

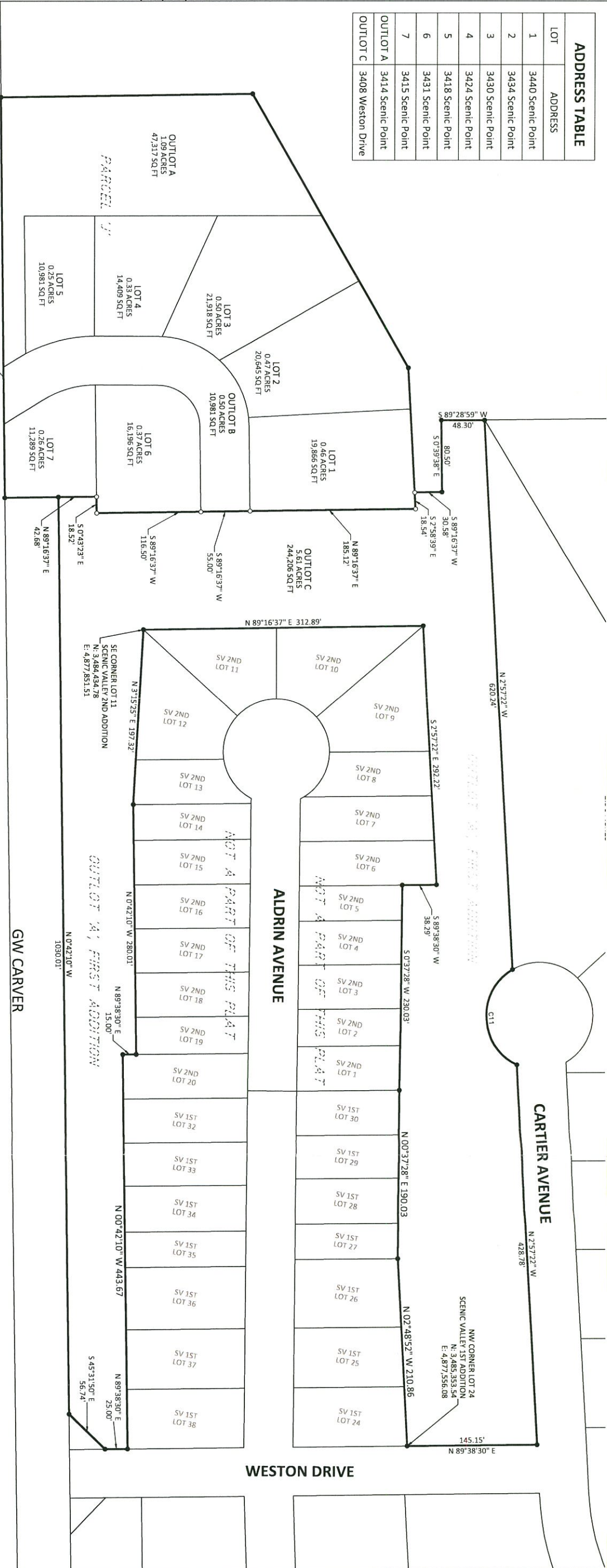
PREPARED BY AND RETURN TO: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD STREET AMES, IA (515) 233-6100

FINAL PLAT

SCENIC POINT SUBDIVISION

FIRST ADDITION, AN OFFICIAL REPLAT

LOT	ADDRESS
1	3440 Scenic Point
2	3434 Scenic Point
3	3430 Scenic Point
4	3424 Scenic Point
5	3418 Scenic Point
6	3431 Scenic Point
7	3415 Scenic Point
OUTLOT A	3414 Scenic Point
OUTLOT C	3408 Weston Drive

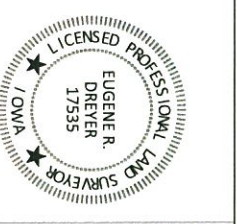


LEGAL DESCRIPTION
 PARCEL J IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA ON 7-30, 2015 AS INST. # 15-07276, AND ON SLIDE 517, PAGE 4;
 AND ALSO
 OUTLOT 'A' OF SCENIC VALLEY SUBDIVISION, FIRST ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA

- LEGEND**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC 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

- NOTES:**
- SCENIC POINT SUBDIVISION LIES IN THE NE 1/4 OF SECTION 29-84-24.
 - TOTAL AREA OF THE ADDITION IS 428,475 SQUARE FEET.
 - SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION DIFFICULT.
 - OUTLOT 'B' TO BE USED FOR INGRESS/EGRESS FOR LOTS 1 THROUGH 7 OF SCENIC POINT SUBDIVISION. SIDES OF THE STREET.
 - OUTLOT 'A' & 'C' SHALL BE USED FOR STORM WATER MANAGEMENT.
 - PUBLIC UTILITY EASEMENT OVER ALL OF OUTLOT 'B'.
 - THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8(15)
 - COORDINATES SHOWN ARE IOWA STATE PLANE, ZONE NORTH.

