

**COUNCIL ACTION FORM**

**SUBJECT: MAJOR FINAL PLAT FOR BRICKTOWNE AMES SUBDIVISION**

**BACKGROUND:**

The City's subdivision regulations are included in Chapter 23 of the Ames Municipal Code. Once the applicant has completed the necessary requirements, including provision of required public improvements or provision of financial security for their completion, an application for a "Final Plat" may then be made for City Council approval. After City Council approval of the Final Plat, it must then be recorded with the County Recorder to become an officially recognized subdivision plat. The Final Plat must be found to conform to the ordinances of the City and any conditions placed upon the Preliminary Plat approval.

Dickson Jensen has submitted a final plat for a major subdivision for Bricktowne Ames Subdivision. The Bricktowne development lies along S. Duff Avenue and east of the Ames Municipal Airport as shown on the location map in Attachment 1. The property was rezoned to Planned Residence District (F-PRD) and a Preliminary Plat approved on July 25, 2017. The site is also subject to Master Plan and contract rezoning agreement.

The development creates 14 lots plus two street lots dedicating S. Duff Avenue (US Highway 69). Lots 1 through 11 will be a residential development of 572 units of which 416 are one bedroom, 136 are two bedrooms, and 20 are three bedrooms in apartment blocks and townhome style units. The City Council approved a Major Site Development Plan for this development with the F-PRD rezoning on July 25.

Lots 12, 13, and 14 are zoned Highway-Oriented Commercial (HOC). Commercial development on Lots 12 through 14 will need to meet standard Highway-Oriented Commercial zoning regulations although the Master Plan does allow the required screening between the commercial and residential uses to be placed on the residential lots.

Many of the lots will not have frontage on a public street, but will obtain legal access through easements filed with this Final Plat. A blanket easement over Lot 13 was created to allow Lot 12 access to the private street that intersects with Crystal Street. Except for the two identified private streets, no lot will have individual access to S. Duff Avenue—access to individual lots will be via the private streets.

The Final Plat is accompanied by financial security of \$1,061,068.80 for all public improvements. These include all public water and sanitary sewer mains within the development, and a public sidewalk along the street frontage (including along the front of the cemetery). An additional \$75,000 payment was made for electrical upgrades. The streets are all private streets and required no financial security. An additional security of

\$1,636,034.30 was submitted for storm water features as required under Chapter 5B and the Contract Zoning Agreement.

Other necessary infrastructure will be installed by the City per the Rezoning Contract Agreement. The City will install the traffic light at the north entrance to the development across from Crystal Street and will widen portions of S. Duff Avenue. The City will also extend the shared-use path on the east side of the highway. The City is in the process of design and bidding for the Duff Avenue widening project as required in the agreement.

**ALTERNATIVES:**

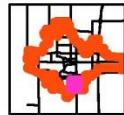
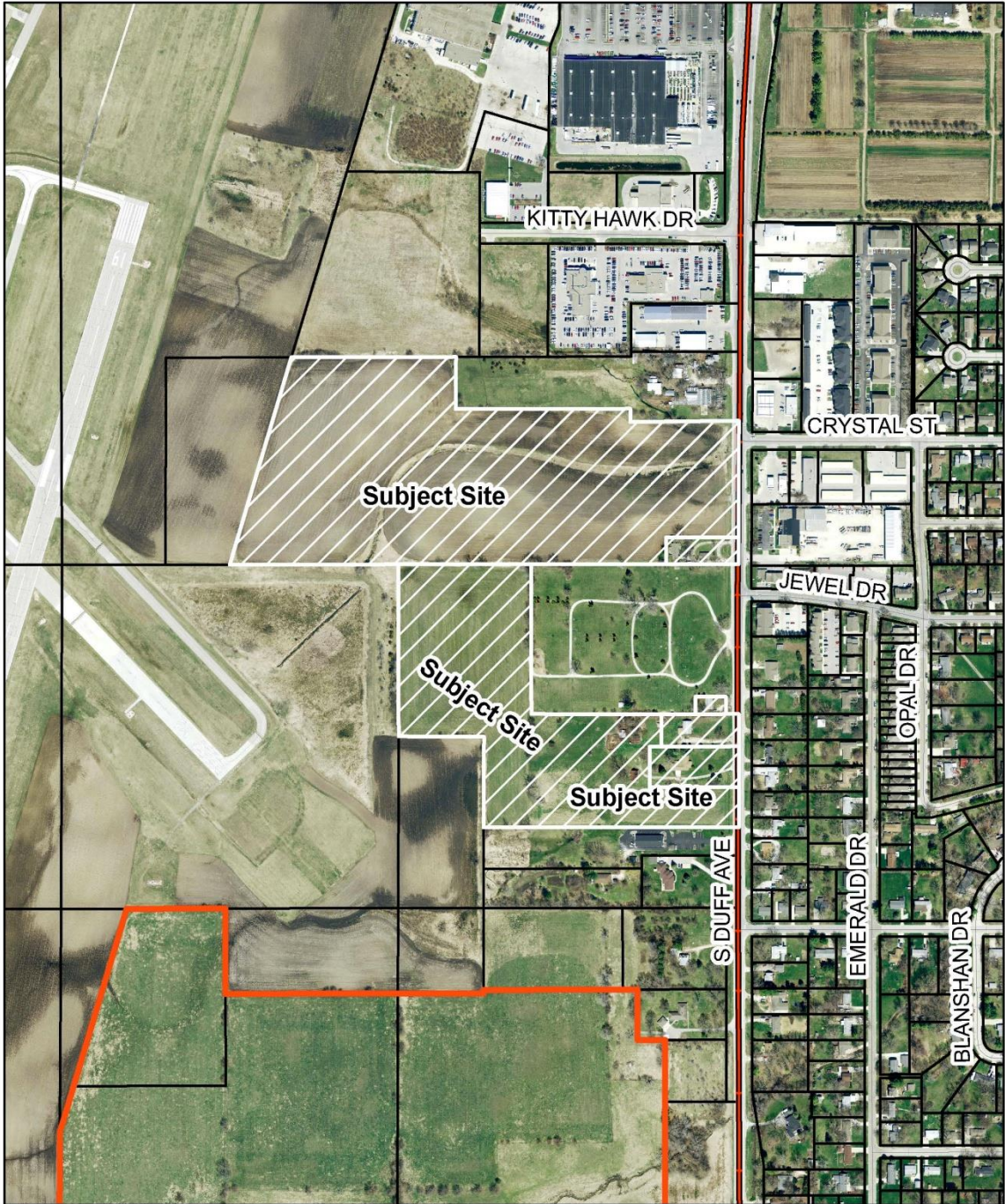
1. The City Council can approve the Final Plat of Bricktowne Ames Subdivision based upon the staff's findings that the Final Plat conforms to relevant and applicable design standards, ordinances, policies, and plans with a Public Improvement Agreement and financial security.
2. The City Council can deny the Final Plat for Quarry Estates Subdivision, Second Addition if it finds that the development creates a burden on existing public improvements or creates a need for new public improvements that have not yet been installed.

