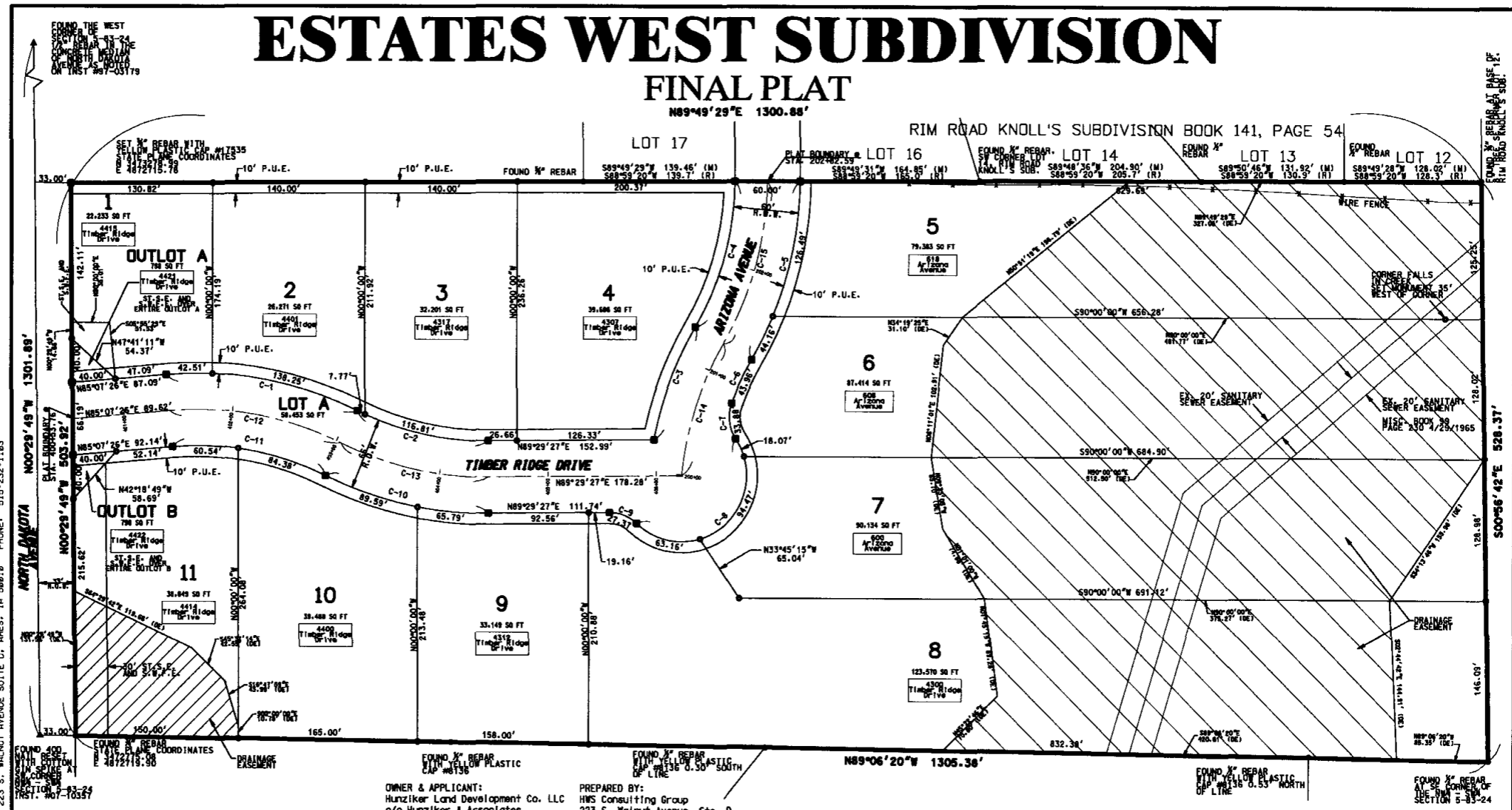


ESTATES WEST SUBDIVISION

FINAL PLAT

N89°49'29"E 1300.88'



