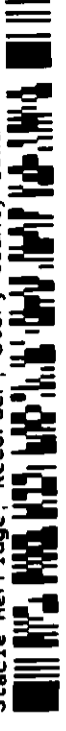


FINAL PLAT

SCENIC VALLEY SUBDIVISION

FIFTH ADDITION, AN OFFICIAL REPLAT

Instrument #: 2020-02876
 04/01/2020 09:57:16 AM Total Pages 2
 SURV SURVEYS AND PLATS
 Recording Fee \$ 0 00
 Stacie Herridge, Recorder, Story County Iowa



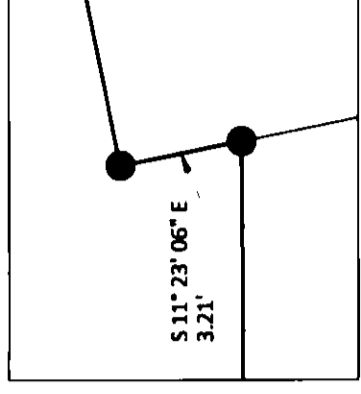
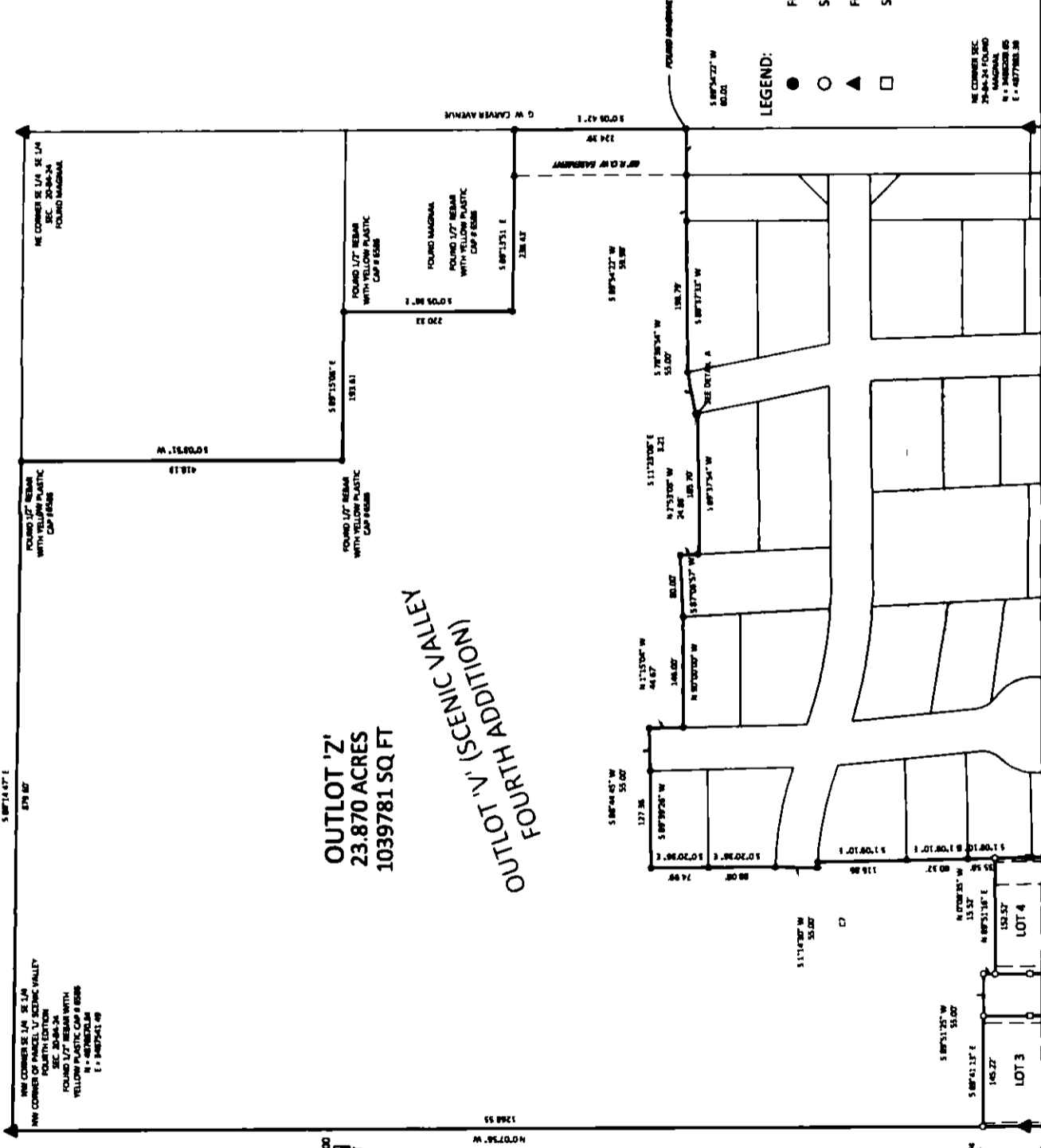
INDEX LEGEND

