

ESTATES WEST SUBDIVISION SECOND ADDITION FINAL PLAT



AMES OFFICE
223 S. Walnut Ave., Ste. D
Ames, IA 50010
(515) 252-1103
www.hns.com



NO.	DATE	REVISIONS	DESCRIPTION

ESTATES WEST SUBDIVISION
SECOND ADDITION
AMES, IOWA

10/6/2008
265.12 Pm
U:\Projects\98371072\Cadd\Second Addition\Final Plat\CD\Instrument



OWNER LOT 20 CLEAR CREEK ADDITION:
Quam Limited Partnership
105 S. 16th Street
Ames, IA 50010

OWNER PARCEL B:
Quam Limited Partnership
2200 Hamilton Dr. Apt 306
Ames, IA 50014

OWNER LOTS 9 & 10 ESTATES WEST SUBDIVISION
Hunziker Land Development Co. LLC
c/o Hunziker & Associates
105 S. 16th Street
Ames, IA 50010

APPLICANT:
Hunziker Land Development Co. LLC
c/o Hunziker & Associates
105 S. 16th Street
Ames, IA 50010

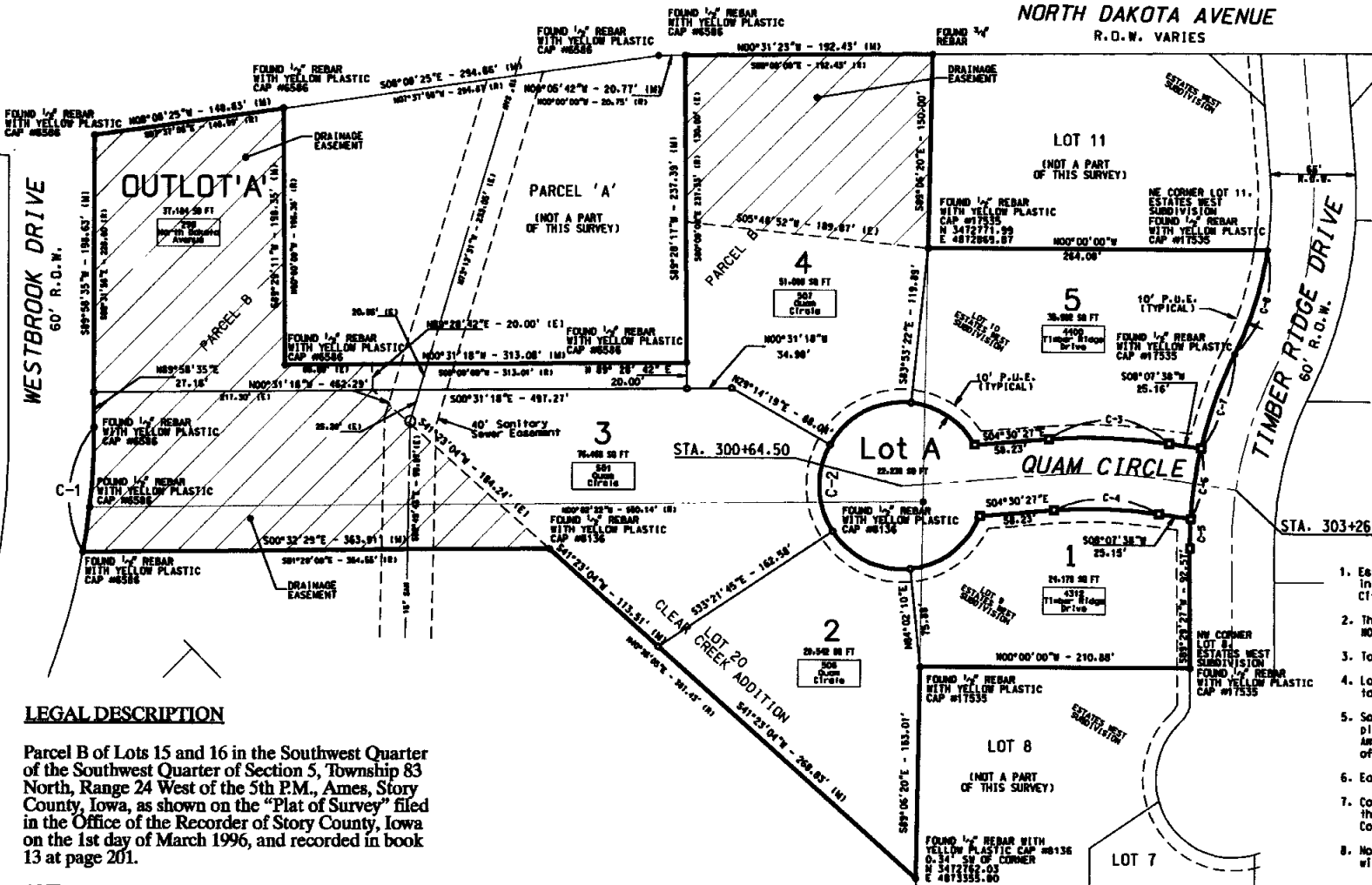
PREPARED BY:
HNS Consulting Group
223 S. Walnut Avenue, Ste. D
Ames, IA 50010