PREPARED BY EUGENE R. DREYER, HNS CONSULTING GROUP, 223 S. WALNUT AVENUE SUITE D, AMES, IA 50010 PHONE: 515-232-1183

Instrument: 2008-00004354
 Date: Apr 25, 2008 12:05:53P
 Rec Fee: 55.00 E-Com Fee: 1.00
 Aud Fee: 5.00 Trans Tax: 1.00
 Rec Management Fee: 1.00
 Non-Standard Paise Fee: .00
 Filed for record in Story County, Iowa
 Susan L. Vande Kamp, County Recorder

Handwritten initials and marks

Filed By / Return To: ATS of Story County
 212 SE 16th Street, Ames, IA 50010
 File No. 07-846

CURVE	CURVE-RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	333.00'	51°08'01"	180.76'	119.74'	S79°19'34"E
LOT 1	333.00'	03°08'01"	49.51'	49.49'	S88°48'51"E
LOT 2	333.00'	23°47'18"	138.25'	137.26'	N75°40'08"W
C-2	287.00'	28°44'00"	124.56'	123.64'	S77°08'53"E
LOT 2	287.00'	01°38'58"	7.77'	7.76'	N64°35'33"W
LOT 3	287.00'	28°04'51"	116.81'	115.68'	N77°58'33"W
C-3	350.00'	13°08'28"	110.24'	109.73'	S20°19'40"W
LOT 3	350.00'	13°08'28"	110.24'	109.73'	S20°19'40"W
LOT 4	270.00'	29°31'51"	138.18'	137.63'	S15°07'56"W
LOT 5	350.00'	29°37'48"	170.89'	169.89'	S19°20'00"W
LOT 6	350.00'	21°14'17"	128.45'	128.72'	N11°14'59"E
LOT 7	350.00'	07°40'03"	44.18'	44.13'	N28°03'52"E
LOT 8	270.00'	08°18'44"	43.98'	43.91'	N28°14'01"E
LOT 9	287.00'	04°41'11"	33.88'	33.81'	N68°48'29"E
LOT 10	60.00'	17°13'30"	18.07'	18.00'	N55°29'23"E
LOT 7	60.00'	80°12'38"	84.47'	85.01'	N23°14'40"E
LOT 9	60.00'	25°15'59"	65.10'	65.29'	S79°20'41"E
C-4	350.00'	11°08'09"	124.92'	124.44'	S78°19'54"E
LOT 9	350.00'	11°08'09"	124.92'	124.44'	S78°19'54"E
LOT 10	287.00'	31°08'09"	144.92'	144.44'	S78°19'54"E
C-11	287.00'	18°08'58"	84.36'	84.03'	S72°48'44"E
LOT 10	287.00'	18°08'58"	84.36'	84.03'	S72°48'44"E
LOT 11	287.00'	12°38'31"	80.54'	80.41'	S68°22'48"E
C-15	300.00'	13°08'09"	144.94'	144.85'	S78°19'54"E
C-13	300.00'	23°44'00"	138.25'	138.71'	S77°08'53"E
C-14	300.00'	24°23'08"	127.68'	128.72'	N17°42'20"E
C-15	300.00'	23°54'40"	138.61'	134.84'	N14°56'53"E

OWNER & 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

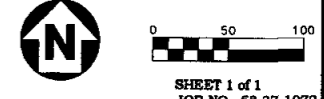
- NOTES**
- Estates West is located in the SW 1/4 of Section 5-83-24 of the 5th P.M., City of Ames, Story County Iowa.
 - The East ROW of North Dakota is assumed to bear N00°29'49"W.
 - Total area of Addition - 15.437 acres
 - Lot 'A', containing 1.342 acres, to be dedicated to the City of Ames for street purposes.
 - 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.
 - Easements as shown.
 - Coordinates shown at the NW corner of Lot 1 and the SW corner of Lot 11, are on the State Plane Coordinate System, Iowa North Zone (NAD 83).
 - This survey meets or exceeds Iowa Code 355.8 (15).
 - The development of Lots 1 through 11 shall be subject to Municipal Code, Chapter 9, Flood Plain Zoning regulations.