**CITY MANAGER'S RECOMMENDED ACTION:**

City staff has evaluated the proposed Final Plat for a major subdivision and determined that the proposal is consistent with the Preliminary Plat, Major Site Development Plan, and Rezoning Contract approved by City Council and that the plat conforms to the adopted ordinances and policies of the City as required by Code.

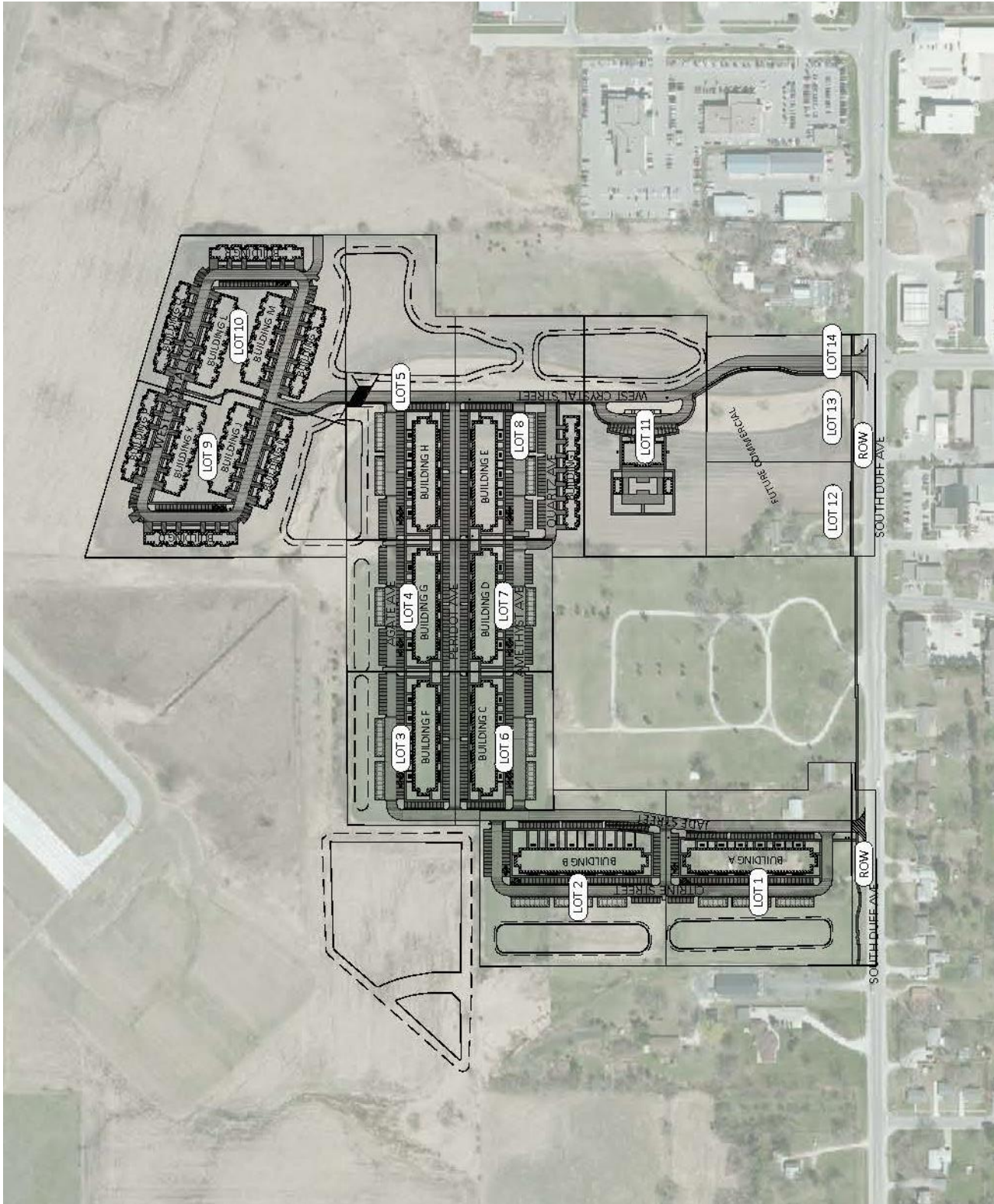
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, approving the Preliminary Plat of Brick Towne.

