

FINAL PLAT

SUNSET RIDGE SUBDIVISION, ELEVENTH ADDITION

CITY OF AMES, STORY COUNTY, IOWA

Instrument #: 2021-13336
 10/19/2021 02:34:33 PM Total Pages: 1
 SURV SURVEYS AND PLATS
 Recording Fee: \$ 8.00
 Stacie Herridge, Recorder, Story County, Iowa



Curve #	Radius	Length	Delta	Bearing	Chord
C1	127.50'	18.46'	8°17'44"	N03°50'06"W	18.46'
C2	127.50'	56.57'	25°25'15"	N20°41'35"W	56.57'
C3	127.50'	56.38'	25°20'09"	N46°04'18"W	56.38'
C4	127.50'	56.89'	25°33'55"	N71°31'20"W	56.89'
C5	127.50'	14.16'	6°22'20"	N87°29'27"W	14.16'
C6	72.50'	115.13'	90°59'23"	N45°10'55"W	115.13'

Survey Description - Sunset Ridge Subdivision, Eleventh Addition:
 A subdivision of Outlots T and LL in Sunset Ridge Subdivision, Tenth Addition, City of Ames, Story County, Iowa, containing 11.18 acres.

Zoning District: FS-RL (FS-RL Suburban Residential Low Density)

- Notes:
- Outlots U, V & W contain the following blanket easements:
 - Public Utility
 - Storm Sewer
 - Surface Water Flowage
 - Shared Use Path
 - Open Space
 - Storm Water Detention (Outlot U only)
 - Storm Water Conveyance (Outlot U only)
 - 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.
 - Lot A will be dedicated to the City of Ames for public right of way.
 - Vehicle parking will be prohibited as follows:
 - Along the north side of Allerton Drive
 - Along the east side of Fremont Avenue
 - Along the north side of Westfield Drive
 - All lots have a 10' wide Public Utility Easement along the street frontage and a 5' wide Public Utility Easement in all other areas shown.

Owners / Developers:
 Hunziker Development Group, LLC
 105 S. 18th St., Ste A
 Ames, IA 50010

● = FOUND 1/2" REBAR W/ YELLOW CAP #17161
 ○ = SET 1/2" REBAR W/ YELLOW CAP #17161
 XXXXX = STREET ADDRESS