LEGAL DESCRIPTION

That portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Five, Township Eighty-three North, Range Twenty-four West of the 5th P.M., Iowa, Lying South of the South Line extended, of the Ontario Cemetery, approximately Five Hundred Feet North and South, and containing approximately Fifteen Acres.

Mets & Bounds for Story County Auditor only:
 Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 - SW 1/4) of Section 5-83-24; Thence S 89°06'20" E, 33.00 feet to the Point of Beginning on the East ROW of North Dakota Avenue; Thence N 00°29'49" W, 503.92 feet along said ROW to the Southwest corner of the Ontario Cemetery; Thence N 83°49'29" E, 1,300.88 feet along the South line of said cemetery and the South line of Rim Road Knoll's Subdivision to the Southeast corner of Lot 12 of Rim Road Knoll's Subdivision; Thence S 00°56'42" E, 528.37 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 5-83-24; Thence N 89°06'20" W, 1,305.38 feet to the Point of Beginning.

- 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.
 - Surface Water Flowage Easement.....S.W.F.E.
 - Storm Sewer Easement.....S.T.S.E.
 - Measured Distance.....(M)
 - Recorded Distance.....(R)
 - Drainage Easement bearing and distance....(DE)



AMES OFFICE
 223 S. Walnut Ave. Ste D
 Ames, Iowa 50010
 (515) 232-1183
 www.hns.com

HNS

REVISIONS

NO.	DATE	DESCRIPTION

ESTATES WEST SUBDIVISION
 AMES, IOWA

4/16/08

SHEET 1 of 1
 JOB NO. 58-37-1072

CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That **HUNZIKER LAND DEVELOPMENT CO., L.L.C.** does hereby covenant that they are the lawful owners of the following-described real estate situated in the County of Story,

State of Iowa, to-wit:

That portion of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Five (5), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, lying South of the South Line extended, of the Ontario Cemetery, approximately Five-hundred (500) feet North and South, and containing approximately Fifteen (15) Acres.

The undersigned do hereby certify, acknowledge and declare that the platting of said real estate to be known as **ESTATES WEST SUBDIVISION, 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, (Timber Ridge Drive and Arizona Avenue) as shown on said plat to the City of Ames, Iowa, and the perpetual use of the public.

Dated this 7th day of April, 2008.

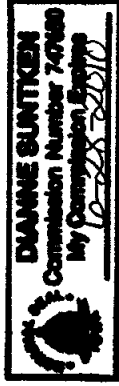
HUNZIKER LAND DEVELOPMENT COMPANY, L.L.C.

By 
Dean E. Hunziker, Manager

By 
Charles E. Winkleblack, Manager

STATE OF IOWA, STORY COUNTY, ss:

On this 7th day of April, 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 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 voluntarily executed.




Notary Public in and for the State of Iowa

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, with offices at 1416 Buckeye, 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:

That portion of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, lying South of the South Line extended, of the Ontario Cemetery, approximately Five-hundred (500) feet North and South, and containing approximately Fifteen (15) Acres,

from the root of the title thereof, down to and including the 25th day of April, 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, STORY COUNTY, IOWA**.

Based upon information within said Abstract of Title, it is my opinion that the fee simple title to said real estate 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 25th day of April, 2008.

NYEMASTER, GOODE, WEST, HANSELL & O'BRIEN

By 

Brian D. Torresi, Attorney

Iowa Title Guaranty
Division Member #10046

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, AMES, STORY COUNTY, IOWA**, is free from certified taxes and certified special assessments.

