

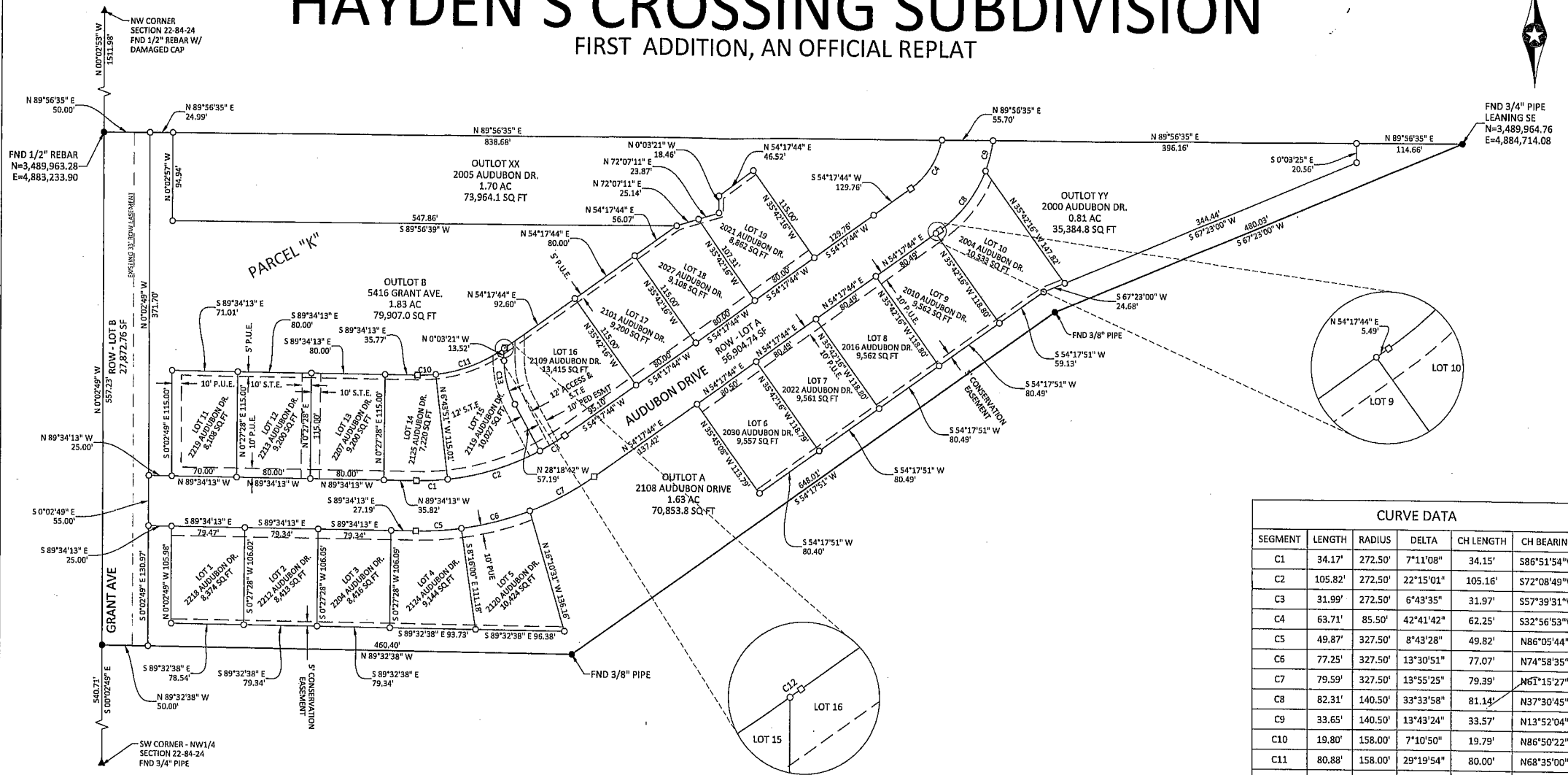
FINAL PLAT

HAYDEN'S CROSSING SUBDIVISION

FIRST ADDITION, AN OFFICIAL REPLAT



Instrument: 2016-00004117
 Date: May 16, 2016 02:05:55P
 Rec Fee: .00 E-Cam Fee: .00
 Add Fee: .00 Truss Tax: .00
 Rec Management Fee: .00
 Non-Standard Page Fee: .00
 Filed for record in Story County, Iowa
 Stacie L. Hattisner, County Recorder