LOCATION: OUTLOT 'U', SCENIC VALLEY FOURTH ADDITION, AND OUTLOT 'V', SCENIC VALLEY FOURTH ADDITION
 REQUESTOR: HUNZIKER DEVELOPMENT GROUP LLC, 305 S 16TH STREET, AMES, IA 50010
 PROPRIETOR: HUNZIKER DEVELOPMENT GROUP LLC, 305 S 16TH STREET, AMES, IA 50010
 SURVEYOR: EUGENE DREYER, P.L.S. # 17535
 SURVEYOR COMPANY: BOLTON & MENK, INC.
 RETURN TO: EUGENE DREYER, BOLTON & MENK, INC., 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100



LEGAL DESCRIPTION:
 AN OFFICIAL REPLAT OF OUTLOT 'V' OF SCENIC VALLEY SUBDIVISION, FOURTH ADDITION, AND ALL OF OUTLOT 'U' OF SCENIC VALLEY SUBDIVISION, FOURTH ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING
C7	7.67	372.50	1°10'49"	7.67' S88°09'58"E



LEGEND:
 ● FOUND 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
 ○ SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
 ▲ FOUND SECTION CORNER
 □ SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP #17535

NE CORNER SEC. 24, T4N, R24E, S4E, IOWA
 74-24-24 T4N R24E S4E
 MAGNANA
 P.L.S. # 17535
 EUGENE DREYER

I hereby certify that this final surveying document was prepared by me and the related field work was performed by me or under my direct supervision and that I am a duly licensed Professional Surveyor under the laws of the State of Iowa.
 Eugene Dreyer
 REG. NO. 17535 DATE 7/29/2020
 IOWA LICENSE RENEWAL DATE IS 12/20/2020
 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 AND 2



