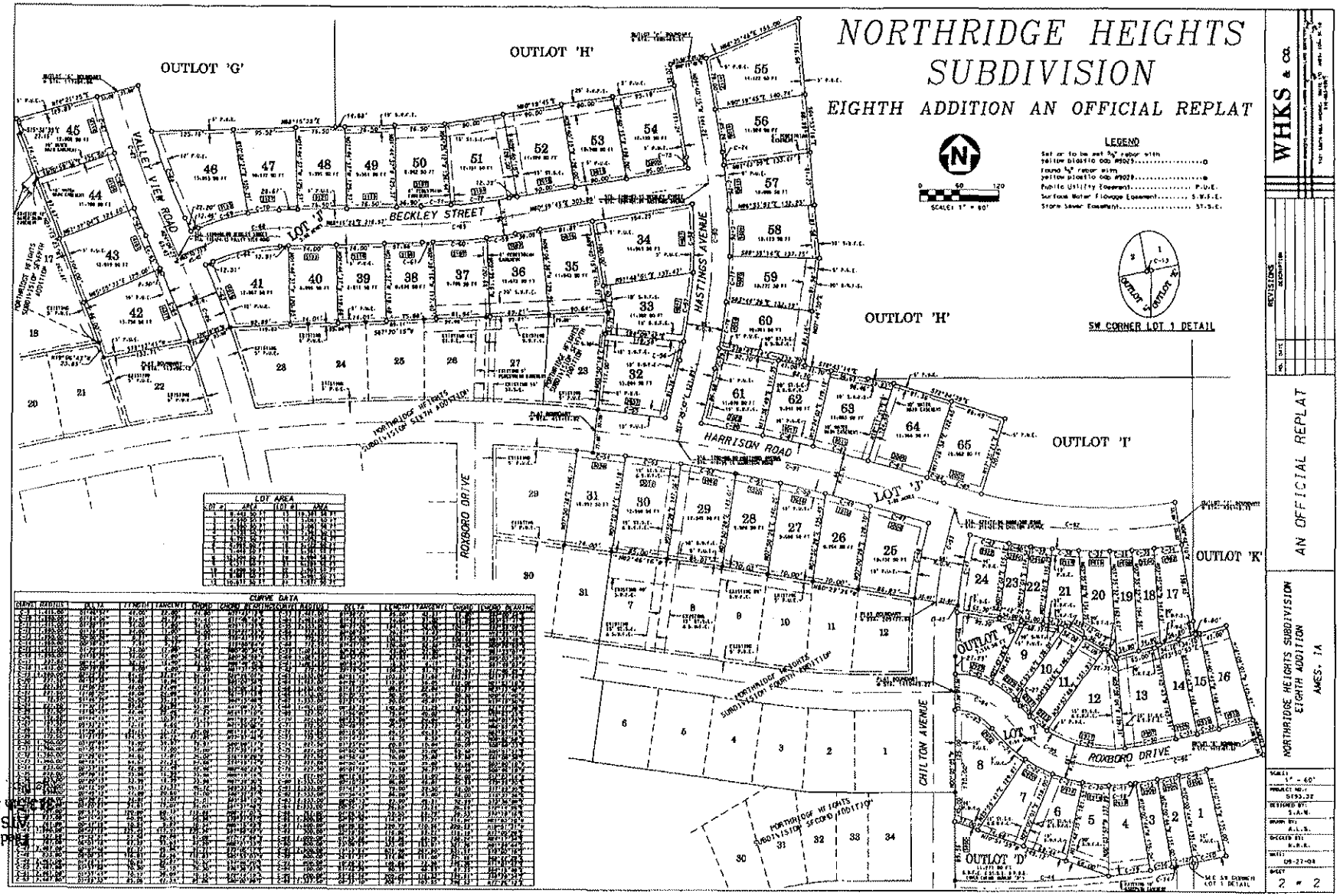