SLIDE 535 PAGE 1

PROPRIETOR AND REQUESTED BY:
 HUNZIKER LAND DEVELOPMENT
 105 S. 16TH STREET
 AMES, IA 50010

LEGEND

●	FOUND REBAR WITH YELLOW PLASTIC CAP #17535, UNLESS OTHERWISE NOTED.	□	SET 3/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535
▲	FOUND SECTION CORNER	(R)	RECORDED DIMENSION
○	SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535	P.U.E.	PUBLIC UTILITY EASEMENT
		S.T.E.	STORM SEWER EASEMENT

- NOTES:**
- HAYDEN'S CROSSING SUBDIVISION, FIRST ADDITION, IS IN THE NORTHWEST 1/4 OF SECTION 22-84-24.
 - THE NORTH LINE OF OUTLOT 22 IS ASSUMED TO BEAR N89°56'35"E.
 - TOTAL AREA OF THE FIRST ADDITION IS 12.07 ACRES, OR 525,772 SQUARE FEET.
 - 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.
 - COORDINATES SHOWN ARE ON IOWA STATE PLANE COORDINATE SYSTEM, IOWA NORTH ZONE, NAD 83.
 - THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8 (15)
 - LOT A, CONTAINING 56,905 SQUARE FEET IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
 - LOT B, CONTAINING 27,873 SQUARE FEET IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
 - EASEMENTS AS SHOWN.
 - STORM SEWER EASEMENT OVER ALL OF OUTLOT B.
 - CONSERVATION EASEMENT OVER ALL OF OUTLOT A AND OUTLOT B.
 - OUTLOTS XX AND YY ARE RESERVED FOR FUTURE PLATTING

CONSERVATION EASEMENT LEGAL DESCRIPTIONS
 The South 5 feet of Lots 1-5; and, the Southeasterly 5 feet of Lots 6-10; all in Hayden's Crossing Subdivision, First Addition, City of Ames, Story County, Iowa

LEGAL DESCRIPTION
 A TRACT OF LAND, BEING AN OFFICIAL REPLAT OF PARCEL "K" IN THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY FILES IN THE OFFICE OF THE RECORDER OF STORY COUNTY ON JUNE 8, 2011, ON SLIDE 407, PAGE 5, AND AS INSTRUMENT #11-05323

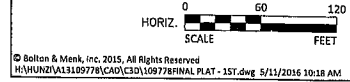
CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	34.17'	272.50'	7°11'08"	34.15'	S86°51'54"W
C2	105.82'	272.50'	22°15'01"	105.16'	S72°08'49"W
C3	31.99'	272.50'	6°43'35"	31.97'	S57°39'31"W
C4	63.71'	85.50'	42°41'42"	62.25'	S32°56'53"W
C5	49.87'	327.50'	8°43'28"	49.82'	N86°05'44"E
C6	77.25'	327.50'	13°30'51"	77.07'	N74°58'35"E
C7	79.59'	327.50'	13°55'25"	79.39'	N61°15'27"E
C8	82.31'	140.50'	33°33'58"	81.14'	N37°30'45"E
C9	33.65'	140.50'	13°43'24"	33.57'	N13°52'04"E
C10	19.80'	158.00'	7°10'50"	19.79'	N86°50'22"E
C11	80.88'	158.00'	29°19'54"	80.00'	N68°35'00"E
C12	1.27'	158.00'	0°27'37"	1.27'	N53°41'14"E
C13	49.32'	100.00'	28°15'21"	48.82'	N14°11'02"W

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, L.S.
 REG. NO. 17535 DATE: 5/11/16

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET



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BOLTON & MENK, INC.
 Consulting Engineers & Surveyors
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 WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
 BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE	HUNZIKER DEVELOPMENT	SHEET
			HAYDEN'S CROSSING FIRST ADDITION	1
			FINAL PLAT	