SEGMENT	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C11	129.75	59.50	124°56'37"	105.53	N2°57'22"W



I hereby certify that this land surveying document was prepared by me and the related 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: 9/22/16
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: PAGES 1 & 2

BOLTON & MENK, INC.

Consulting Engineers & Surveyors
 2730 FORD ST., P.O. BOX 668 - AMES, IOWA 50010
 Phone: (515)-233-6100 Email: Ames@bolton-menk.com
 www.bolton-menk.com

SCENIC POINT SUBDIVISION - FIRST ADDITION

FINAL PLAT

REQUESTED BY: HUNZIKER DEVELOPMENT COMPANY LLC
 OWNER PARCEL J:
 HUNZIKER CHRISTY SHIRK BUILDERS INC.
 105 S. 16TH ST.
 AMES, IA 50010
 OWNER OUTLOT A:
 HUNZIKER DEVELOPMENT COMPANY LLC
 105 S. 16TH ST.
 AMES, IA 50010

PREPARED BY AND RETURN TO: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD STREET AMES, IA (515) 233-6100

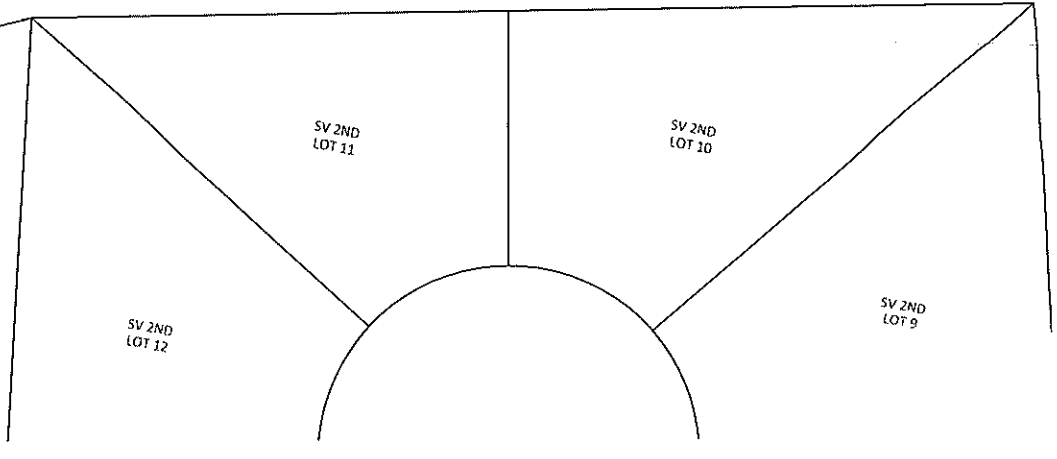
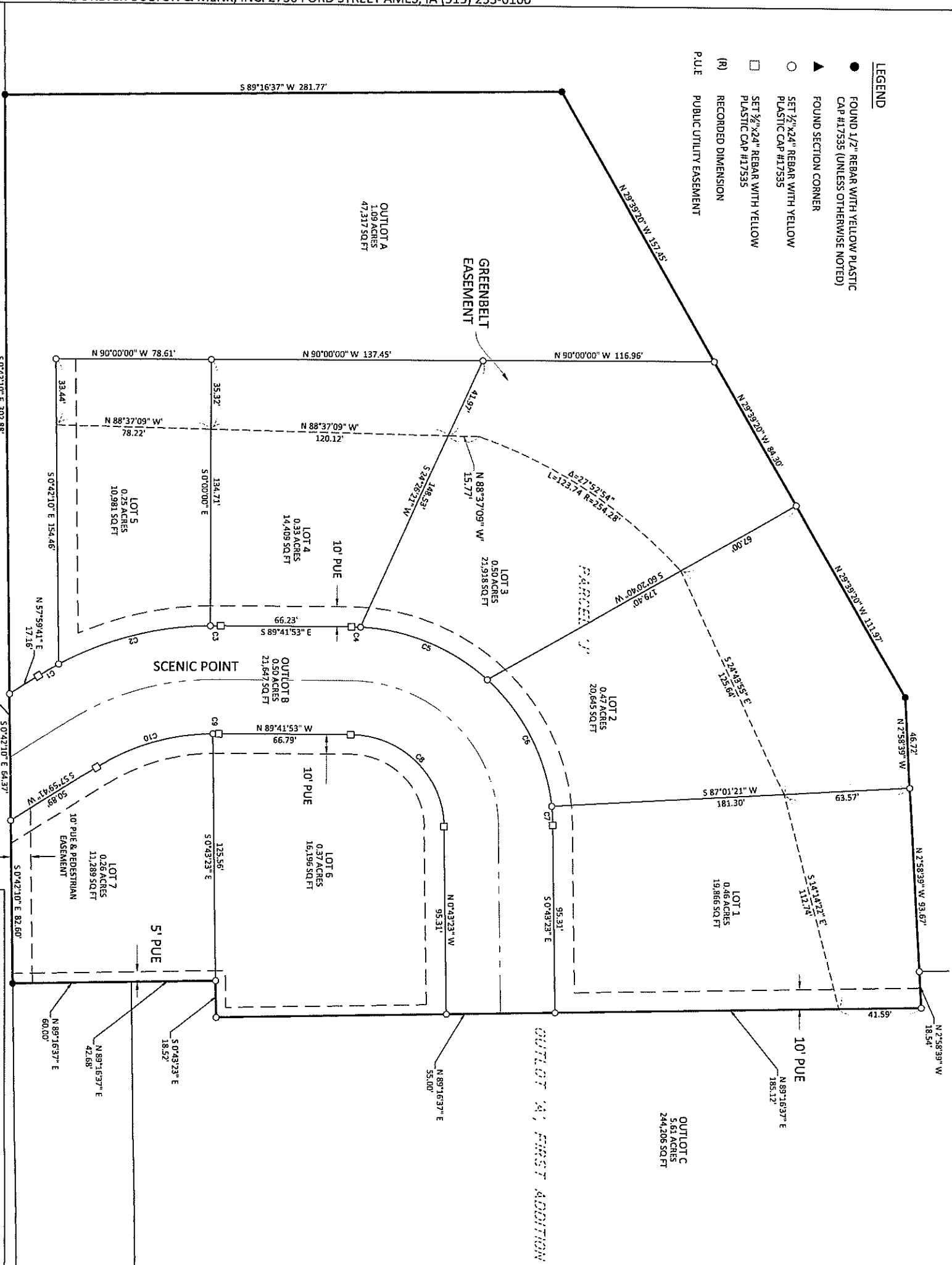
FINAL PLAT