LEGEND

- Set 5/8" rebar with yellow plastic cap #17535.....■
- Found monument as noted.....●
- Set 1/2" rebar with yellow plastic cap #17535.....○
- Public Utility Easement.....P.U.E.
- Measured Distance.....(M)
- Recorded Distance.....(R)
- Easement Distance.....(E)

NOTES

1. Estates West Subdivision Second Addition is located in the SW 1/4 of Section 5-83-24 of the 5th P.M., City of Ames, Story County Iowa.
2. The West line of Lot 4 is assumed to bear N00°31'23"W.
3. Total area of Addition - 6.327 acres
4. Lot 'A', containing 0.511 acres, to be dedicated to the City of Ames for street purposes.
5. 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.
6. Easements as shown.
7. Coordinates shown at the NE corner of Lot 2 and the SW corner of Lot 5, are on the State Plane Coordinate System, Iowa North Zone (NAD 83).
8. No vehicular access from North Dakota Avenue will be allowed to Outlot A & Lot 4.
9. No vehicular access from Westbrook Drive will be allowed to Lot 3.
10. City of Ames Municipal Code, Chapter 9 (Flood Plain Zoning Regulations) applies to Lots 3 & 4 and Outlot A.
11. Drainage easements shown are easements to the City of Ames for the long term maintenance of Clear Creek, pursuant to City of Ames Municipal Code, Chapter 23, Subdivision Regulations, Storm Water Management, 23-40(15).
12. This survey meets or exceeds Iowa Code 355.8 (15).



LEGAL DESCRIPTION

Parcel B of Lots 15 and 16 in the Southwest Quarter of the Southwest Quarter of Section 5, Township 83 North, Range 24 West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the Office of the Recorder of Story County, Iowa on the 1st day of March 1996, and recorded in book 13 at page 201.

AND

Lot 20 (twenty), Clear Creek Addition II to City of Ames, Story County, Iowa as recorded in the Story County Recorder's Office on March 31, 1981 as Instrument #81-05552.

AND

Lot 9 (nine) and Lot 10 (ten), Estates West Subdivision, City of Ames, Story County, Iowa, as recorded in the Story County Recorder's Office on April 25, 2008 on Slide 330, Page 2.

CURVE DATA						
CURVE	SUB-CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1		529.53'	10°27'06"	96.60'	96.46'	S85°01'03"E
C-2		64.50'	309°31'37"	348.45'	55.00'	N85°29'33"E
	LOT 1	64.50'	63°18'25"	71.27'	67.70'	S37°37'03"E
	LOT 2	64.50'	62°36'05"	70.47'	67.02'	N25°20'12"E
	LOT 3	64.50'	62°36'05"	70.47'	67.02'	N87°56'17"E
	LOT 4	64.50'	66°52'19"	75.28'	71.08'	S27°19'31"E
	LOT 5	64.50'	54°08'44"	60.95'	58.71'	S33°11'00"W
C-3		427.50'	12°38'04"	94.27'	94.08'	N01°48'36"E
C-4		372.50'	12°38'04"	82.14'	81.98'	N01°48'36"E
C-5		333.00'	03°53'58"	22.66'	22.66'	N88°33'34"W
C-6		333.00'	09°28'27"	55.06'	55.00'	S81°51'57"E
C-7		333.00'	13°21'35"	77.85'	77.47'	N70°27'21"W
C-8		267.00'	18°06'29"	84.38'	84.03'	S72°49'48"E

