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Susan L. Vande Kamp, County Recorder

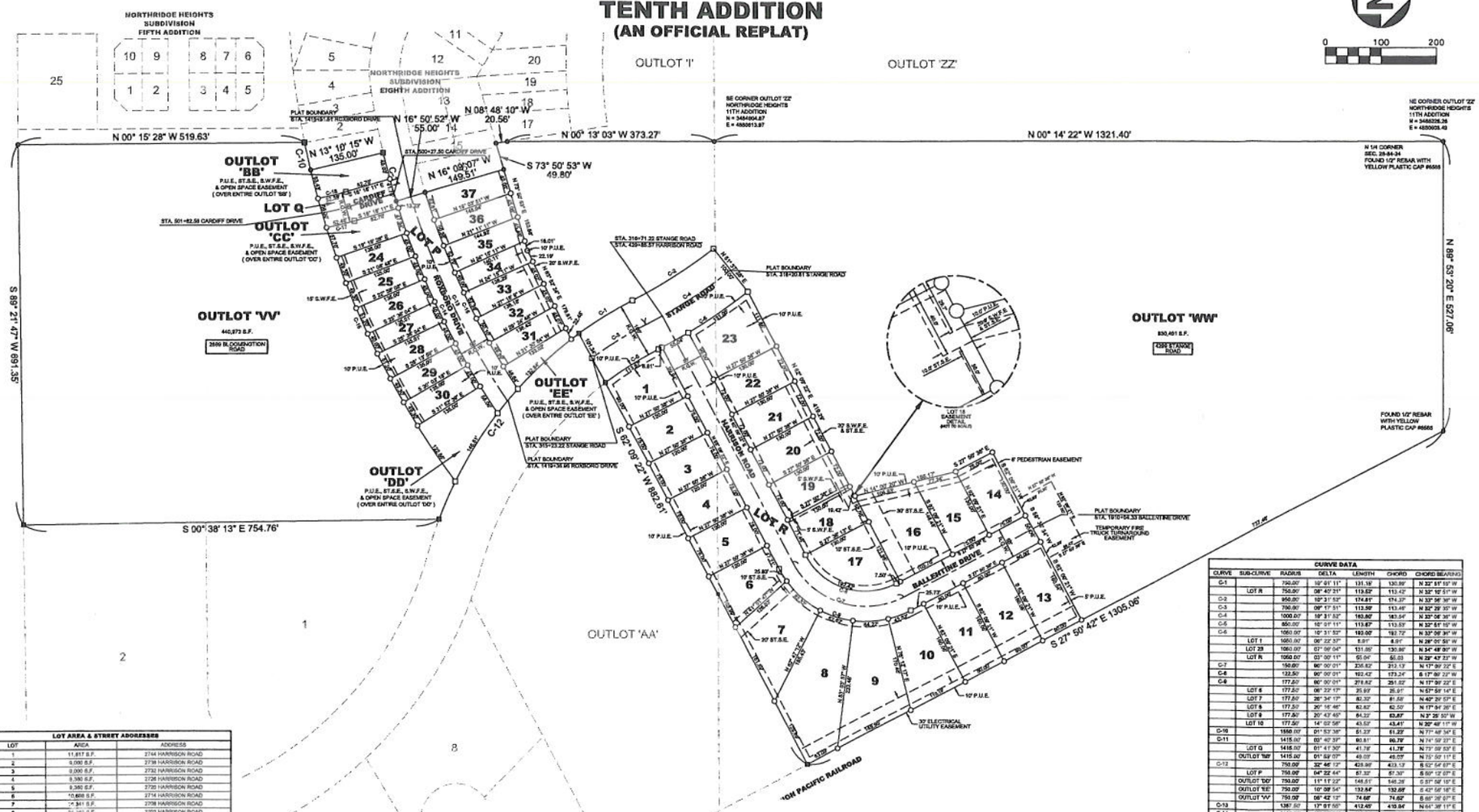
Prepared by: Eugene R. Dreyer, HWS Consulting Group, 223 S. Walnut Avenue Suite D, Ames, IA 50010 Phone: 515-232-1103

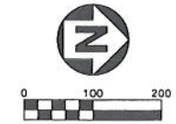
Return To: Attn of Story County
212 SE 16th Street, Ames, IA 50010
File No. 10-115

