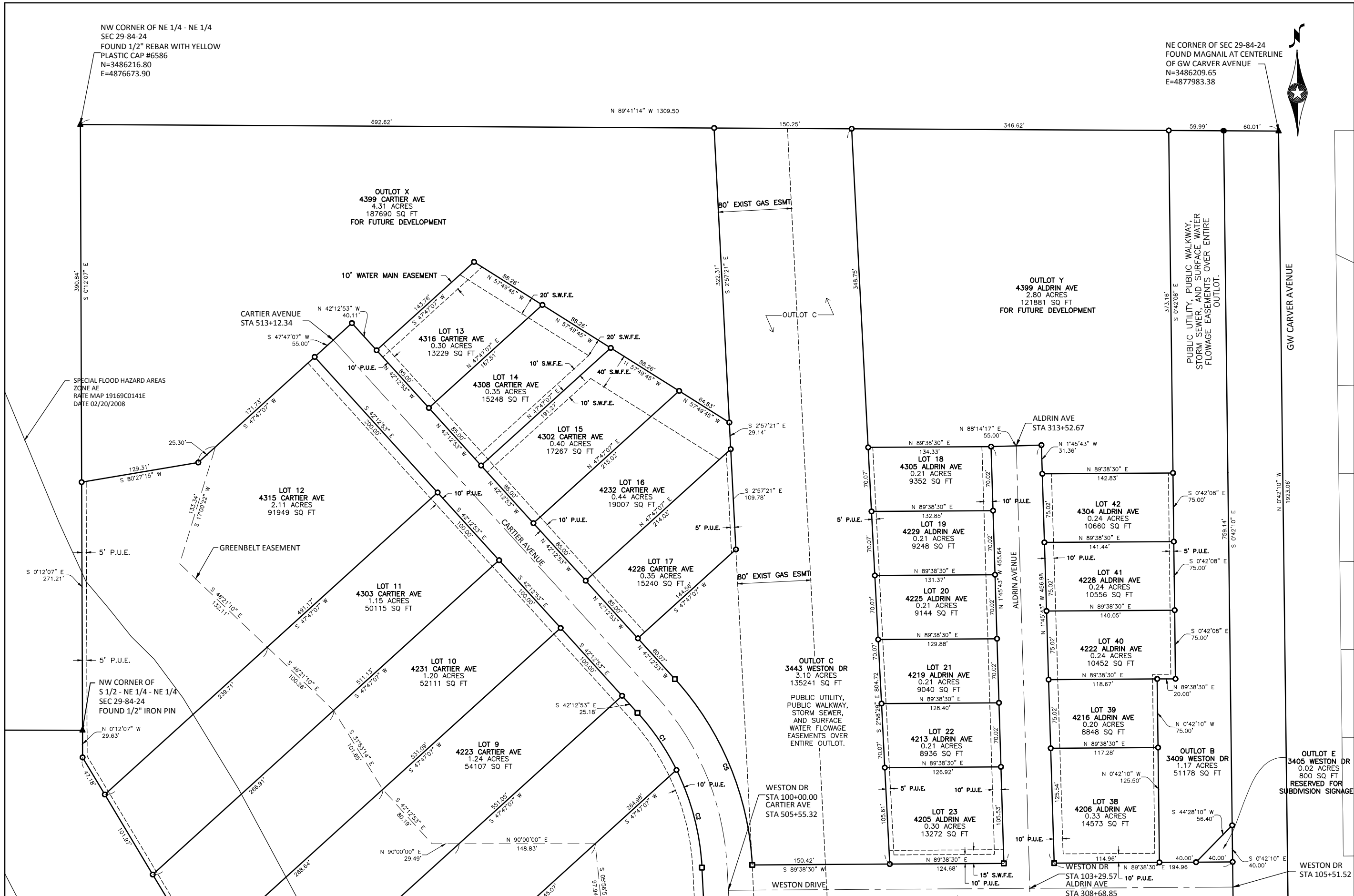
REG. NO. 17535 DATE: 10/17/14

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1-4

NW CORNER OF NE 1/4 - NE 1/4
 SEC 29-84-24
 FOUND 1/2" REBAR WITH YELLOW
 PLASTIC CAP #6586
 N=3486216.80
 E=4876673.90

NE CORNER OF SEC 29-84-24
 FOUND MAGNAIL AT CENTERLINE
 OF GW CARVER AVENUE