Dated this 7th day of April, 2008.

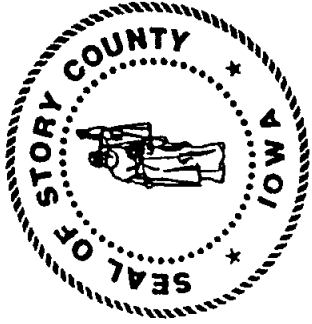


David D. Jamison

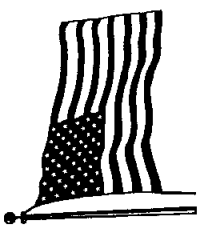
DAVID D. JAMISON,
TREASURER, STORY COUNTY, IOWA

Michael Baldwin, Prop. Tax Supervisor

Parcel Nos. 09-05-302-000



MARY MOSIMAN
Story County Auditor and
Commissioner of Elections



Approval of Subdivision Plat Name by Story County Auditor

Date 04/25/08

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

Estates West Subdivision

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



(SEAL)

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

Assistant Auditor: Lisa M. Markley

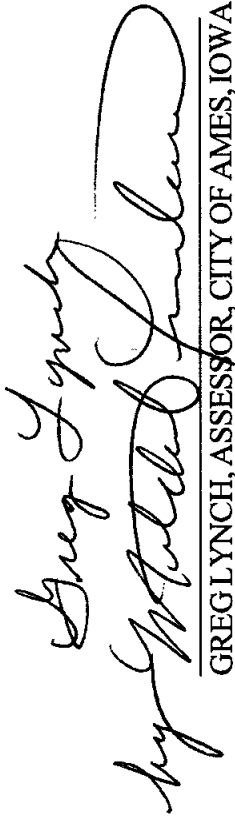
Deputies: Danielle J. Dunham, Lucinda J. Martin

Page 6

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, AMES, STORY COUNTY, IOWA**, for filing in my office.

Dated this 25th day of April, 2008.



GREG LYNCH, ASSESSOR, CITY OF AMES, IOWA

ACKNOWLEDGMENT OF RECEIPT OF PLAT

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

Dated this 25th day of April, 2008.



Mary Mosiman
MARY MOSIMAN,
AUDITOR, STORY COUNTY, IOWA

CITY OF AMES, IOWA

**RESOLUTION NUMBER 08-151
ACCEPTING PLAT OF ESTATES WEST SUBDIVISION
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:

That portion of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, lying South of the South Line extended, of the Ontario Cemetery, approximately Five-hundred (500) feet North and South, and containing approximately Fifteen (15) Acres,

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

WHEREAS, the Planning and Zoning Commission of the City of Ames, Iowa, has recommended that the plat be approved; and

WHEREAS, the owner of said real estate, Hunziker Land Development Company, L.L.C., an Iowa limited liability company, has 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;

We, Ann 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 08-151 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 22nd day of April, 2008.



ANN CAMPBELL, Mayor



DIANE VOSS, City Clerk

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

BE IT FURTHER RESOLVED that all of the acts of Hunziker Land Development Company, L.L.C., is hereby confirmed and approved.

BE IT FURTHER RESOLVED that the dedication of Lot "A", Public Street, (Timber Ridge Drive and Arizona Avenue) for public street services be and the same is hereby accepted for and on behalf of the City of Ames, Iowa, and all acts of Hunziker Land Development Company, L.L.C. are hereby confirmed and approved by the City Council of the City of Ames, Iowa, on this 22nd day of April, 2008.

CITY OF AMES, IOWA

By 
ANN CAMPBELL, Mayor

By 
DIANE VOSS, City Clerk

Moved by: Goodman

Seconded By: Rice

Voting Aye: Goodman, Larson, Popken, Rice

Voting Nay: None

Absent: Doll, Mahayni

Mayor Ann Campbell declared Resolution Number 08-151 adopted.