Instrument: 2008-00011463
 Date: Oct 22, 2008 11:30:20A
 Rec Fee: 70.00 E-Com Fee:
 Aud Fee: 15.00 Trans Tax: 1.00
 Rec Management Fee: 1.00
 Non-Standard Page Fee: .00
 Filed for record in Story County, Iowa
 Susan L. Vande Kamp, County Recorder

Filed By / Return To:
 ATS of Story County
 313 5th St., Ames, IA 50010
 File No: 08-214

Filed By / Return To:
ATS of Story County
313 5th St., Ames, IA 50010
File No: 07-2191

INSTRUMENT PREPARED BY:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)
RETURN TO:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)

CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That **HUNZIKER LAND DEVELOPMENT COMPANY, L.L.C.** and **QUAM**

LIMITED PARTNERSHIP do hereby covenant that they are the lawful owners of the following-

described real estate situated in Story County, Iowa, to-wit:

Parcel "B" of Lots Fifteen (15) and Sixteen (16) in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Five (5), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the Office of the Recorder of Story County, Iowa, on March 1, 1996, as Instrument No. 96-01769, in Book 13 at Page 201;

AND

Lot Twenty (20), Clear Creek Addition II to Ames, Iowa;

AND

Lots Nine (9) and Ten (10), Estates West Subdivision, Ames, Story County, Iowa.

The undersigned do hereby certify, acknowledge and declare that the platting of said real estate to be known as **ESTATES WEST SUBDIVISION SECOND ADDITION, AMES, STORY COUNTY, IOWA**, is with their free consent and in accordance with their desires as proprietors, and they do further hereby dedicate and set apart Lot 'A', Public Street, (Quam Circle) as

shown on said plat to the City of Ames, Iowa, for the perpetual use of the public.

Dated this 9th ^{September} ~~August~~, 2008.

(SIGNATURE PAGES FOLLOW)

HUNZIKER LAND DEVELOPMENT COMPANY, L.L.C.

By: *Dean E. Hunziker*
Dean E. Hunziker, Manager

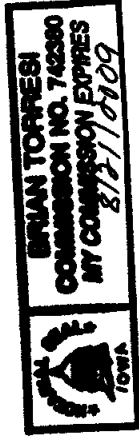
By: *Charles E. Winkleblack*
Charles E. Winkleblack, Manager

STATE OF IOWA, STORY COUNTY, ss:

On this 9th day of ~~August~~ ^{September}, 2008, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dean E. Hunziker and Charles E. Winkleblack, to me personally known, who being by me duly sworn did say that they are Managers of said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Dean E. Hunziker and Charles E. Winkleblack acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it and by them voluntarily executed.

[Signature]

Notary Public in and for the State of Iowa

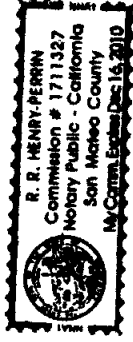


QUAM LIMITED PARTNERSHIP

By: [Signature]
John E. Quam, General Partner

STATE OF CALIFORNIA, COUNTY OF San Mateo, ss:
September 16

On this 16th day of ~~August~~, 2008, before me, the undersigned, a Notary Public in and for the State of California, personally appeared John E. Quam, to me personally known, who being by me duly sworn did say that he is a General Partner of said limited partnership and that said instrument was signed on behalf of the said limited partnership by authority of its General Partners and the said John E. Quam acknowledged the execution of said instrument to be the voluntary act and deed of said limited partnership by it and by him voluntarily executed.