 N=3486209.65
 E=4877983.38



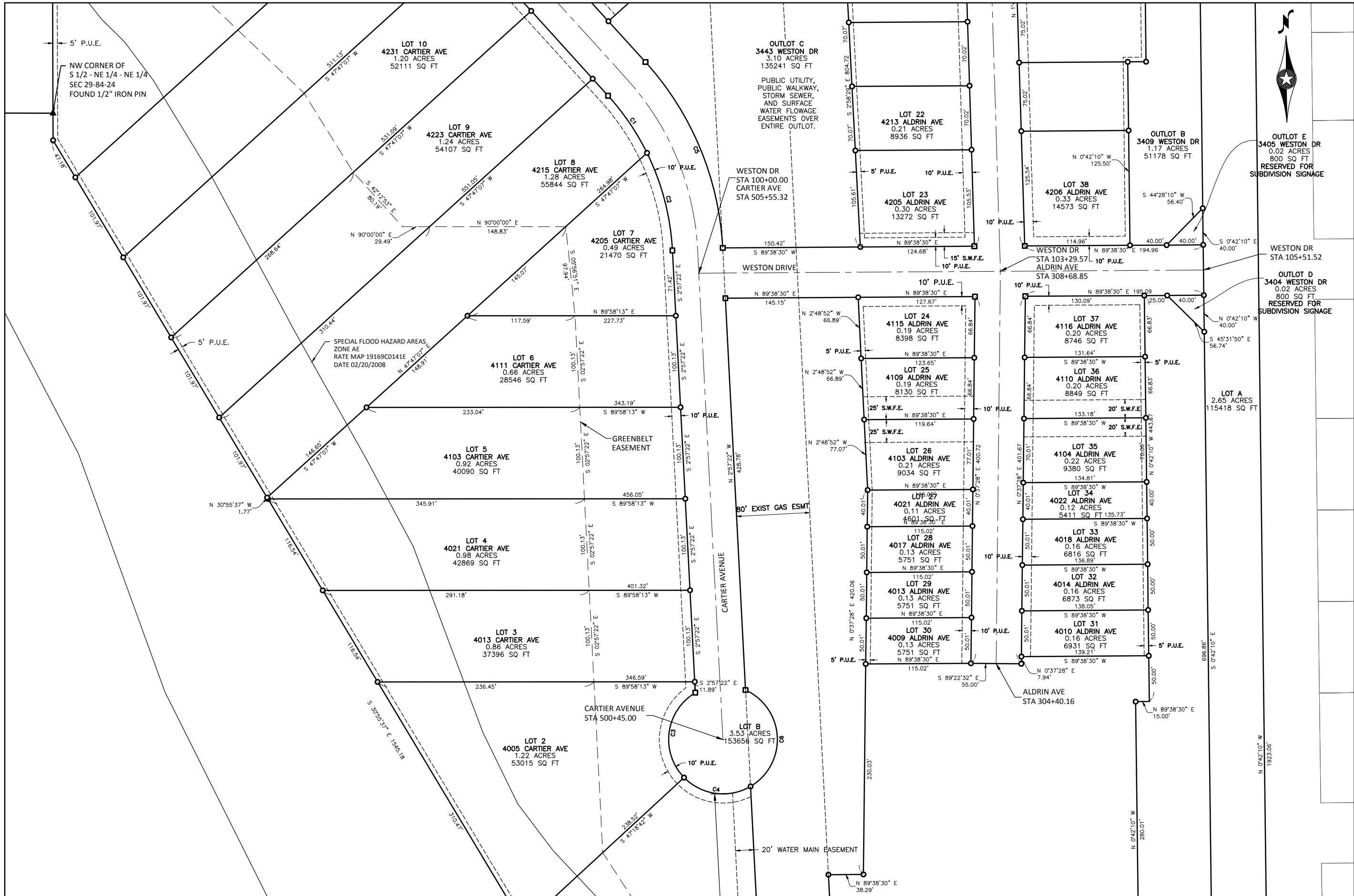
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 Consulting Engineers & Surveyors
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 WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
 BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