NORTHRIDGE HEIGHTS SUBDIVISION

TENTH ADDITION

(AN OFFICIAL REPLAT)





LOT AREA & STREET ADDRESSES

LOT	AREA	ADDRESS
1	11,817 S.F.	2744 HARRISON ROAD
2	9,000 S.F.	2738 HARRISON ROAD
3	9,000 S.F.	2732 HARRISON ROAD
4	9,360 S.F.	2726 HARRISON ROAD
5	9,360 S.F.	2720 HARRISON ROAD
6	10,688 S.F.	2714 HARRISON ROAD
7	14,341 S.F.	2708 HARRISON ROAD
8	24,360 S.F.	2702 HARRISON ROAD
9	19,508 S.F.	4102 BALLENTINE DRIVE
10	14,511 S.F.	4106 BALLENTINE DRIVE
11	12,804 S.F.	4112 BALLENTINE DRIVE
12	12,804 S.F.	4120 BALLENTINE DRIVE
13	12,804 S.F.	4126 BALLENTINE DRIVE
14	9,750 S.F.	4125 BALLENTINE DRIVE
15	10,403 S.F.	4119 BALLENTINE DRIVE
16	17,081 S.F.	4111 BALLENTINE DRIVE
17	12,669 S.F.	2705 HARRISON ROAD
18	9,825 S.F.	2713 HARRISON ROAD
19	9,360 S.F.	2719 HARRISON ROAD
20		2725 HARRISON ROAD
21	9,360 S.F.	2731 HARRISON ROAD
22	9,360 S.F.	2737 HARRISON ROAD
23	13,332 S.F.	2743 HARRISON ROAD
24	6,265 S.F.	2826 ROXBORO DRIVE
25	6,365 S.F.	2824 ROXBORO DRIVE
26	6,464 S.F.	2820 ROXBORO DRIVE
27	5,400 S.F.	2816 ROXBORO DRIVE
28	6,464 S.F.	2812 ROXBORO DRIVE
29	6,365 S.F.	2808 ROXBORO DRIVE
30	6,365 S.F.	2804 ROXBORO DRIVE
31	6,365 S.F.	2805 ROXBORO DRIVE
32	6,358 S.F.	2809 ROXBORO DRIVE
33	6,736 S.F.	2813 ROXBORO DRIVE
34	5,537 S.F.	2817 ROXBORO DRIVE
35	6,065 S.F.	2821 ROXBORO DRIVE
36	6,465 S.F.	2825 ROXBORO DRIVE
37	7,275 S.F.	2829 ROXBORO DRIVE
OUTLOT 'BB'	7,061 S.F.	2900 ROXBORO DRIVE
OUTLOT 'CC'	7,063 S.F.	2830 ROXBORO DRIVE
OUTLOT 'DD'	11,663 S.F.	2809 ROXBORO DRIVE
OUTLOT 'EE'	4,497 S.F.	2801 ROXBORO DRIVE

