

Instrument #: 2024-03195  
 05/20/2024 11:53:06 AM Total Pages: 16  
 SURV SURVEYS AND PLATS  
 Recording Fee: \$ 87.00  
 Stacie Herridge, Recorder, Story County Iowa

# FINAL PLAT SUNSET RIDGE NORTH SUBDIVISION, FIRST ADDITION

AN OFFICIAL REPLAT OF PARCEL 'N', A PART OF THE N 1/3 OF THE N 1/2 OF THE SW FRL. 1/4 AND OF THE N 1/3 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 15, 2003, AS INSTRUMENT NO. 03-24892, SLIDE 191, PAGE 1. AMES, IOWA  
 MAY 2024

INDEX LEGEND	
LOCATION	PARCEL 'N', A PART OF THE N 1/3 OF THE N 1/2 OF THE SW FRL. 1/4 AND OF THE N 1/3 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA
REQUESTOR:	HUNZIKER DEVELOPMENT GROUP, LLC
PROPRIETOR:	HUNZIKER DEVELOPMENT GROUP, LLC
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DR., AMES, IA 50010 (515) 233-6100

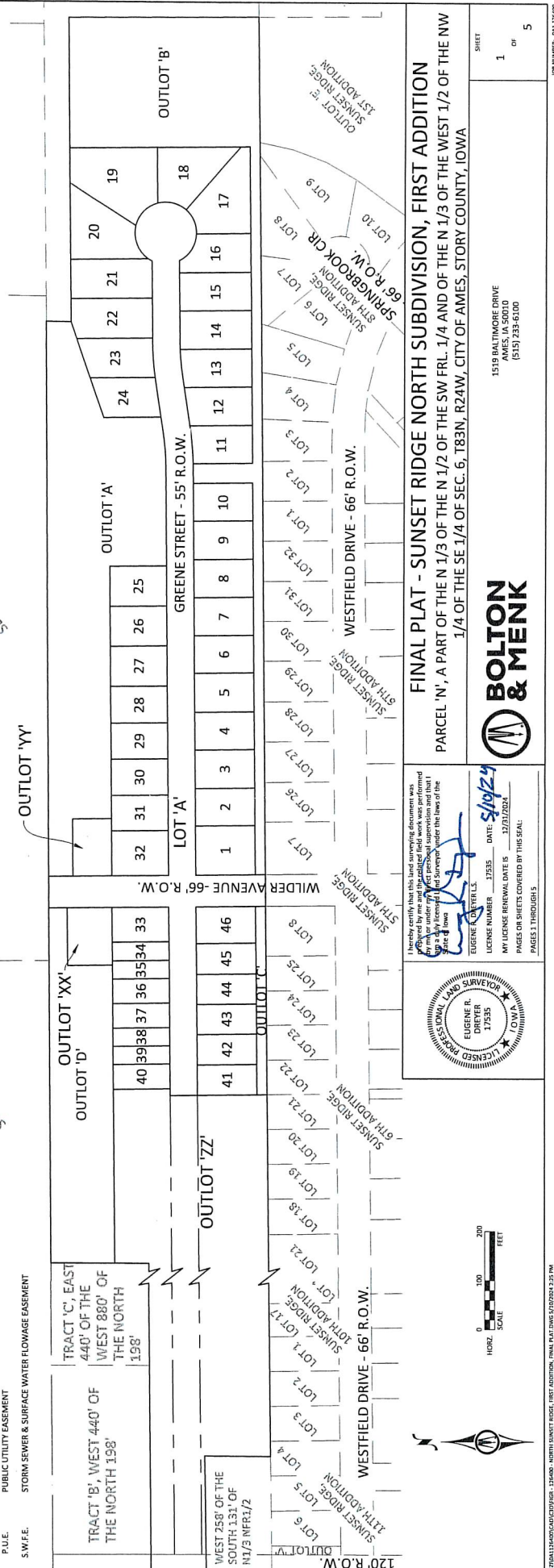
**LEGAL DESCRIPTION:**  
 FOR RECORDER USE ONLY

**PARCEL 'N'**, A PART OF THE N 1/3 OF THE N 1/2 OF THE SW FRL. 1/4 AND OF THE N 1/3 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 15, 2003, AS INSTRUMENT NO. 03-24892, SLIDE 191, PAGE 1.

**NOTES:**

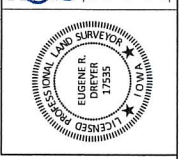
- THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
- THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
- THE TOTAL AREA OF THIS SURVEY IS 283.7 ACRES OR 1,244,595.30 SQ. FT.
- TOTAL AREA OF ADDITION = 283.7 ACRES OR 1,244,595.30 SQ. FT.
- LOT 'A', CONTAINING 121,709 SQ. FT., TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES. EASEMENTS ARE REQUIRED IN AREAS WITHIN THE PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION OF BUILDINGS DIFFICULT.

- LEGEND:**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17151 (UNLESS OTHERWISE NOTED)
  - SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - ▲ FOUND SECTION CORNER (AS NOTED)
  - (R) RECORDED DIMENSION
  - I.D. INSIDE DIMENSION
  - STORM SEWER & SURFACE WATER FLOWAGE EASEMENT
  - SANITARY SEWER EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.W.F.E. STORM SEWER & SURFACE WATER FLOWAGE EASEMENT



I hereby certify that this land surveying document was prepared by me and that the field work was performed in accordance with the Iowa Surveying Code and that I am duly licensed and in good standing with the State of Iowa.

EUGENE R. DREYER, P.L.S.  
 LICENSE NUMBER: 17535 DATE: 5/10/24  
 MY LICENSE RENEWAL DATE IS 3/31/2026  
 PAGES OR SHEETS COVERED BY THIS SEAL: 1  
 PAGES 1 THROUGH 15



**BOLTON & MENK**

1519 BALTIMORE DRIVE  
 AMES, IA 50010  
 (515) 233-6100

SHEET 1 OF 5  
 JOB NUMBER: 03A12406

**FINAL PLAT - SUNSET RIDGE NORTH SUBDIVISION, FIRST ADDITION**  
 PARCEL 'N', A PART OF THE N 1/3 OF THE N 1/2 OF THE SW FRL. 1/4 AND OF THE N 1/3 OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SEC. 6, T83N, R24W, CITY OF AMES, STORY COUNTY, IOWA