

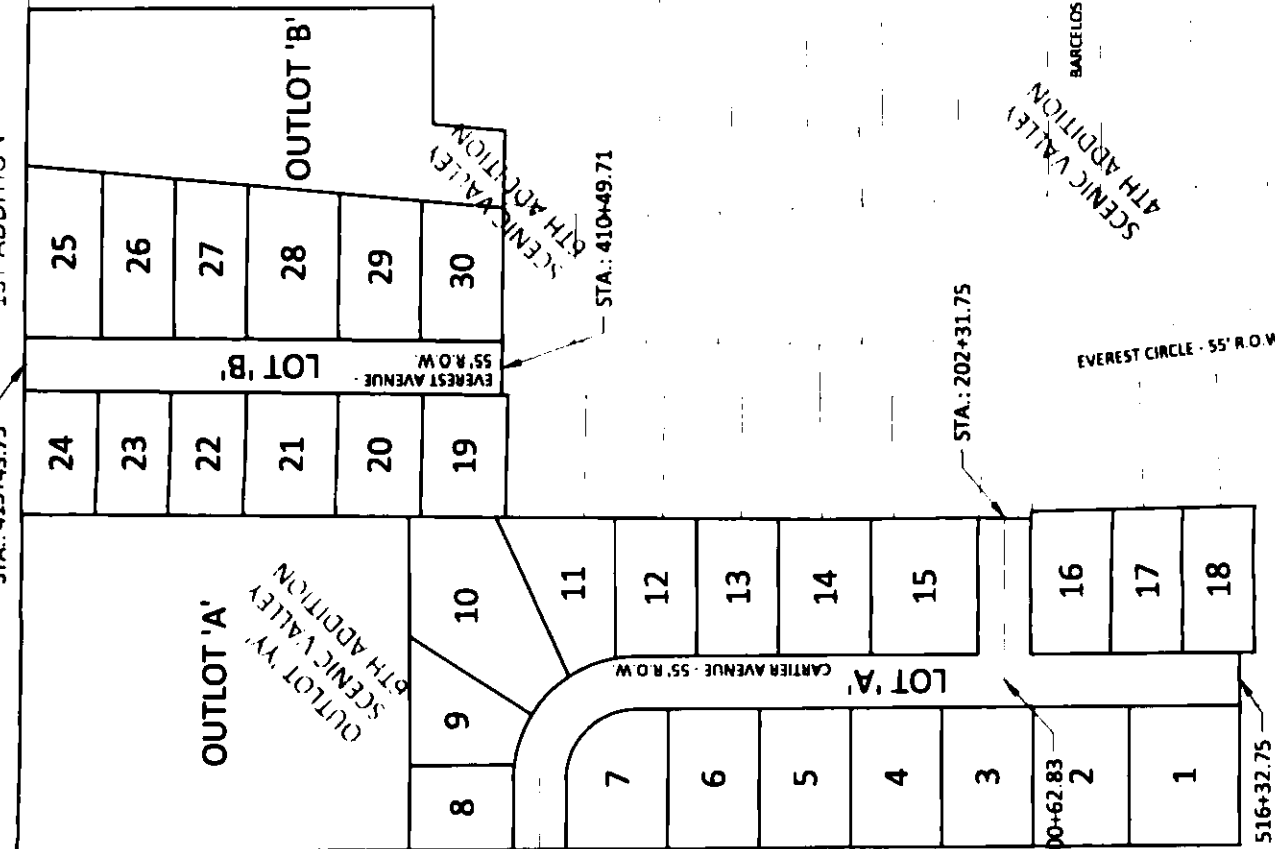
# FINAL PLAT SCENIC VALLEY SUBDIVISION, SEVENTH ADDITION

## AN OFFICIAL REPLAT OUTLOT 'Y' SCENIC VALLEY SUBDIVISION, 6TH ADDITION AMES, IOWA

DECEMBER 2023

THE BLUFFS AT DANKBAR FARMS  
1ST ADDITION

STA.: 415+43.75



- LEGEND:**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535
  - SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - FOUND 5/8" 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
  - STORM SEWER & SURFACE WATER FLOWAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.W.F.E. STORM SEWER & SURFACE WATER FLOWAGE EASEMENT

**LEGAL DESCRIPTION:**

AN OFFICIAL REPLAT OF OUTLOT 'Y', SCENIC VALLEY SUBDIVISION, SIXTH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA

**NOTES:**

1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355
2. THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD
3. BEARINGS SHOWN ARE IOWA STATE PLANE NORTH, US SURVEY FOOT
4. TOTAL AREA OF ADDITION = 15.945 ACRES OR 694,581 SQ. FT.
5. LOT 'A', CONTAINING 55,004 SQ. FT., & LOT 'B', CONTAINING 27,172 SQ. FT., TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
6. 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
7. SEE PAGE 4 FOR CURVE AND LINE TABLES.