CURVE DATA

CURVE	SUB-CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1		750.00'	10° 01' 11"	131.19'	130.99'	N 32° 51' 55" W
	LOT R	750.00'	08° 40' 21"	113.52'	113.42'	N 32° 10' 51" W
C-2		950.00'	10° 31' 52"	174.61'	174.37'	N 33° 06' 36" W
C-3		700.00'	09° 17' 51"	113.59'	113.46'	N 32° 29' 35" W
C-4		1000.00'	10° 31' 52"	183.80'	183.54'	N 33° 06' 36" W
C-5		850.00'	10° 01' 11"	113.67'	113.53'	N 32° 51' 55" W
C-6		1050.00'	10° 31' 52"	192.72'	192.45'	N 33° 06' 36" W
	LOT 1	1050.00'	06° 22' 37"	8.01'	8.01'	N 28° 05' 58" W
	LOT 23	1050.00'	03° 09' 04"	131.89'	130.95'	N 34° 49' 00" W
	LOT R	1050.00'	03° 00' 11"	55.04'	55.03'	N 32° 43' 33" W
C-7		150.00'	90° 00' 01"	235.62'	212.13'	N 17° 09' 23" E
C-8		122.50'	90° 00' 01"	192.42'	173.24'	S 17° 09' 23" W
C-9		177.50'	90° 00' 01"	278.82'	251.02'	N 17° 09' 23" E
	LOT 6	177.50'	06° 22' 37"	20.83'	20.81'	N 57° 58' 14" E
	LOT 7	177.50'	26° 34' 17"	82.32'	81.58'	N 40° 29' 57" E
	LOT 8	177.50'	20° 16' 46"	62.82'	62.50'	N 17° 04' 26" E
	LOT 9	177.50'	20° 43' 45"	64.22'	63.87'	N 3° 25' 50" W
	LOT 10	177.50'	14° 02' 56"	43.51'	43.41'	N 20° 48' 11" W
C-10		1550.00'	01° 53' 38"	51.23'	51.23'	N 71° 48' 54" E
C-11		1415.00'	03° 40' 37"	90.81'	90.79'	N 74° 59' 23" E
	LOT Q	1415.00'	01° 47' 30"	41.79'	41.79'	N 73° 09' 59" E
	OUTLOT 'BB'	1415.00'	01° 52' 07"	46.02'	46.00'	N 75° 50' 11" E
C-12		750.00'	32° 46' 12"	428.96'	423.13'	S 62° 54' 57" E
	LOT P	750.00'	04° 22' 44"	57.32'	57.30'	S 60° 12' 07" E
	OUTLOT 'DD'	750.00'	11° 11' 23"	146.51'	146.28'	S 57° 58' 10" E
	OUTLOT 'EE'	750.00'	10° 08' 54"	132.84'	132.65'	S 42° 56' 18" E
	OUTLOT 'VV'	750.00'	06° 42' 12"	74.62'	74.62'	S 66° 26' 07" E
C-13		1387.50'	17° 01' 55"	412.49'	410.94'	N 64° 38' 11" E
C-14		1415.00'	17° 22' 51"	429.24'	427.60'	N 64° 27' 43" E
	LOT 24	1415.00'	01° 46' 30"	45.00'	45.00'	N 56° 49' 52" E
	LOT 25	1415.00'	01° 46' 30"	45.00'	45.00'	N 57° 56' 52" E
	LOT 26	1415.00'	01° 46' 30"	45.00'	45.00'	N 58° 07' 12" E
	LOT 27	1415.00'	01° 31' 11"	40.00'	40.00'	N 59° 32' 56" E
	LOT 28	1415.00'	01° 46' 30"	46.00'	46.00'	N 62° 40' 41" E
	LOT 29	1415.00'	01° 46' 30"	46.00'	46.00'	N 60° 53' 31" E
	LOT 30	1415.00'	01° 46' 30"	45.00'	45.00'	N 59° 32' 11" E
	LOT Q	1415.00'	00° 32' 06"	13.23'	13.23'	N 58° 32' 04" E
	OUTLOT 'CC'	1415.00'	01° 56' 38"	47.94'	47.93'	N 71° 36' 46" E
	OUTLOT 'DD'	1415.00'	02° 21' 04"	58.07'	58.06'	N 58° 56' 49" E
C-16		1387.50'	16° 42' 58"	395.36'	394.04'	S 64° 43' 38" W
	OUTLOT 'EE'	1387.50'	02° 52' 53"	41.84'	41.84'	S 52° 27' 32" W
	LOT 31	1387.50'	02° 06' 07"	51.12'	51.12'	S 56° 32' 05" W
	LOT 32	1387.50'	01° 56' 36"	50.10'	50.10'	S 61° 36' 32" W
	LOT 33	1387.50'	02° 12' 25"	53.38'	53.38'	S 63° 48' 03" W
	LOT 34	1387.50'	01° 41' 07"	40.80'	40.80'	S 65° 44' 48" W
	LOT 35	1387.50'	01° 49' 30"	45.00'	45.00'	S 67° 34' 34" W
	LOT 36	1387.50'	02° 13' 28"	53.78'	53.78'	S 69° 42' 06" W
	LOT 37	1387.50'	02° 12' 31"	53.38'	53.38'	S 71° 52' 34" W
	LOT 38	1387.50'	02° 12' 58"	53.61'	53.61'	S 73° 02' 39" W
C-16		1550.00'	21° 14' 12"	574.32'	570.98'	S 85° 12' 39" W
	LOT 24	1550.00'	01° 46' 30"	48.20'	48.20'	S 68° 49' 52" W
	LOT 25	1550.00'	01° 46' 30"	48.20'	48.20'	S 67° 04' 22" W
	LOT 26	1550.00'	01° 52' 34"	51.20'	51.20'	S 66° 06' 05" W
	LOT 27	1550.00'	01° 28' 43"	40.00'	40.00'	S 64° 23' 56" W
	LOT 28	1550.00'	01° 31' 52"	41.20'	41.20'	S 62° 42' W
	LOT 29	1550.00'	01° 46' 30"	48.20'	48.20'	S 60° 57' 11" W
	LOT 30	1550.00'	01° 46' 30"	48.20'	48.20'	S 59° 02' 01" W
	LOT G	1550.00'	02° 02' 36"	55.30'	55.30'	S 57° 49' 50" W
	OUTLOT 'BB'	1550.00'	01° 58' 30"	53.43'	53.43'	S 55° 52' 36" W
	OUTLOT 'CC'	1550.00'	02° 08' 01"	57.75'	57.74'	S 71° 44' 34" W
	OUTLOT 'DD'	1550.00'	04° 31' 40"	122.52'	122.49'	S 55° 51' 27" W
C-17		527.50'	06° 41' 52"	62.46'	62.44'	N 13° 29' 15" W
C-18		472.50'	06° 21' 04"	52.39'	52.36'	N 13° 08' 36" W