# ATTACHMENT 1: LOCATION MAP





# ATTACHMENT 2: BRICKTOWNE AMES SUBDIVISION LOT LAYOUT



## Applicable Laws and Policies Pertaining to Final Plat Approval

Adopted laws and policies applicable to this case file include, but are not limited to, the following:

### Ames *Municipal Code* Section 23.302

(10) City Council Action on Final Plat for Major Subdivision:

(a) All proposed subdivision plats shall be submitted to the City Council for review and approval. Upon receipt of any Final Plat forwarded to it for review and approval, the City Council shall examine the Application Form, the Final Plat, any comments, recommendations or reports examined or made by the Department of Planning and Housing, and such other information as it deems necessary or reasonable to consider.

(b) Based upon such examination, the City Council shall ascertain whether the Final Plat conforms to relevant and applicable design and improvement standards in these Regulations, to other City ordinances and standards, to the City's Land Use Policy Plan and to the City's other duly adopted plans.

(c) The City Council may:

(i) deny any subdivision where the reasonably anticipated impact of such subdivision will create such a burden on existing public improvements or such a need for new public improvements that the area of the City affected by such impact will be unable to conform to level of service standards set forth in the Land Use Policy Plan or other capital project or growth management plan of the City until such time that the City upgrades such public improvements in accordance with schedules set forth in such plans; or,

(ii) approve any subdivision subject to the condition that the Applicant contribute to so much of such upgrade of public improvements as the need for such upgrade is directly and proportionately attributable to such impact as determined at the sole discretion of the City. The terms, conditions and amortization schedule for such contribution may be incorporated within an Improvement Agreement as set forth in Section 23.304 of the Regulations.

(d) Prior to granting approval of a major subdivision Final Plat, the City Council may permit the plat to be divided into two or more sections and may impose such conditions upon approval of each section as it deems necessary to assure orderly development of the subdivision.

(e) Following such examination, and within 60 days of the Applicant's filing of the complete Application for Final Plat Approval of a Major Subdivision with the Department of Planning and Housing, the City Council shall approve, approve subject to conditions, or disapprove the Application for Final Plat Approval of a Major Subdivision. The City Council shall set forth its reasons for disapproving any Application or for conditioning its approval of any Application in its official records and shall provide a written copy of such reasons to the developer. The City Council shall pass a resolution accepting the Final Plat for any Application that it approves.

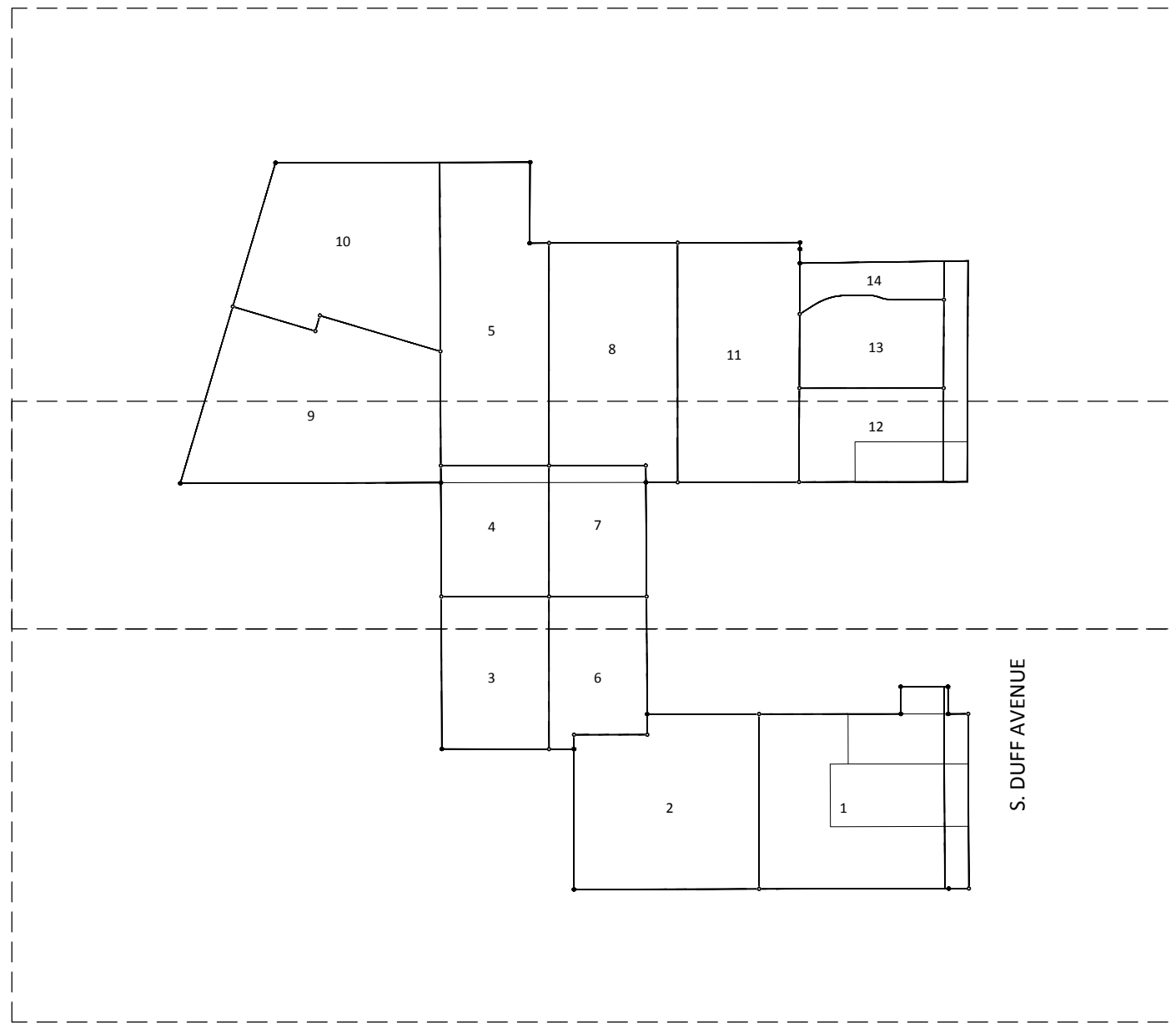
*(Ord. No. 3524, 5-25-99)*

**FINAL PLAT**  
 BRICKTOWNE AMES SUBDIVISION  
 CITY OF AMES  
 STORY COUNTY, IOWA  
 AUGUST 2017



INDEX OF SHEETS	
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16	EASEMENTS - LOT 11
17	EASEMENTS - LOT 12 & LOT 13
18	EASEMENTS - LOT 14