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  
REG. NO. 17535  
DATE 12/4/23  
MY LICENSE RENEWAL DATE IS 12/31/2024  
PAGES OR SHEETS COVERED BY THIS SEAL  
PAGES 1 THROUGH 4

FINAL PLAT - SCENIC VALLEY SUBDIVISION, SEVENTH ADDITION  
OUTLOT 'Y', SCENIC VALLEY SUBDIVISION, SIXTH ADDITION, CITY OF AMES, STORY COUNTY, IOWA



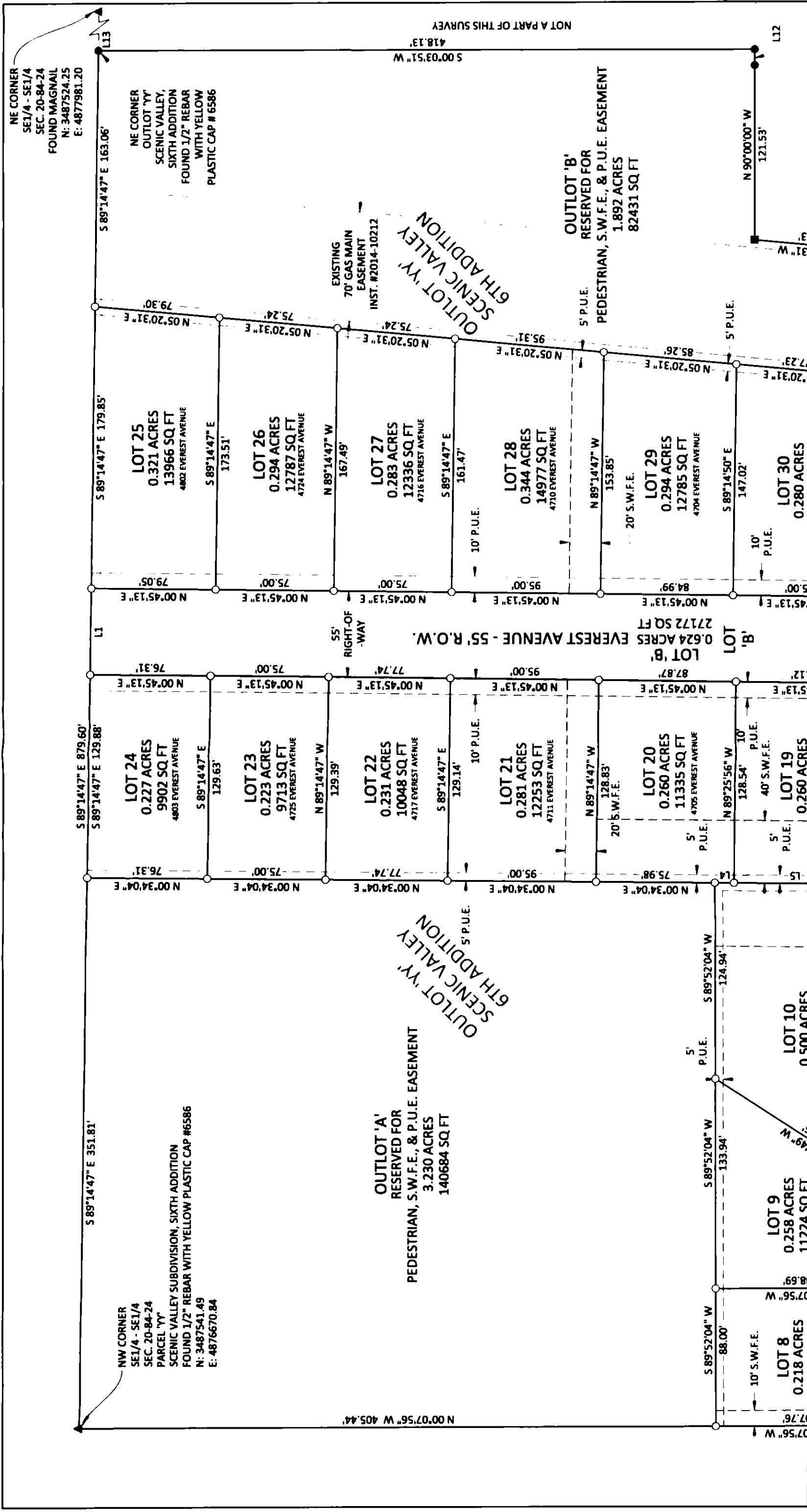
1519 BALTIMORE DRIVE  
AMES, IOWA 50010  
(515) 233-6100