[Signature]
Notary Public in and for the State of California
R. R. HENRY-PERRIN, Notary Public

ATTORNEY'S OPINION

I, Brian D. Torresi, hereby state that I am an Attorney at Law, duly admitted to the practice of law in the State of Iowa, and a member of the firm of Nyemaster, Goode, West, Hansell & O'Brien, P.C., with offices at 1416 Buckeye Ave., Ste. 200, Ames, Story County, Iowa. I further state that I have examined the Abstract of Title to the following-described real estate, to-wit:

Parcel "B" of Lots Fifteen (15) and Sixteen (16) in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Five (5), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa, as shown on the 'Plat of Survey' filed in the Office of the Recorder of Story County, Iowa, on March 1, 1996, as Instrument No. 96-01769, in Book 13 at Page 201 ("Parcel B");

AND

Lot Twenty (20), Clear Creek Addition II to Ames, Iowa (the "Clear Creek Lot");

AND

Lots Nine (9) and Ten (10), Estates West Subdivision, Ames, Story County, Iowa (the "Estates West Lots"),

(Parcel B, the Clear Creek Lot and the Estates West Lots are hereinafter collectively referred to as the "Real Estate"), from the root of the title thereof, down to and including the 28th day of August, 2008, last certified by Abstract & Title Services of Story County, Ames, Iowa (Iowa Title Guaranty Division Member #8650). The Real Estate has now been subdivided and is now known as **ESTATES WEST SUBDIVISION SECOND ADDITION, STORY COUNTY, IOWA.**

Based upon information within said Abstract of Title, it is my opinion that the fee simple title to Parcel B and the Clear Creek Lot is in **Quam Limited Partnership** and the fee simple title to the Estate West Lots is in **Hunziker Land Development Company, L.L.C.** The Real Estate

is free from encumbrances except for easements and restrictions of record and to zoning ordinances of the City of Ames, Story County, Iowa.

Dated this 4th day of September, 2008.

NYEMASTER, GOODE, WEST, HANSELL & O'BRIEN, P.C.

By: 

Brian D. Torresi, Attorney

Iowa Title Guaranty
Division Member #10046

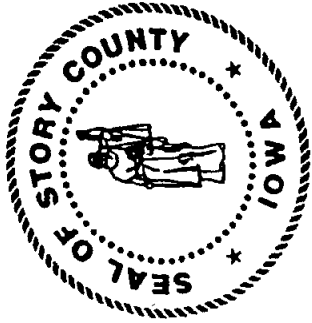
INSTRUMENT PREPARED BY:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)
RETURN TO:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)

ACKNOWLEDGMENT OF RECEIPT OF PLAT

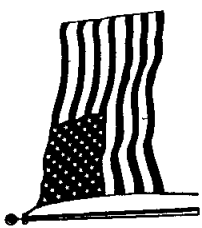
I, Greg Lynch, Assessor of the City of Ames, Iowa, hereby acknowledge receipt of a plat of **ESTATES WEST SUBDIVISION SECOND ADDITION, AMES, STORY COUNTY, IOWA**, for filing in my office.

Dated this 21st day of October, 2008.

Greg Lynch by Paul Christa Deputy Assessor
GREG LYNCH, ASSESSOR, CITY OF AMES, IOWA



MARY MOSIMAN
Story County Auditor and
Commissioner of Elections



Approval of Subdivision Plat Name by Story County Auditor

Date 10/22/2008

The Story County Auditor's Office has reviewed the final plat of:

Estates West Subdivision Second Addition

Pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed Mary Mosiman
County Auditor of Story County, Iowa



Story County Administration, 900 Sixth Street, Nevada, Iowa 50201-2087
515-382-7210 Fax 515-382-7221

Assistant Auditor: Lisa M. Markley

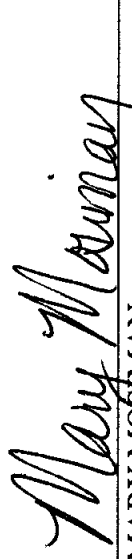
Deputies: Danielle J. Dunham, Lucinda J. Martin

INSTRUMENT PREPARED BY:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)
RETURN TO:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)

ACKNOWLEDGMENT OF RECEIPT OF PLAT

I, Mary Mosiman, Auditor of Story County, Iowa, hereby acknowledge receipt of a plat of **ESTATES WEST SUBDIVISION SECOND ADDITION, AMES, STORY COUNTY, IOWA**, for filing in my office.