SHEETS 1 & 3



SHEETS 2 & 4

**LEGEND**

- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535
- (R) RECORDED DIMENSION
- P.U.E. PUBLIC UTILITY EASEMENT

**NOTES:**

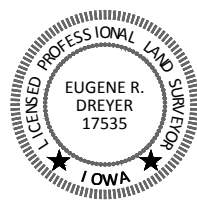
1. BRICKTOWNE AMES SUBDIVISION IS IN THE SW QUARTER OF SECTION 14-83-24 AND THE NW QUARTER OF SECTION 23-83-24.
2. BEARINGS AND COORDINATES SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE #8, US SURVEY FOOT.
3. TOTAL AREA OF THE ADDITION IS 1,950,684 SQUARE FEET.
4. SOIL BORINGS ARE REQUIRED IN AREAS WITHIN THIS PLAT WHICH HAVE BEEN IDENTIFIED BY THE CITY OF AMES AS HAVING SOILS THAT MAKE CONSTRUCTION DIFFICULT.
5. LOT 'A', CONTAINING 33,080 SQUARE FEET, AND LOT 'B', CONTAINING 26,842 SQUARE FEET TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
6. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.

SURVEY DESCRIPTION : PART OF SW 1/4 SEC 14-83-24 AND PART OF NW 1/4 SEC 23-83-24

PROPRIETOR : JENSEN, DICKSON AND LUANN C.

REQUESTED BY : JENSEN GROUP

SURVEYOR : EUGENE DREYER, PLS #17535  
 BOLTON & MENK, INC.  
 2730 FORD STREET  
 AMES, IOWA 50010  
 515-233-6100



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: \_\_\_\_\_  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 ALL SHEETS



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 www.bolton-menk.com

**COVER SHEET**  
 BRICKTOWNE AMES SUBDIVISION

**OWNER:**  
 JENSEN, DICKSON AND LUANN C.  
 4611 MORTENSEN RD, SUITE 106  
 AMES, IA 50014

SURVEY DESCRIPTION : PART OF SW 1/4 SEC 14-83-24 AND PART OF NW 1/4 SEC 23-83-24

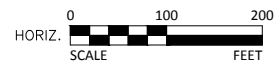
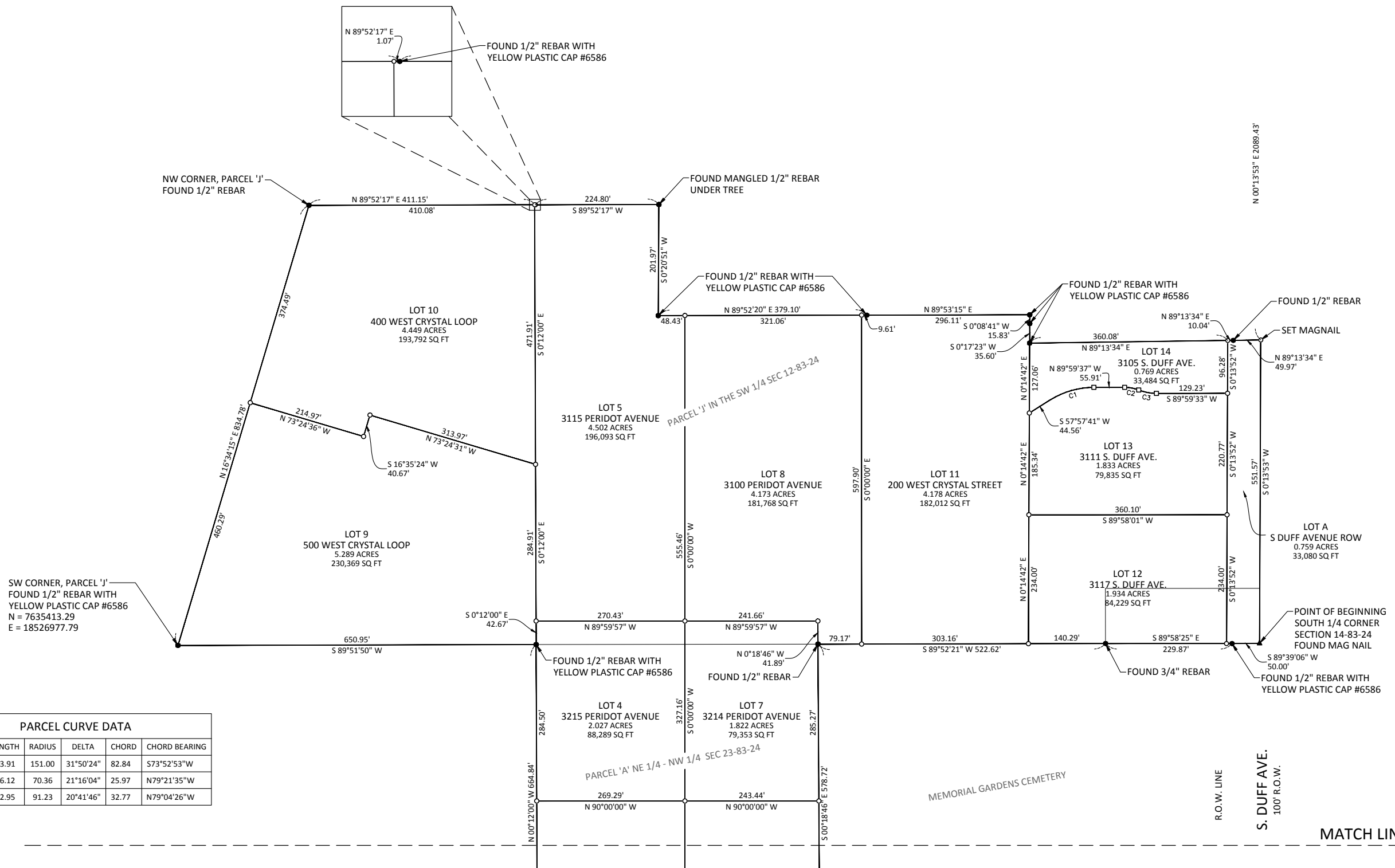
PROPRIETOR : JENSEN, DICKSON AND LUANN C.

