

COPY

Instrument: 2008-00009278  
Date: Aug 14, 2008 03:31:50P  
Rec Fee: 55.00 E-Com Fee: 1.00  
Aud Fee: 5.00 Trans Tax: .00  
Rec Management Fee: 1.00  
Non-Standard Page Fee: .00  
Filed for record in Story County, Iowa  
Susan L. Vande Kamer County Recorder

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

# SUNSET RIDGE SUBDIVISION THIRD ADDITION (AN OFFICIAL REPLAT)

**OWNER**  
Hawthorn Land Development Co. LLC  
105 S. 16th Street  
Ames, IA 50010

**DEVELOPER**  
Hawthorn Land Development Co. LLC  
105 S. 16th Street  
Ames, IA 50010

**PREPARED BY**  
HWS Consulting Group  
223 S. Walnut Avenue, Suite D  
Ames, IA 50010

**LEGEND**

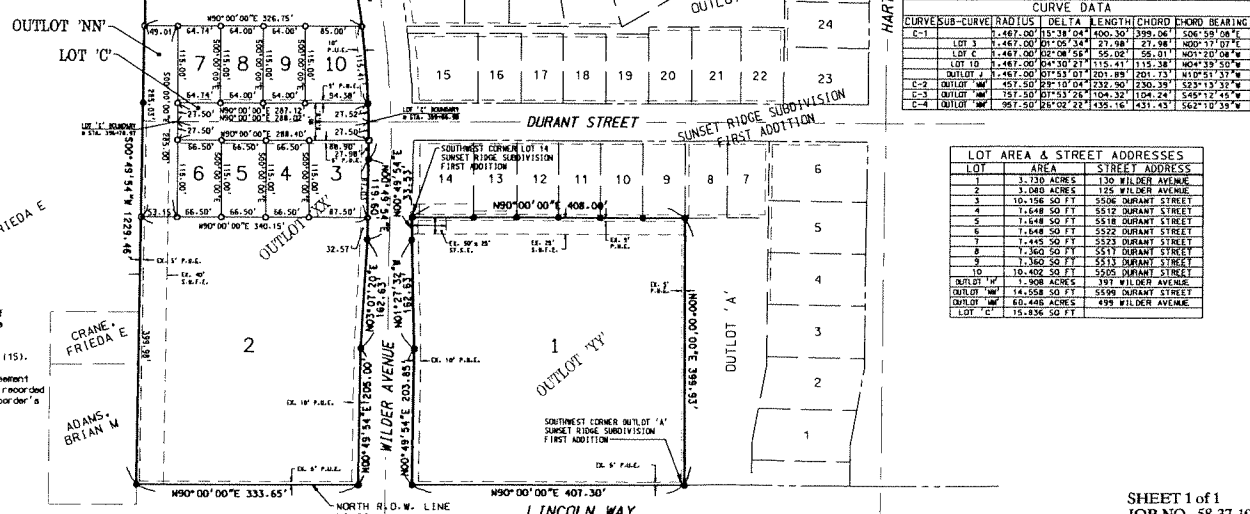
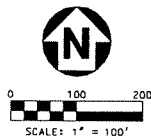
- Section Corner
- Set 1/2" rebar with yellow plastic cap #17535
- Set 5/8" rebar with yellow plastic cap #17535
- Found 5/8" rebar with yellow plastic cap #13644. Unless noted otherwise.
- Public Utility Easement.....P.U.E.
- Surface Water Flowage Easement.....S.W.F.E.
- Storm Sewer Easement.....S.S.E.
- Recorded Measurement.....(R)

### DESCRIPTION

Outlot RR, Outlot XX, and Outlot YY, Sunset Ridge Subdivision First Addition, Story County, Iowa.

### NOTES

- Sunset Ridge Subdivision, Third Addition, an Official Replat, is located in the fractional SW 1/4 and the SE 1/4 of Section 6-183M-R24W of the 5th P.M., City of Ames, Story County, Iowa.
- The North R.O.W. Line of Lincoln Way bears N90°00'00"E as shown on the Plat of Survey filed June 20, 2005, Instrument No. 05-007111 in the Office of the Story County Recorder.
- Total area of Addition - 67.64 acres
- Lot 'C', containing 15,836 sq. ft., to be dedicated to the City of Ames for street purposes.
- This subdivision is part of tract described in Plat of Survey filed June 20, 2005, Instrument No. 05-007111 in the Office of the Story County Recorder.
- 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.



**CURVE DATA**

CURVE	SUB-CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1		1,467.00	115°18'04"	400.30	399.04	S06°59'08"W
LOT 3		1,467.00	92°08'54"	27.98	27.98	N00°17'07"E
LOT C		1,467.00	92°08'54"	55.02	55.01	N00°17'07"E
LOT 10		1,467.00	94°30'27"	715.41	715.38	N04°39'50"W
OUTLOT 1		1,467.00	94°30'27"	100.89	201.73	N04°39'50"W
C-2		457.50	29°10'04"	232.30	230.39	S23°13'31"W
C-3		751.50	67°53'26"	104.32	104.24	S45°12'45"W
C-4		987.50	94°09'23"	135.16	135.13	S02°19'39"W

**LOT AREA & STREET ADDRESSES**

LOT	AREA	STREET ADDRESS
1	3.730 ACRES	130 WILDER AVENUE
2	3.080 ACRES	125 WILDER AVENUE
3	10.106 SQ FT	5306 DURANT STREET
4	1.648 SQ FT	5512 DURANT STREET
5	1.648 SQ FT	5518 DURANT STREET
6	1.648 SQ FT	5522 DURANT STREET
7	1.445 SQ FT	5523 DURANT STREET
8	1.360 SQ FT	5521 DURANT STREET
9	1.360 SQ FT	5517 DURANT STREET
10	10.402 SQ FT	5509 DURANT STREET
OUTLOT 'M'	11.908 ACRES	393 WILDER AVENUE
OUTLOT 'N'	14.658 SQ FT	5699 DURANT STREET
OUTLOT 'M'	65.248 ACRES	499 WILDER AVENUE
LOT 'C'	15.836 SQ FT	

RECEIVED  
JUL 11 2008  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

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

**HWS**

REVISIONS

NO.	DATE	DESCRIPTION

SUNSET RIDGE SUBDIVISION THIRD ADDITION  
(AN OFFICIAL REPLAT)

AMES, IA

PLAT NO. 17535  
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