Dated this 22 day of October 2008.


MARY MOSIMAN,
AUDITOR, STORY COUNTY, IOWA

INSTRUMENT PREPARED BY:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)
RETURN TO:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)

CERTIFICATE OF THE TREASURER OF STORY COUNTY, IOWA

I, David D. Jamison, Treasurer of Story County, Iowa, certify that the records in this office show that the real estate described in the attached plat and known as **ESTATES WEST SUBDIVISION SECOND ADDITION, AMES, STORY COUNTY, IOWA**, is free from certified taxes and certified special assessments.

Dated this 27 day of August, 2008.

David D. Jamison by Corina E. Kump
M.V. Sup.
DAVID D. JAMISON,
TREASURER, STORY COUNTY, IOWA



Parcel Nos. 09-05-302-000
09-05-351-110
09-05-350-015

INSTRUMENT PREPARED BY:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)
RETURN TO:	Brian D. Torresi, 1416 Buckeye Ave., Ste. 200, Ames, IA 50010 (Tel: 956-3900)

CITY OF AMES, IOWA
RESOLUTION NUMBER 08-439
ACCEPTING PLAT OF ESTATES WEST SUBDIVISION
SECOND ADDITION, AMES, STORY COUNTY, IOWA

WHEREAS, there has been submitted to the City Council of the City of Ames, Iowa,

a plat of real estate described as:

Parcel "B" of Lots Fifteen (15) and Sixteen (16) in the Southwest Quarter (SW¹/₄) of the Southwest Quarter (SW¹/₄) of Section Five (5), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Ames, Story County, Iowa, as shown on the "Plat of Survey" filed in the Office of the Recorder of Story County, Iowa, on March 1, 1996, as Instrument No. 96-01769, in Book 13 at Page 201;

AND

Lot Twenty (20), Clear Creek Addition II to Ames, Iowa;

AND

Lots Nine (9) and Ten (10), Estates West Subdivision, Ames, Story County, Iowa,

to be known as **ESTATES WEST SUBDIVISION SECOND ADDITION, AMES, STORY COUNTY, IOWA**, and

WHEREAS, the Department of Planning and Housing of the City of Ames, Iowa, has recommended that the plat be approved and dedicated property accepted, and

WHEREAS, the owners of said real estate, Quam Limited Partnership, an Iowa limited partnership, and Hunziker Land Development Company, L.L.C., an Iowa limited liability company, have executed a written Consent and Dedication declaring that the platting is with their free consent and is in accordance with their desires as proprietors, and

WHEREAS, it is the opinion of the City Council of the City of Ames, Iowa, that the plat should be approved and dedicated land accepted,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the plat of **ESTATES WEST SUBDIVISION SECOND ADDITION, AMES, IOWA**, be and it is hereby accepted and approved, and

BE IT FURTHER RESOLVED that the dedication of Lot 'A', Public Street (Quam Circle) for public street services be and the same is hereby accepted for and on behalf of the City of Ames, Iowa, and that all of the acts of Quam Limited Partnership and Hunziker Land Development Company, L.L.C., are hereby confirmed and approved by the City Council of the City of Ames, Iowa, on this 14 day of October, 2008.

CITY OF AMES, IOWA

By *Ann H. Campbell*
ANN H. CAMPBELL, Mayor



By *Diane Voss*
DIANE VOSS, City Clerk

Moved by: Mahayni

Seconded By: Doll

Voting Aye: Doll, Goodman, Larson, Mahayni, Popken, Rice

Voting Nay: None

Absent: None

Mayor Ann H. Campbell declared Resolution Number 08-439 adopted.

We, Ann H. Campbell and Diane Voss, being the duly elected and appointed Mayor and City Clerk, respectively, of the City of Ames, Iowa, do hereby certify that the above and foregoing Resolution Number 08-439 is a true and accurate copy of said Resolution; that said Resolution was duly passed and adopted by the City Council of the City of Ames, Iowa, at a duly convened meeting thereof on the 14 day of October, 2008.



ANN H. CAMPBELL, Mayor


DIANE VOSS, City Clerk