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SURVEYOR : EUGENE DREYER, PLS #17535  
BOLTON & MENK, INC.  
2730 FORD STREET  
AMES, IOWA 50010  
515-233-6100

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PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	83.91	151.00	31°50'24"	82.84	S73°52'53"W
C2	26.12	70.36	21°16'04"	25.97	N79°21'35"W
C3	32.95	91.23	20°41'46"	32.77	N79°04'26"W



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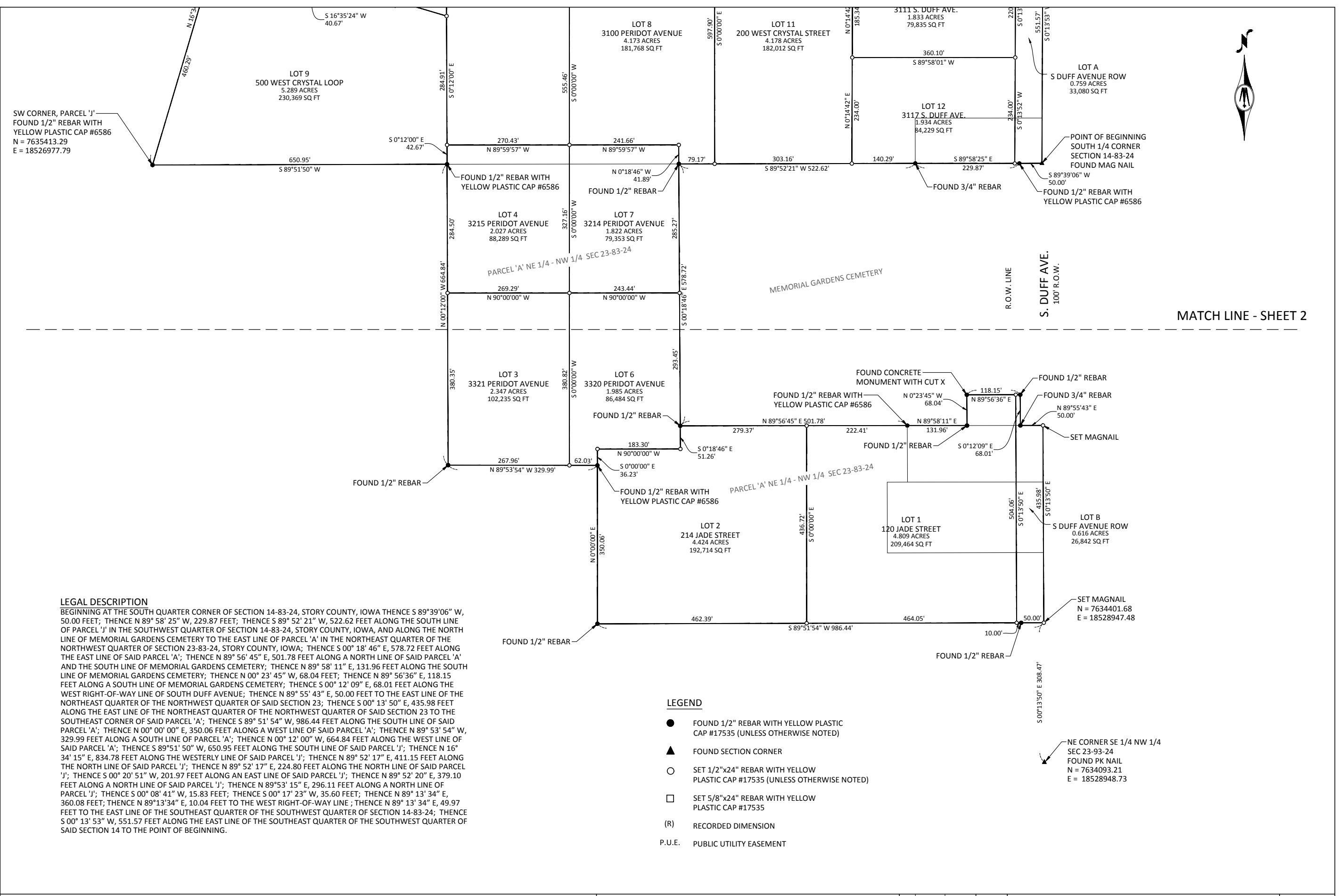
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DESIGNED		JENSEN GROUP BRICKTOWNE AMES SUBDIVISION FINAL PLAT
DRAWN		
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OF	18

