

# FINAL PLAT NORTHRIDGE HEIGHTS SUBDIVISION FIFTH ADDITION

**OWNER**  
Dike Development Co. LLC  
c/o Hunter & Associates  
208 S. 26th Street  
Ames, IA 50010

**PREPARED BY**  
WHKS & Co.  
142 South 8th Avenue, Suite 108  
Ames, IA 50010

**DESCRIPTION**

A tract of land being a portion of Outlot 3 of Northridge Heights Subdivision, Fourth Addition, City of Ames, Story County, Iowa, described as follows: beginning at the Southwest Corner of said Outlot 3; thence S85°10'54"W, 348.87 feet along the Northerly right-of-way line of Bloomington Road to the Southwest Corner of Northridge Heights Subdivision, Second Addition, said City of Ames; thence N00°25'05"E, 821.00 feet along the Easterly line of said Second Addition to the Northeast Corner thereof; thence S07°05'04"W, 207.29 feet along the Easterly right-of-way line of said Fourth Addition to a point on Lot 8 of 347.00 foot radius tangent curve, concave Easterly; thence Northerly 71.76 feet along said Easterly right-of-way line and along said curve having a chord bearing N04°45'10"E, 11.73 feet; thence S02°29'52"W, 342.40 feet along the Northerly line of Lot 12, 11.10 and 9 of said Fourth Addition to the Northwest Corner of said Lot 8; thence N02°46'16"W, 110.01 feet along the Northerly line of Lot 8 and 7 of said Fourth Addition to the Northeast Corner of said Lot 7; thence S07°02'28"W, 197.41 feet along the Easterly line of said Lot 7 to a point on the Easterly right-of-way line of Roxboro Drive in said Fourth Addition; thence S42°09'32"E, 18.00 feet along said Easterly right-of-way line to the Northwest Corner of Lot 8 of said Fourth Addition; thence S07°02'28"W, 126.00 feet along the Easterly line of said Lot 8 to the Southwest Corner thereof; a point on the Northerly line of said Second Addition; a point on the Easterly line of Northridge Heights Subdivision, First Addition; said City of Ames; thence N00°07'32"W, 25.33 feet along said Easterly line to the Northeast Corner of said First Addition; thence S00°07'32"W, 185.42 feet along the Easterly line of Lots 25 and 24 of Northridge Heights Subdivision, Third Addition; said City of Ames; to the Northwest Corner of said Lot 24; thence N04°54'21"W, 11.13 feet along the Easterly line of Lot 23 of said Third Addition to the Northwest Corner thereof; thence S45°24'10"E, 44.35 feet along the Northerly line of said Lot 23 to a point on the Easterly line of said Outlot 3; thence N00°27'43"W, 211.80 feet along said Easterly line to the Northwest Corner of said Outlot 3; thence W04°18'11"E, 1501.33 feet along the Northerly line of said Outlot 3 to the Northeast Corner thereof; thence S00°14'04"E, 1281.45 feet along the Easterly line of said Outlot 3 to the point of beginning; containing 19.14 acres subject to easements of record.