SCENIC POINT SUBDIVISION

FIRST ADDITION, AN OFFICIAL REPLAT



- LEGEND**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
 - ▲ FOUND SECTION CORNER
 - SET 3/4"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - SET 3/4"x24" REBAR WITH YELLOW PLASTIC CAP #17535
 - (R) RECORDED DIMENSION
 - P.U.E PUBLIC UTILITY EASEMENT



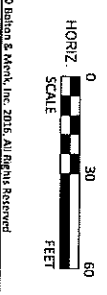
SE CORNER LOT 11
N 54°44'43.78"
E 4,877.85151'

SEGMENT	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	11.91	164.28	4°09'10"	11.90	N59°32'25"E
C2	80.00	164.28	27°54'09"	79.21	N75°34'04"E
C3	5.28	164.28	1°50'35"	5.28	S89°33'34"E
C4	4.48	102.50	2°30'24"	4.48	S88°26'41"E
C5	71.00	102.50	39°41'15"	69.59	S67°20'52"E
C6	74.00	102.50	41°21'53"	72.40	S26°49'18"E
C7	9.69	102.50	5°24'59"	9.69	S3°25'52"E
C8	73.76	47.50	88°58'31"	66.57	N45°12'38"W
C9	3.07	109.28	1°36'32"	3.07	N89°12'09"W
C10	62.27	109.28	32°38'57"	61.43	S73°40'08"W

FINAL PLAT
SCENIC POINT SUBDIVISION - FIRST ADDITION

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2730 FORD ST., P.O. BOX 668 - AMES, IOWA 50010
Phone: (515) 233-6100 Email: Ames@bolton-menk.com
www.bolton-menk.com

REQUESTED BY: HUNZIKER DEVELOPMENT COMPANY LLC
OWNER PARCEL 1:
HUNZIKER CHRISTY SHIRK BUILDERS INC.
105 S. 16TH ST.
AMES, IA 50010
OWNER OUTLOT A:
HUNZIKER DEVELOPMENT COMPANY LLC
105 S. 16TH ST.
AMES, IA 50010



© Bolton & Menk, Inc. 2016. All Rights Reserved.
H:\HUNZIKER\130506\CAD\CAD\10506\FINAL PLAT.dwg 9/21/2016 9:26 AM