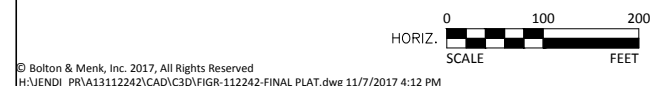


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**LEGAL DESCRIPTION**  
 BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 14-83-24, STORY COUNTY, IOWA THENCE S 89°39'06" W, 50.00 FEET; THENCE N 89° 58' 25" W, 229.87 FEET; THENCE S 89° 52' 21" W, 522.62 FEET ALONG THE SOUTH LINE OF PARCEL 'J' IN THE SOUTHWEST QUARTER OF SECTION 14-83-24, STORY COUNTY, IOWA, AND ALONG THE NORTH LINE OF MEMORIAL GARDENS CEMETERY TO THE EAST LINE OF PARCEL 'A' IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23-83-24, STORY COUNTY, IOWA; THENCE S 00° 18' 46" E, 578.72 FEET ALONG THE EAST LINE OF SAID PARCEL 'A'; THENCE N 89° 56' 45" E, 501.78 FEET ALONG A NORTH LINE OF SAID PARCEL 'A' AND THE SOUTH LINE OF MEMORIAL GARDENS CEMETERY; THENCE N 89° 58' 11" E, 131.96 FEET ALONG THE SOUTH LINE OF MEMORIAL GARDENS CEMETERY; THENCE N 00° 23' 45" W, 68.04 FEET; THENCE N 89° 56' 36" E, 118.15 FEET ALONG A SOUTH LINE OF MEMORIAL GARDENS CEMETERY; THENCE S 00° 12' 09" E, 68.01 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH DUFF AVENUE; THENCE N 89° 55' 43" E, 50.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE S 00° 13' 50" E, 435.98 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23 TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE S 89° 51' 54" W, 986.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A'; THENCE N 00° 00' 00" E, 350.06 FEET ALONG A WEST LINE OF SAID PARCEL 'A'; THENCE N 89° 53' 54" W, 329.99 FEET ALONG A SOUTH LINE OF PARCEL 'A'; THENCE N 00° 12' 00" W, 664.84 FEET ALONG THE WEST LINE OF SAID PARCEL 'A'; THENCE S 89°51' 50" W, 650.95 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'J'; THENCE N 16° 34' 15" E, 834.78 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 'J'; THENCE N 89° 52' 17" E, 411.15 FEET ALONG THE NORTH LINE OF SAID PARCEL 'J'; THENCE N 89° 52' 17" E, 224.80 FEET ALONG THE NORTH LINE OF SAID PARCEL 'J'; THENCE S 00° 20' 51" W, 201.97 FEET ALONG AN EAST LINE OF SAID PARCEL 'J'; THENCE N 89° 52' 20" E, 379.10 FEET ALONG A NORTH LINE OF SAID PARCEL 'J'; THENCE N 89°53' 15" E, 296.11 FEET ALONG A NORTH LINE OF PARCEL 'J'; THENCE S 00° 08' 41" W, 15.83 FEET; THENCE S 00° 17' 23" W, 35.60 FEET; THENCE N 89° 13' 34" E, 360.08 FEET; THENCE N 89°13'34" E, 10.04 FEET TO THE WEST RIGHT-OF-WAY LINE; THENCE N 89° 13' 34" E, 49.97 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14-83-24; THENCE S 00° 13' 53" W, 551.57 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 TO THE POINT OF BEGINNING.

- LEGEND**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
  - ▲ FOUND SECTION CORNER
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REV	ISSUED FOR	DATE	DESIGNED

<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
FINAL PLAT	





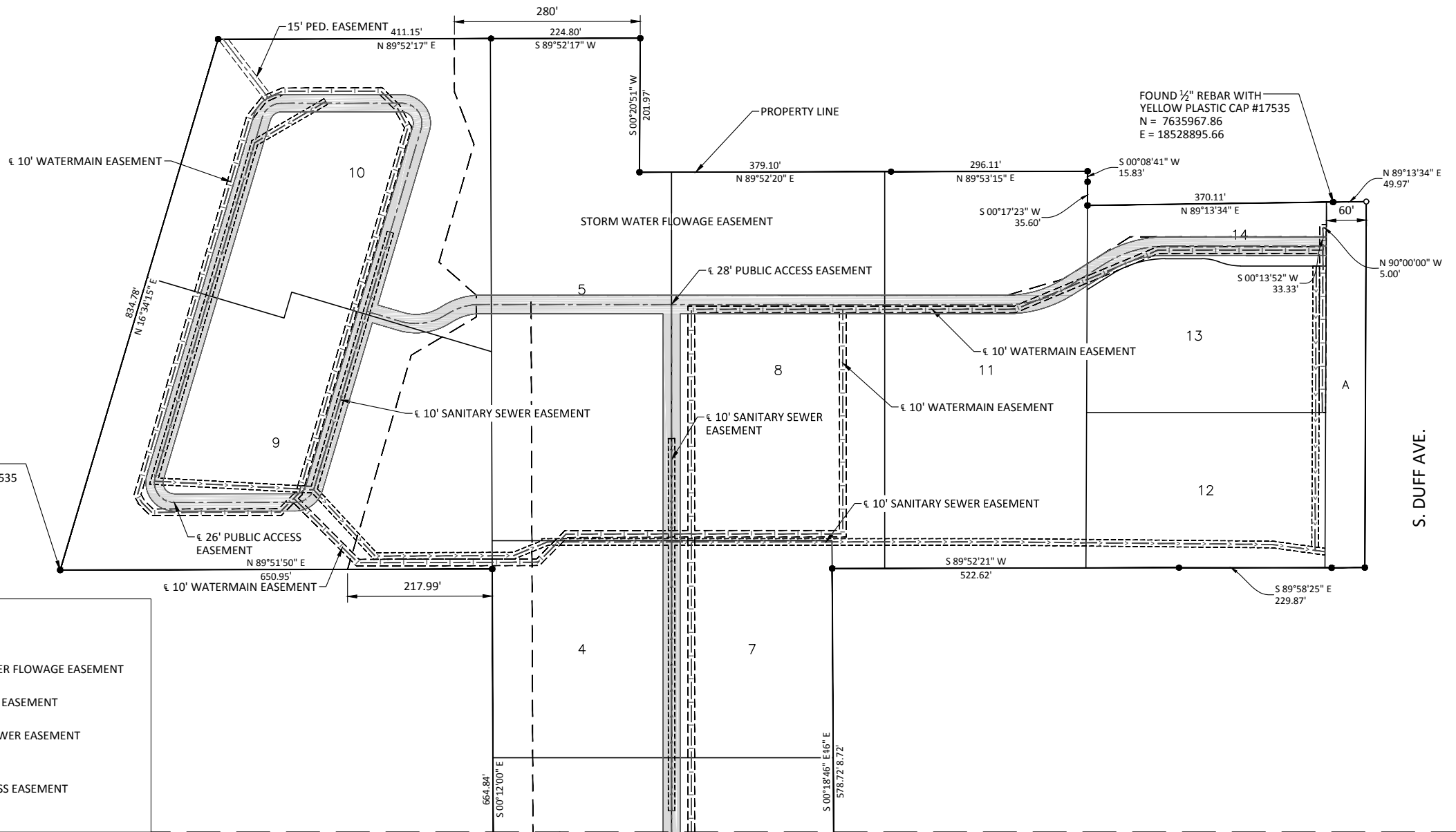
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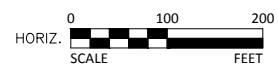
**LEGEND**