**NOTES**

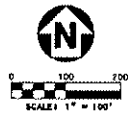
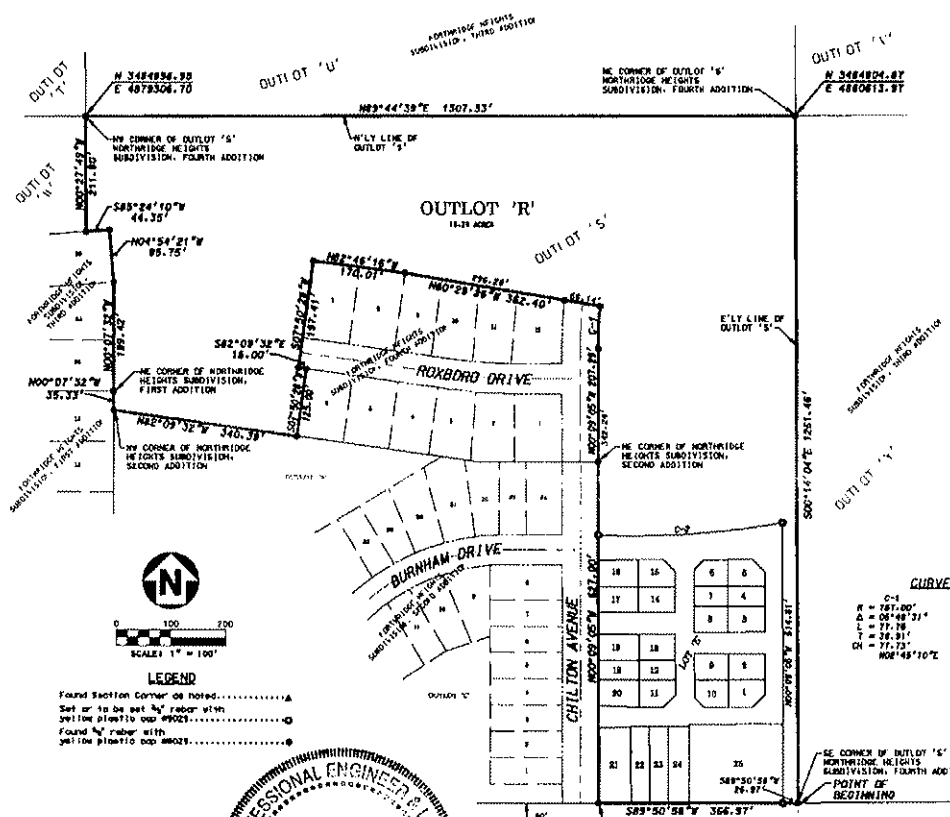
1. Northridge Heights Subdivision, Fifth Addition is located in the SE 1/4 of Section 28-7848-0249 of the 5th P.M., City of Ames, Story County, Iowa.
2. The E'ly line of the NW 1/4 of said Section 28 is deemed to be 360' 00" 00".
3. Total area of Addition = 18.14 acres.
4. Lot 'E', comprising 1.28 acres, to be used for street purposes and open space.
5. Subdivision part of tract described in Court Order Deed filed June 11, 2000, Instrument No. 02-05985, Office of Story County Recorder, Nevada, Iowa.
6. The undivided area of closure, as per Section 335.8 1(b) of the Code of Iowa, equals 110,000 for the subdivision boundary and 110,000 for the boundaries of the individual lots.
7. SOIL SURVEYS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT WERE CONSTRUCTION OF BUILDINGS DIFFICULT.
8. Easements as shown.
9. Numbers in boxes shown in each lot are the street addresses.
10. Coordinates shown at NW and NE corners of Outlot 'E' are on the State Plane Coordinate System, Iowa North Zone (NAD 83).

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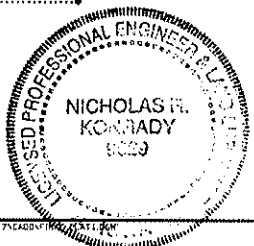
Sheet 1 - Overall plotted area, Description, Notes, Certification.  
Sheet 2 - Plat of developable lots

**CURVE DATA**

C-1	C-2
R = 781.00'	A = 1:550.00'
Δ = 00°48'39"	Δ = 10°57'19"
L = 71.76'	L = 341.48'
T = 36.91'	T = 171.42'
Ch = 71.73'	Ch = 340.75'
N04°45'10"E	S46°07'11"W



**LEGEND**  
 Found Section Corner as noted.....▲  
 Set or to be set by rebar when yellow plastic cap #9021.....●  
 Found 'E' rebar with yellow plastic cap #9021.....●



Prepared by: Nicholas R. Konrady, WHKS & Co., 142 S. Bell, Suite 103, Ames IA 50010 Phone 515-663-9997

INST. NO. 02-18288  
 STORY COUNTY, IOWA  
 FILED FOR RECORD  
 AM NOV 15 2002 PM 11:44  
 SUSAN L. VANDE KAMP, Recorder  
 REC. FEE \$6.00 AUD. FEE \$1.00

**WHKS & Co.**

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF IOWA  
 No. 6809

**FINAL PLAT**

**NORTHRIDGE HEIGHTS SUBDIVISION  
 FIFTH ADDITION**

AMES, IA

SCALE: 1" = 100'  
 PROJECT NO.: 1782.17  
 DESIGNER: S. J. B.  
 DRAWN BY: S. J. B.  
 CHECKED BY: H. S. S.  
 DATE: 10-23-02  
 SHEET: 1 of 2

ATS 02-18288