LEGAL DESCRIPTION

OUTLOT 'VV' AND OUTLOT 'CC', NORTHRIDGE HEIGHTS SUBDIVISION, TWELFTH ADDITION, CITY OF AMES.

NOTES

1. NORTHRIDGE HEIGHTS SUBDIVISION, TENTH ADDITION, AN OFFICIAL REPLAT, IS LOCATED IN THE NE 1/4 OF SECTION 25-84-24 OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA.
2. THE NORTH LINE OF THE NE 1/4 BEARS N 89° 53' 20" E AS SHOWN ON THE PLAT OF SURVEY FILED 8/19/2003, INSTRUMENT NO. 03-12308 IN THE OFFICE OF THE STORY COUNTY RECORDER.
3. TOTAL AREA OF ADDITION - 43.314 ACRES
4. LOT 'P', CONTAINING 0.821 ACRES, TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
5. LOT 'Q', CONTAINING 0.171 ACRES, TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
6. LOT 'R', CONTAINING 1.858 ACRES, TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
7. SOIL BORINGS ARE REQUIRED IN THE AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.
8. EASEMENTS AS SHOWN.
9. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8 (1).
10. COORDINATES SHOWN AT THE NE AND SE CORNER OF OUTLOT 'ZZ', NR HEIGHTS 11TH ADDITION, ARE ON STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE (NAD 83).
11. LOTS 3 THROUGH 21 MAY NOT OBTAIN A BUILDING PERMIT UNTIL THE FIRE TRUCK TURNAROUND AT THE END OF BALLENTINE DRIVE IS COMPLETED.

LEGEND

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17536 ■
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP #9020, OR AS NOTED ●
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP #17536 □
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP #17763 ○
- PUBLIC UTILITY EASEMENT ..... P.U.E.
- RIGHT-OF-WAY ..... R.O.W.
- RECORD DIMENSION ..... (R)
- SURFACE WATER FLOW EASEMENT ..... S.W.F.E.
- STORM SEWER EASEMENT ..... ST.S.E.

PROPRIETOR

UTHE DEVELOPMENT CO., L.L.C.
C/O HUNZIKER & ASSOCIATES
105 S. 16TH STREET
AMES, IA 50010

REQUESTED BY

UTHE DEVELOPMENT CO., L.L.C.
C/O HUNZIKER & ASSOCIATES
105 S. 16TH STREET
AMES, IA 50010

AMES OFFICE
223 S. Walnut Ave., Ste D
Ames, Iowa 50010
(515) 232-1103
www.hws.com

HWS

NO.	DATE	REVISIONS DESCRIPTION

NORTHRIDGE HEIGHTS SUBDIVISION
TENTH ADDITION
(AN OFFICIAL REPLAT)
AMES, IA

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

Eugene R. Dreyer, P.L.S.
My License renewal date is December 31, 2010
Pages or sheets covered by this seal:
Sheet 1 of 1

LAND SURVEYOR
EUGENE R. DREYER
17535
LICENSED
IOWA

SHEET 1 of 1
JOB NO. 58-30-1168