HUNZIKER DEVELOPMENT CO.
 SCENIC VALLEY SUBDIVISION - FIRST ADDITION
FINAL PLAT

SHEET
 2
 OF
 4

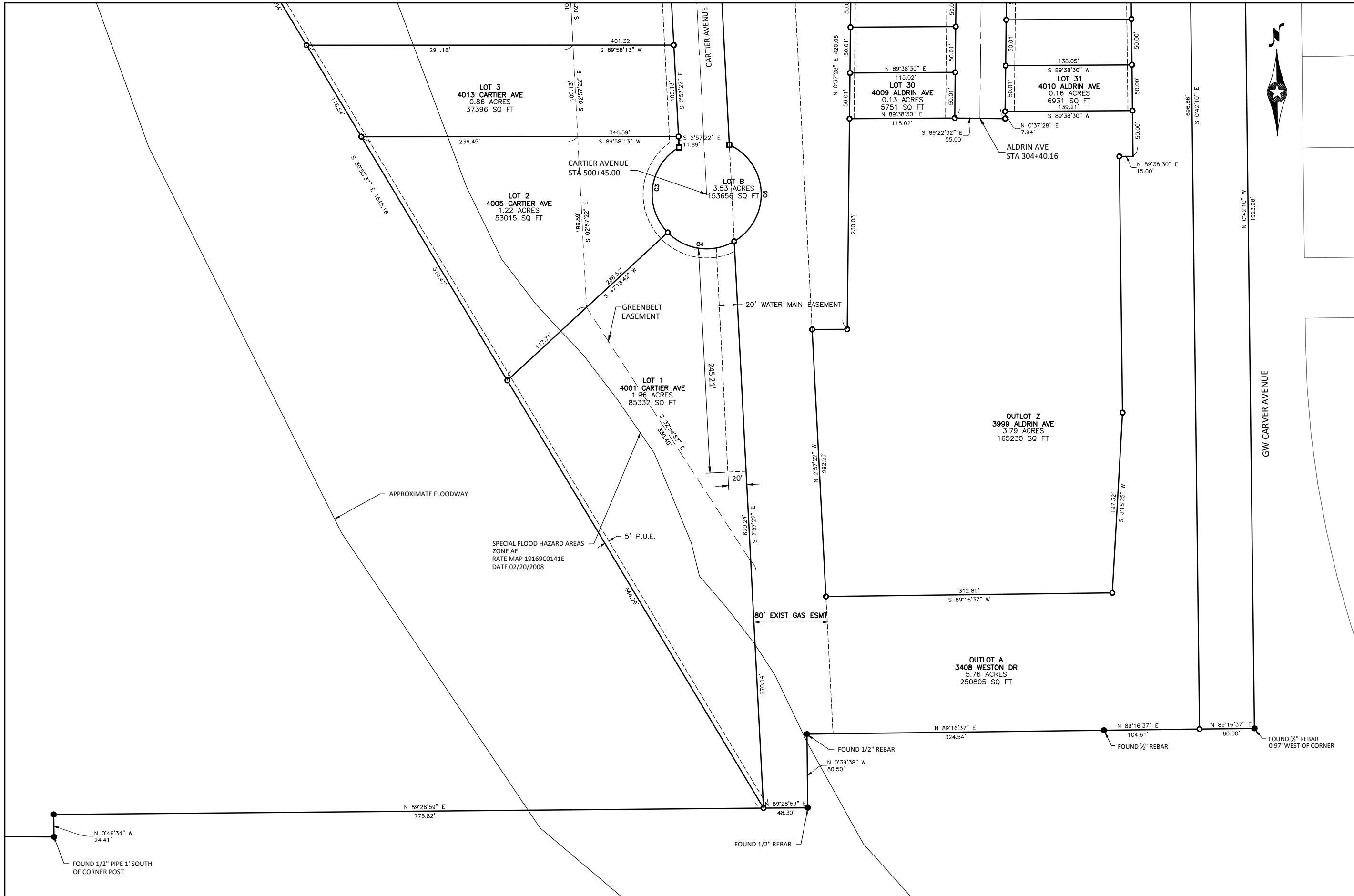


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FINAL PLAT



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