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



HUNZIKER DEVELOPMENT GROUP
 SCENIC VALLEY SUBDIVISION - FIFTH ADDITION
 FINAL PLAT

SHEET 1 OF 2

FINAL PLAT

SCENIC VALLEY SUBDIVISION

FIFTH ADDITION, AN OFFICIAL REPLAT

INDEX LEGEND

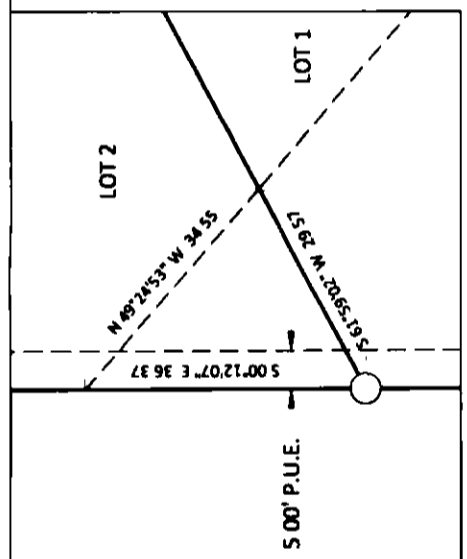
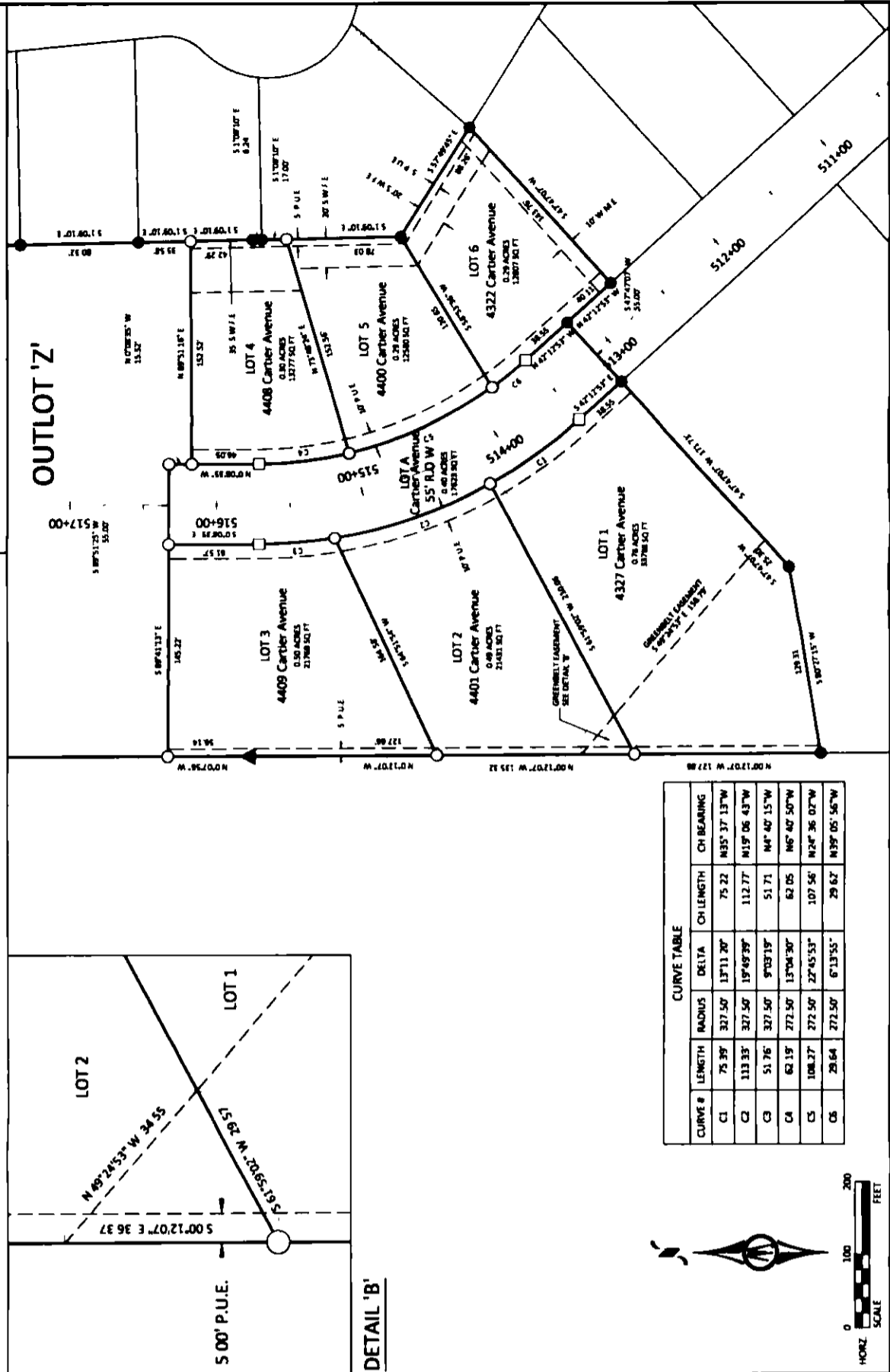
LOCATION OUTLOT 'U', SCENIC VALLEY FOURTH ADDITION, AND OUTLOT 'V', SCENIC VALLEY FIFTH ADDITION
 REQUESTOR HUNZIKER DEVELOPMENT GROUP LLC
 105 S 16TH STREET
 AMES, IA 50010
 PROPRIETOR HUNZIKER DEVELOPMENT GROUP LLC
 105 S 16TH STREET
 AMES, IA 50010
 SURVEYOR EUGENE DREYER, P L S # 17535
 SURVEYOR COMPANY BOLTON & MENK, INC.
 RETURN TO EUGENE DREYER, BOLTON & MENK, INC.
 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-6100

NOTES

- SCENIC VALLEY SUBDIVISION, FIFTH ADDITION, IS IN THE NORTHEAST 1/4 OF SECTION 29-84-24 AND THE SOUTHEAST QUARTER OF SECTION 20-84-24
- THE NORTH LINE OF OUTLOT 'Z' BEARS S 89° 14' 47" E
- TOTAL AREA OF THE FIFTH ADDITION IS 26.925 ACRES OR 1172853 SF
- 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, NAD83
- THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.8(15)
- LOT A, CONTAINING 17,623 SF, IS TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES
- EASEMENTS AS SHOWN
- OUTLOT Z IS RESERVED FOR FUTURE DEVELOPMENT

LEGEND:

- FOUND 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP #17535
- P U E PUBLIC UTILITY EASEMENT
- W M E WATER MAIN EASEMENT
- S W F E STORM WATER FLOWAGE EASEMENT



CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	75.39'	327.50'	137°11'20"	75.22'	N85°37'13"W
C2	113.33'	327.50'	19°49'39"	112.77'	N19°06'43"W
C3	51.76'	327.50'	9°03'19"	51.71'	N4°40'15"W
C4	62.19'	272.50'	13°04'30"	62.05'	N6°40'50"W
C5	108.27'	272.50'	27°45'53"	107.56'	N24°36'02"W
C6	29.64'	272.50'	6°13'55"	29.62'	N39°05'56"W



FOR RECORDER USE ONLY

HUNZIKER DEVELOPMENT GROUP
 SCENIC VALLEY SUBDIVISION - FIFTH ADDITION
 FINAL PLAT

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

BOLTON & MENK

SHEET 2 OF 2