	STORM WATER FLOWAGE EASEMENT
	WATERMAIN EASEMENT
	SANITARY SEWER EASEMENT
	PUBLIC ACCESS EASEMENT



MATCH LINE - SHEET 5

SHEETS 4 AND 5 ARE FOR INFORMATION ONLY. DETAILED EASEMENT DATA FOLLOWS ON SHEETS 6 THROUGH 18.



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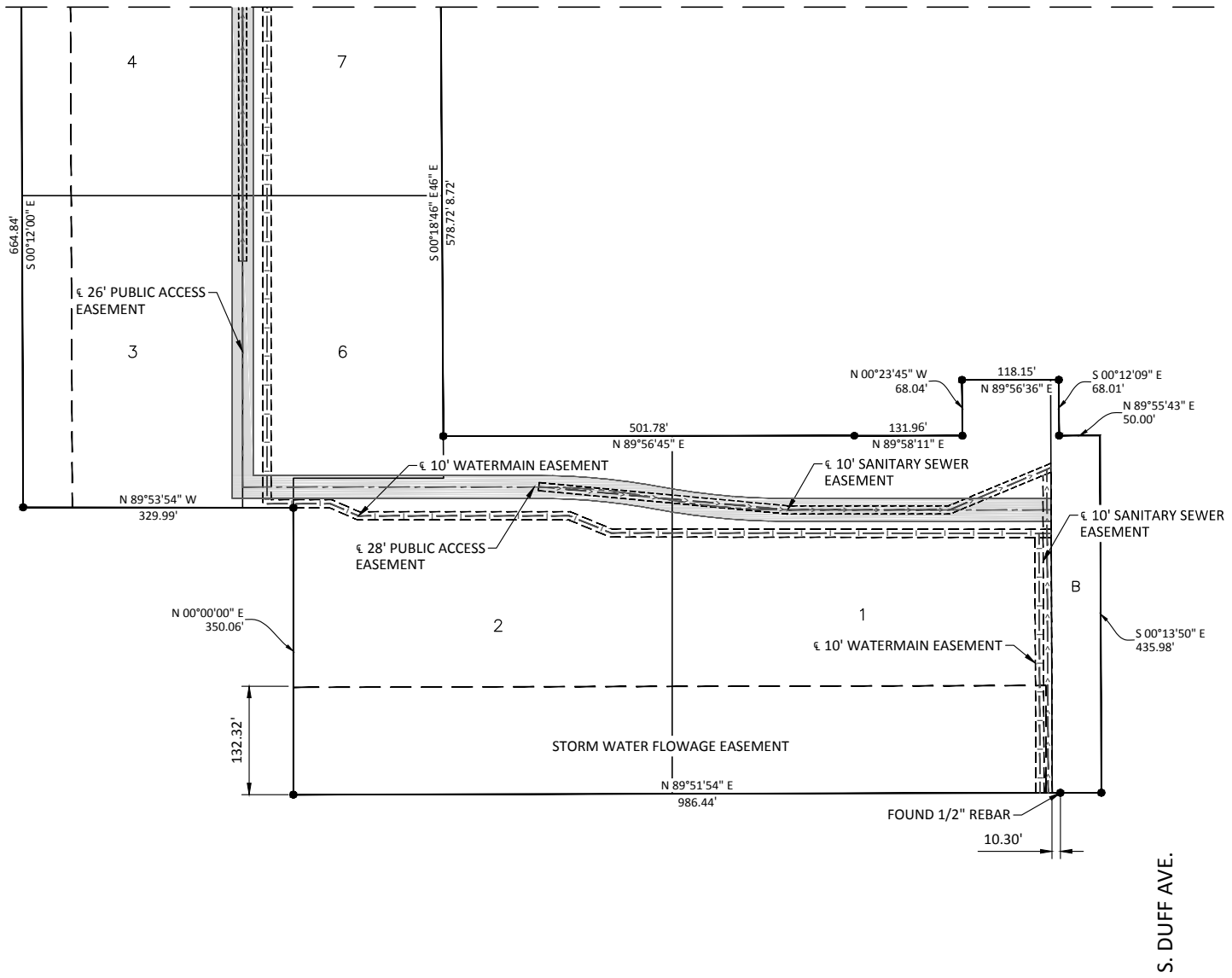
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JENSEN GROUP	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS	

MATCH LINE - SHEET 4

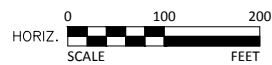


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LEGEND	
	STORM WATER FLOWAGE EASEMENT
	WATERMAIN EASEMENT
	SANITARY SEWER EASEMENT
	PUBLIC ACCESS EASEMENT