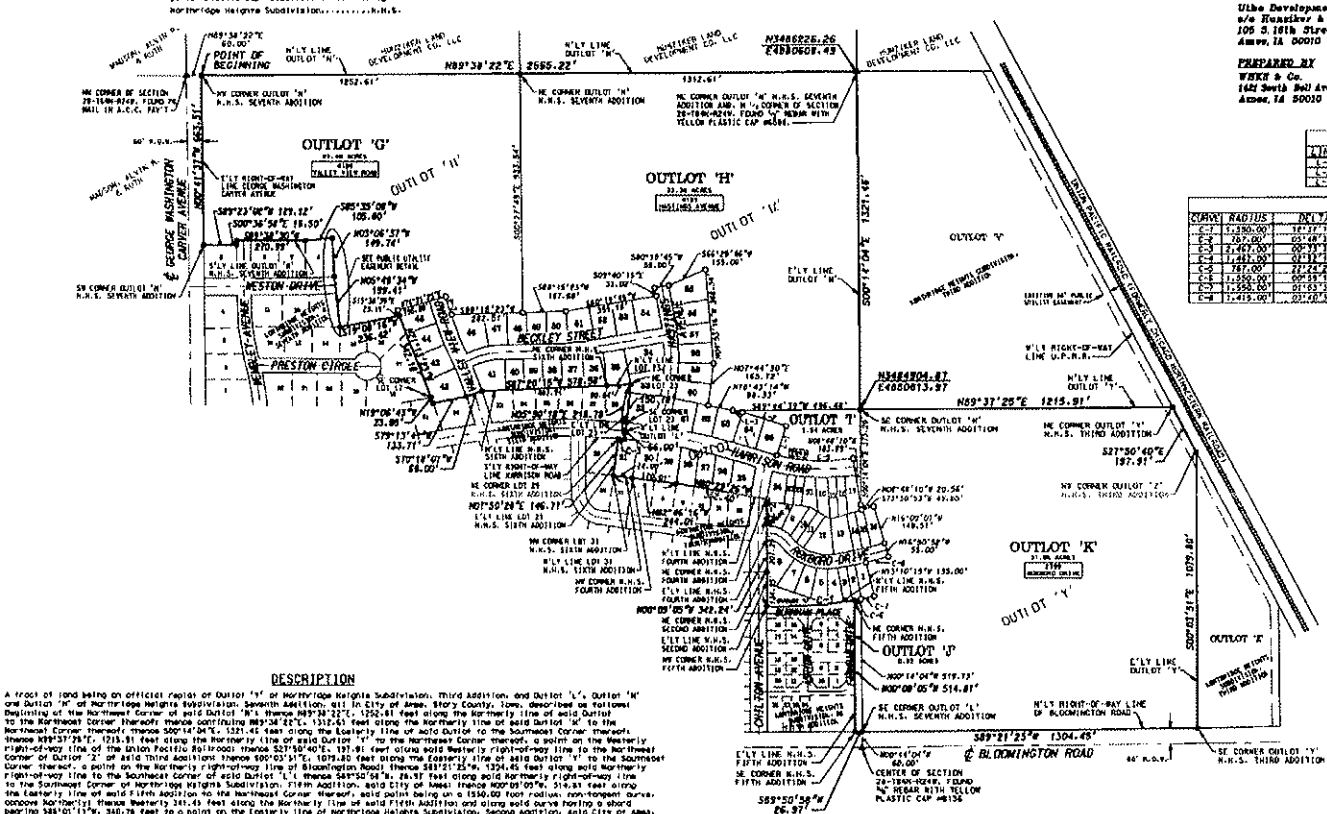