Instrument #: 2023-09082  
12/21/2023 10:21:14 AM Total Pages 4  
SURV SURVEYS AND PLATS  
Recording Fee: \$ 0.00  
Stacie Herridge, Recorder, Story County Iowa

Filed By / Return To: ATS of Story County  
212 SE 16th Street, Ames, IA 50010  
File No. 2023-09082

FOR RECORDER USE ONLY

SHEET  
1 OF 4



**FINAL PLAT - SCENIC VALLEY SUBDIVISION, SEVENTH ADDITION**  
OUTLOT 'YY', SCENIC VALLEY SUBDIVISION, SIXTH ADDITION, CITY OF AMES, STORY COUNTY, IOWA

**BOLTON & MENK**

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JOB NUMBER 04117007

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1"=100' SCALE

0 30 60 FEET

HORIZ. SCALE

NE CORNER  
SE1/4 - SE1/4  
SEC. 20-84-24  
FOUND MAGNAIL  
N: 3487524.25  
E: 4877981.20

NW CORNER  
SE1/4 - SE1/4  
SEC. 20-84-24  
PARCEL 'YY'  
SCENIC VALLEY SUBDIVISION, SIXTH ADDITION  
FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #6586  
N: 3487541.49  
E: 4876670.84

OUTLOT 'A'  
RESERVED FOR  
PEDESTRIAN, S.W.F.E., & P.U.E. EASEMENT  
3.230 ACRES  
140684 SQ. FT.

EXISTING 70' GAS MAIN EASEMENT  
INST. #2014-10212

OUTLOT 'B'  
RESERVED FOR  
PEDESTRIAN, S.W.F.E., & P.U.E. EASEMENT  
1.892 ACRES  
82431 SQ. FT.

LOT 8  
0.218 ACRES  
11724 SQ. FT.

LOT 9  
0.258 ACRES  
11274 SQ. FT.

LOT 10  
0.500 ACRES

LOT 19  
0.260 ACRES

LOT 20  
0.260 ACRES  
11335 SQ. FT.

LOT 21  
0.281 ACRES  
12253 SQ. FT.

LOT 22  
0.231 ACRES  
10048 SQ. FT.

LOT 23  
0.223 ACRES  
9713 SQ. FT.

LOT 24  
0.227 ACRES  
9902 SQ. FT.

LOT 25  
0.321 ACRES  
13966 SQ. FT.

LOT 26  
0.294 ACRES  
12787 SQ. FT.

LOT 27  
0.283 ACRES  
12336 SQ. FT.

LOT 28  
0.344 ACRES  
14977 SQ. FT.