Instrument: 200400014137
Date: 10-18-2004 Time: 11:59:16 am.
Rec Fee: 66.00 E-Com Fee: 1.00
Aud Fee: 10.00 Trans Tax: .00
Filed for Record in STORY COUNTY IOWA
SUSAN L. VANDE KAMP, COUNTY RECORDER

Filed By / Return To:
ATS of Story County
[illegible] St., Ames, IA [illegible]

NORTHRIDGE HEIGHTS SUBDIVISION

EIGHTH ADDITION AN OFFICIAL REPLAT



OWNER
Uthe Development Co. LLC
c/o Hunziker & Associates
105 S. 16th Street
Ames, IA 50010

DEVELOPER
Uthe Development Co. LLC
c/o Hunziker & Associates
105 S. 16th Street
Ames, IA 50010

PREPARED BY
WHKS & Co.
1421 South Bell Avenue, Suite 103
Ames, IA 50010

SUBMITTAL DATE
September 27, 2004

LINE DATA

LINE	BEARING	LENGTH
L-1	N89°38'22"E	120.85'
L-2	N77°47'47"W	177.85'
L-3	N77°47'47"W	39.81'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C-1	1,350.00'	14°27'19"	341.49'	171.62'	340.66'	S84°01'11"W
C-2	787.00'	09°49'13"	72.15'	36.13'	72.12'	N00°29'31"E
C-3	2,487.00'	00°59'19"	42.93'	21.47'	42.93'	S87°24'35"E
C-4	1,487.00'	01°33'13"	72.85'	36.43'	72.84'	N87°54'21"W
C-5	787.00'	22°24'28"	239.96'	121.59'	238.46'	N88°35'55"W
C-6	1,350.00'	09°55'10"	234.01'	117.34'	233.72'	N79°17'58"E
C-7	1,350.00'	01°03'18"	24.87'	12.43'	24.87'	N73°46'54"E
C-8	1,415.00'	03°16'57"	80.81'	40.42'	80.79'	N74°38'27"E

PUBLIC UTILITY EASEMENT DETAIL

DESCRIPTION

A tract of land being an official replat of Outlot 'I' of Northridge Heights Subdivision, Third Addition, and Outlot 'L', Outlot 'M' and Outlot 'K' of Northridge Heights Subdivision, Seventh Addition, all in City of Ames, Story County, Iowa, described as follows: Beginning at the Northwest Corner of said Outlot 'M'; thence N89°38'22"E, 1252.61 feet along the Northerly line of said Outlot 'M' to the Northeast Corner thereof; thence continuing N89°38'22"E, 1312.61 feet along the Northerly line of said Outlot 'M' to the Northeast Corner thereof; thence S00°14'04"E, 1321.46 feet along the Easterly line of said Outlot 'M' to the Southeast Corner thereof; thence N89°37'25"E, 1215.91 feet along the Northerly line of said Outlot 'I' to the Northeast Corner thereof; thence S27°50'40"E, 197.91 feet along said Westerly right-of-way line to the Northeast Corner of Outlot 'J' of said Third Addition; thence S00°03'31"E, 1079.85 feet along the Easterly line of said Outlot 'I' to the Southeast Corner thereof, a point on the Northerly right-of-way line of Bloomington Road; thence S89°21'25"W, 1304.49 feet along said Northerly right-of-way line to the Southeast Corner of said Outlot 'L'; thence S89°50'58"W, 66.97 feet along said Northerly right-of-way line to the Southeast Corner of Northridge Heights Subdivision, Fifth Addition, said City of Ames; thence N00°09'05"W, 514.64 feet along the Easterly line of said Fifth Addition to the Northeast Corner thereof, said point being on a 1350.00 foot radius, non-tangent curve, concave Northerly; thence Westerly 341.49 feet along the Northerly line of said Fifth Addition and along said curve having a chord bearing S84°01'11"W, 340.78 feet to a point on the Easterly line of Northridge Heights Subdivision, Second Addition, said City of Ames, said point being the Northwest Corner of said Fifth Addition; thence N00°09'05"W, 134.96 feet along said Easterly line to the Northeast Corner of said Second Addition; thence continuing N00°09'05"W, 207.25 feet along the Easterly line of Northridge Heights Subdivision, Fourth Addition, said City of Ames, to a point on a 787.00 foot radius, tangent curve, concave Easterly; thence Northerly 72.76 feet along said Easterly line and along said curve having a chord bearing N02°45'10"E, 72.75 feet to the Northeast Corner of said Fourth Addition; thence N00°29'26"W, 362.46 feet along the Northerly line of said Fourth Addition; thence N87°46'16"W, 130.01 feet along said Northerly line to the Northeast Corner of said Fourth Addition; thence continuing N87°46'16"W, 74.00 feet along the Northerly line of Lot 31 of Northridge Heights Subdivision, Sixth Addition, said City of Ames, to the Northwest Corner thereof; thence N00°50'28"E, 196.27 feet along the Easterly line of Lot 28 of said Sixth Addition to the Northeast Corner thereof, a point on a 2487.00 foot radius, non-tangent curve, concave Southerly; thence Easterly 24.15 feet along the Southerly right-of-way line of Harrison Road and along said curve having a chord bearing S84°26'32"E, 24.15 feet to a point on the Westerly line of said Outlot 'L'; thence N05°50'18"E, 66.00 feet along said Westerly line to the Southeast Corner of Lot 23 of said Seventh Addition; thence continuing N05°50'18"E, 150.18 feet along the Easterly line of said Lot to the Northeast Corner thereof; thence S87°20'15"E, 10.64 feet along the Northerly line of said Lot to the Northeast Corner of said Sixth Addition; thence continuing S87°20'15"E, 487.96 feet along the Northerly line of said Sixth Addition; thence S72°16'01"E, 66.00 feet along said Northerly line; thence S18°13'41"E, 133.71 feet along said Northerly line; thence N18°06'43"E, 23.80 feet along said Northerly line to the Southeast Corner of Lot 17 of said Seventh Addition; thence N01°13'13"E, 342.18 feet along the Southerly line of said Outlot 'K'; thence S78°08'16"W, 236.62 feet along said Southerly line; thence N05°45'36"E, 189.41 feet along said Southerly lines; thence N03°06'31"E, 149.14 feet along said Southerly line; thence S85°36'08"E, 105.00 feet along said Southerly lines; thence S85°36'30"E, 270.99 feet along said Southerly line; thence S00°26'58"E, 16.50 feet along said Southerly line; thence S89°23'02"E, 129.12 feet along said Southerly line to the Southwest Corner of said Outlot 'J', a point on the Easterly right-of-way line of George Washington Carver Avenue; thence N00°43'31"W, 663.51 feet along said Easterly right-of-way line to the Point of Beginning; containing 113.88 acres, subject to easements and restrictions of record.