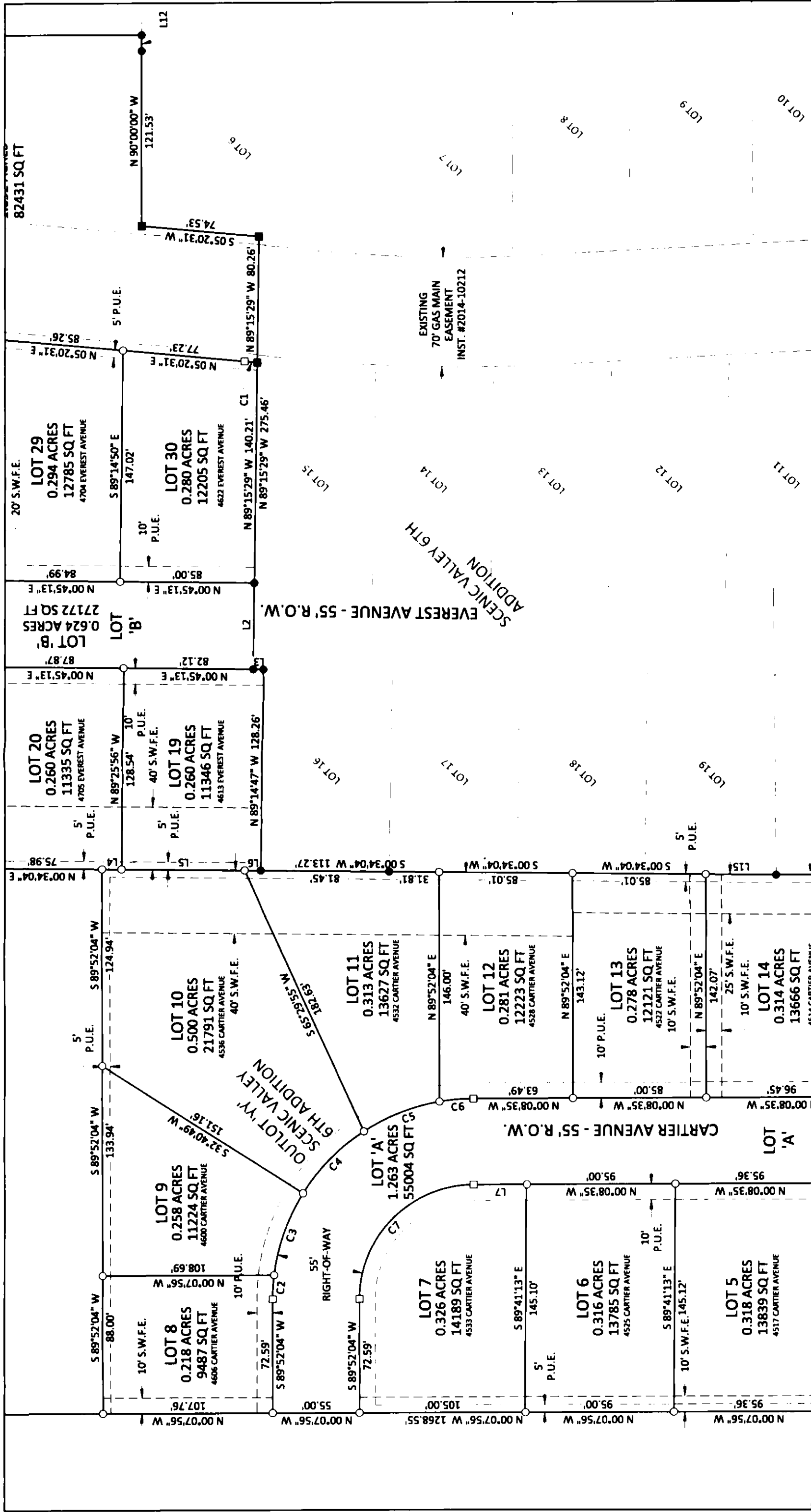
LOT 29  
0.294 ACRES  
12785 SQ. FT.

LOT 30  
0.280 ACRES

LOT 'B'  
0.624 ACRES  
27172 SQ. FT.

EVEREST AVENUE - 55' R.O.W.  
55' RIGHT-OF-WAY

SCENIC VALLEY SUBDIVISION, SIXTH ADDITION



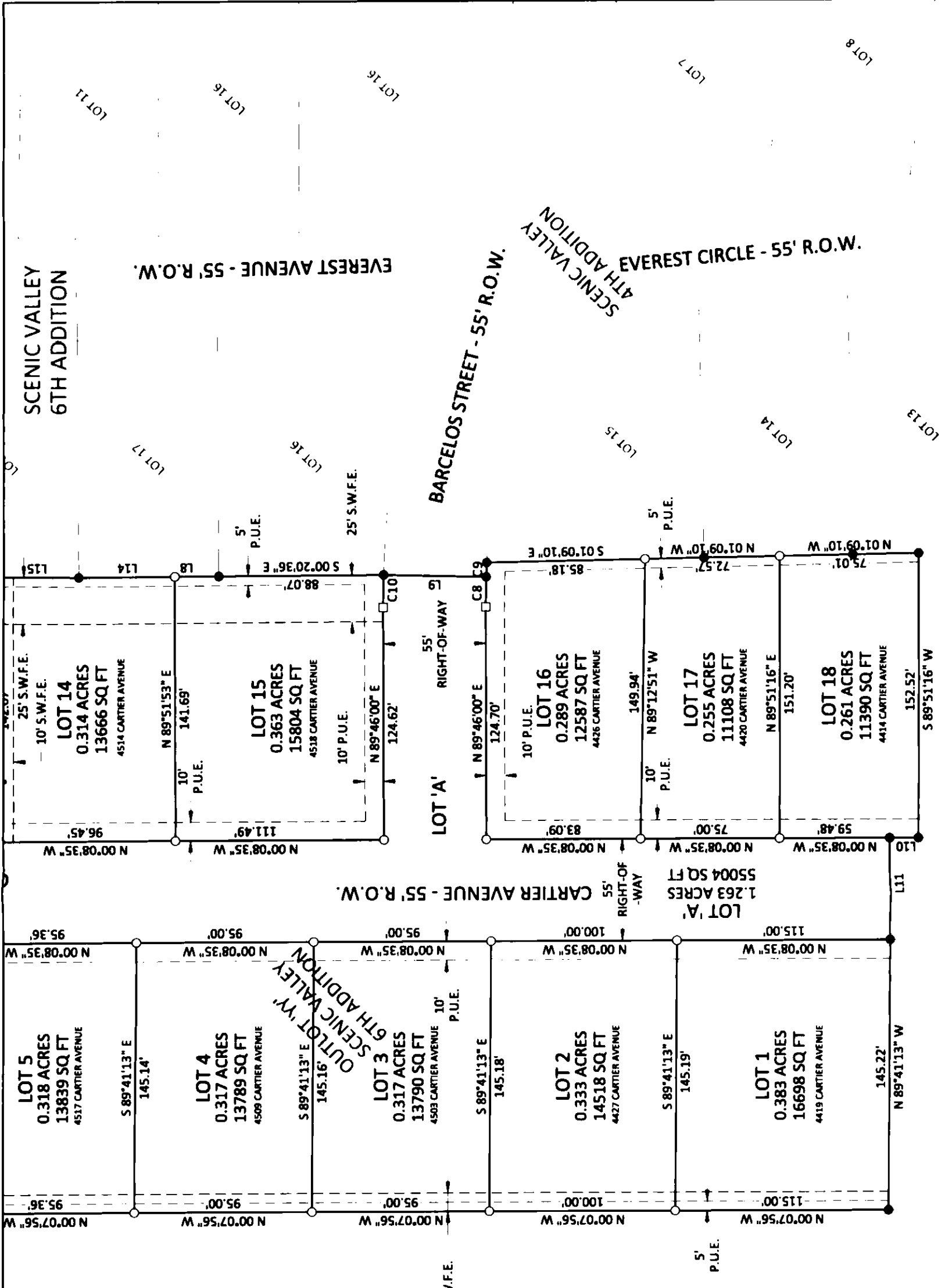
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SHEET  
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**FINAL PLAT - SCENIC VALLEY SUBDIVISION, SEVENTH ADDITION**  
OUTLOT 'Y', SCENIC VALLEY SUBDIVISION, SIXTH ADDITION, CITY OF AMES, STORY COUNTY, IOWA

DATE: 12/21/2023 10:21:14 AM



LINE TABLE		
LINE #	LENGTH	BEARING
L1	55.00'	S89° 14' 47"E
L2	55.00'	N89° 15' 29"W
L3	6.45'	S0° 45' 13"W
L4	12.31'	S0° 34' 04"W
L5	78.00'	S0° 34' 04"W
L6	10.16'	S0° 34' 04"W
L7	33.64'	N0° 08' 36"W
L8	23.51'	S0° 20' 36"E
L9	55.00'	S1° 14' 30"W
L10	15.52'	N0° 08' 35"W
L11	55.00'	S89° 51' 25"W
L12	10.12'	N90° 00' 00"W
L13	430.88'	N89° 14' 47"W
L14	51.48'	N0° 20' 36"W
L15	44.96'	N0° 34' 04"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	8.02'	12611.53'	0° 02' 11"	8.02'	N5° 19' 26"E
C2	15.44'	127.50'	6° 56' 26"	15.44'	N86° 39' 43"W
C3	55.60'	127.50'	24° 59' 13"	55.16'	N70° 41' 54"W
C4	55.60'	127.50'	24° 59' 13"	55.16'	N45° 42' 41"W
C5	51.99'	127.50'	23° 21' 44"	51.63'	N21° 32' 12"W
C6	21.61'	127.50'	9° 42' 45"	21.59'	N4° 59' 58"W
C7	113.87'	72.50'	89° 59' 21"	102.52'	N45° 08' 16"W
C8	16.05'	407.38'	2° 15' 28"	16.05'	S89° 06' 42"E
C9	7.67'	372.50'	1° 10' 49"	7.67'	S88° 09' 58"E
C10	17.47'	462.38'	2° 09' 52"	17.47'	S89° 09' 04"E



HORIZ. SCALE  
0 30 60  
FEET

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SHEET  
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