NOTES

1. Northridge Heights Subdivision, Eighth Addition, an Official Replat, is located in the NW ¼ of Section 28-84N-24W of the 5th P.M., City of Ames, Story County, Iowa.
2. The N'ly line of the NE¼ of said Section 28 is assumed to bear N89°38'22"E.
3. Total area of Addition ..... 113.88 acres
   Total area in NW ¼ NW ¼ ..... 26.79 acres
   Total area in NE ¼ NW ¼ ..... 38.82 acres
   Total area in SE ¼ NW ¼ ..... 10.64 acres
   Total area in SW ¼ NW ¼ ..... 37.53 acres
4. Lot 'J', containing 0.64 acres and Lot 'J', containing 3.52 acres, to be dedicated to the City of Ames for street purposes.
5. Subdivision part of tract described in Court Officer Deed filed June 1, 2000, Instrument No. 00-09695, office of Story County Recorder, Nevada, Iowa.
6. The unadjusted error of closure, as per Section 353.6 (15) of the Code of Iowa, meets 1:10,000 for the subdivision boundary and 1:10,000 for the boundaries of the individual lots.
7. 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.
8. Easements as shown.
9. Numbers in boxes shown in each lot are the street addresses.
10. Coordinates shown at NE and SE corners of Outlot 'H' are on the State Plane Coordinate System, Iowa North Zone (NAD 83).

INDEX

Sheet 1 - Overall platted area, Description, Notes, Certification
Sheet 2 - Plat of developable lots

I hereby certify that the land surveying document was prepared and the related survey 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.

Nicholas R. Konrady
License Number 8009
My license renewal date is December 31, 2004
Pages covered by this seal: 1 of 2 & 2 of 2

WHKS & CO.

NO.	DATE	REVISIONS DESCRIPTION

NORTHRIDGE HEIGHTS SUBDIVISION
EIGHTH ADDITION
AMES, IA

AN OFFICIAL REPLAT

SCALE: 1" = 200'
PROJECT NO.: 5193.32
DESIGNED BY: N.A.R.
DRAWN BY: N.A.S.
CHECKED BY: N.R.K.
DATE: 09-27-04
SHEET: 1 of 2

Prepared by: Nicholas R. Konrady, WHKS & Co. 1421 S. Bell, Suite 103, Ames IA 50010 Phone 515-663-9997

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