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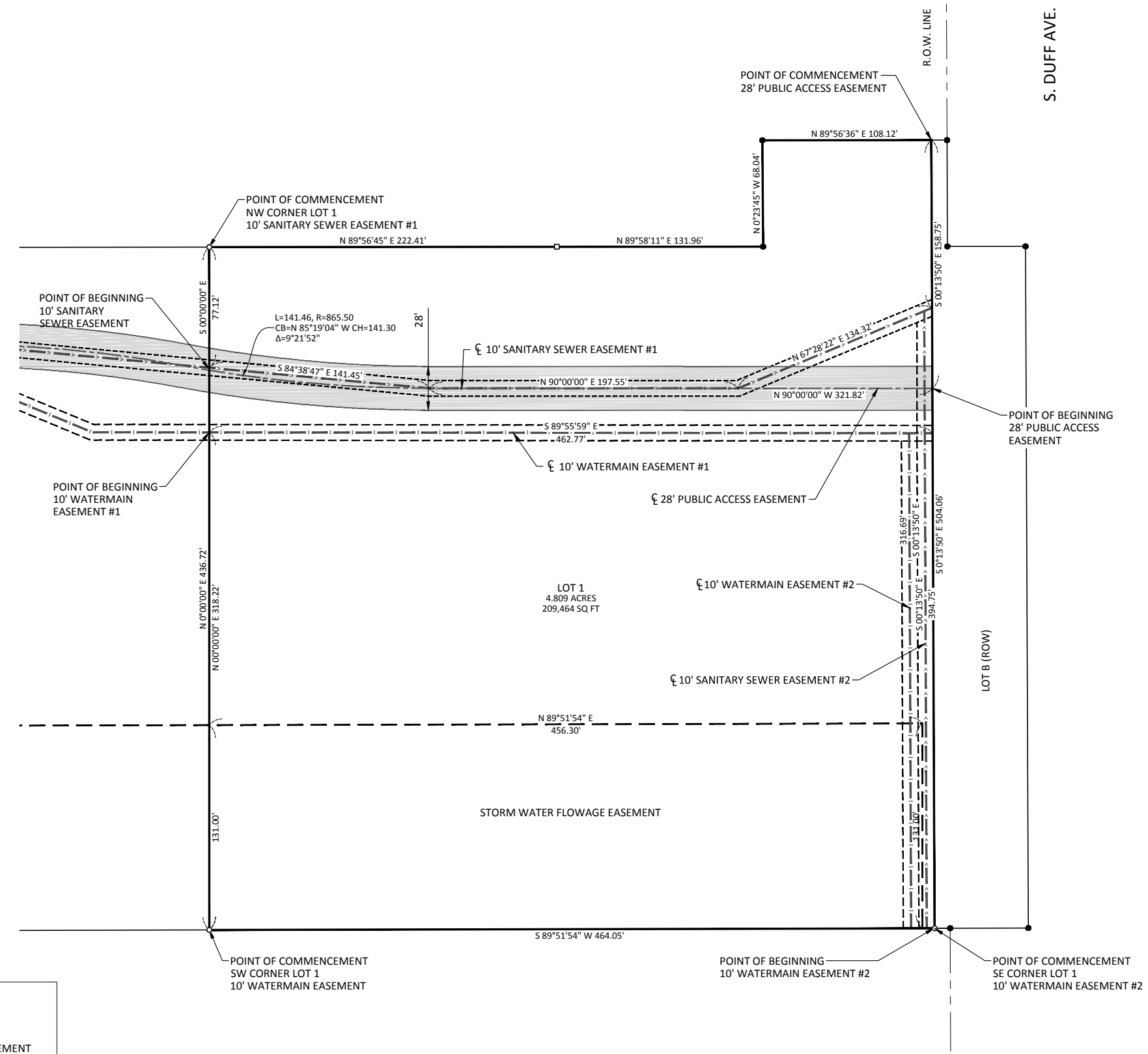
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5  
OF  
18



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**LOT 1**

**10 FOOT SANITARY SEWER EASEMENT #1**

A 10 FOOT SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 1, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NW CORNER OF SAID LOT 1, THENCE S 00°00'00" E, 77.12 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 84°38'47" E, 141.45 FEET; THENCE N 90°00'00" E, 197.55 FEET; THENCE N 67°28'22" E, 134.32 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF SAID LOT 1.

**10 FOOT SANITARY SEWER EASEMENT #2**

A 10 FOOT SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 1, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF THE SOUTH 394.75 FEET OF SAID LOT 1.

**10 FOOT WATERMAIN EASEMENT #1**

A 10 FOOT WATERMAIN EASEMENT OVER, UNDER AND ACROSS PART OF LOT 1, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF SAID LOT 1; THENCE N 00°00'00" E, 318.22 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 89°55'59" E, 462.77 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF SAID LOT 1.

**10 FOOT WATERMAIN EASEMENT #2**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 1, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10 FEET OF THE EAST 20 FEET OF THE SOUTH 316.69 FEET OF SAID LOT 1.

**STORM WATER FLOWAGE EASEMENT**

A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 1, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 131.00 FEET OF THE WEST 456.29 FEET OF SAID LOT 1.

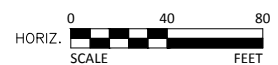
**28 FOOT PUBLIC ACCESS EASEMENT**

A PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 1, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 28 FOOT PUBLIC ACCESS EASEMENT, BEING 14 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NE CORNER OF SAID LOT 1, THENCE S 00°13'50" E, 158.75 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE N 90°00'00" W 321.82 FEET TO A 865.50 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE 141.46 FEET ALONG SAID CURVE WITH A DELTA OF 9°21'52" (CHORD BEARING N 85°19'04" W, 141.30 FEET), WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE WEST LINE OF LOT 1.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- ==== WATERMAIN EASEMENT
- ===== SANITARY SEWER EASEMENT
- ▨ PUBLIC ACCESS EASEMENT



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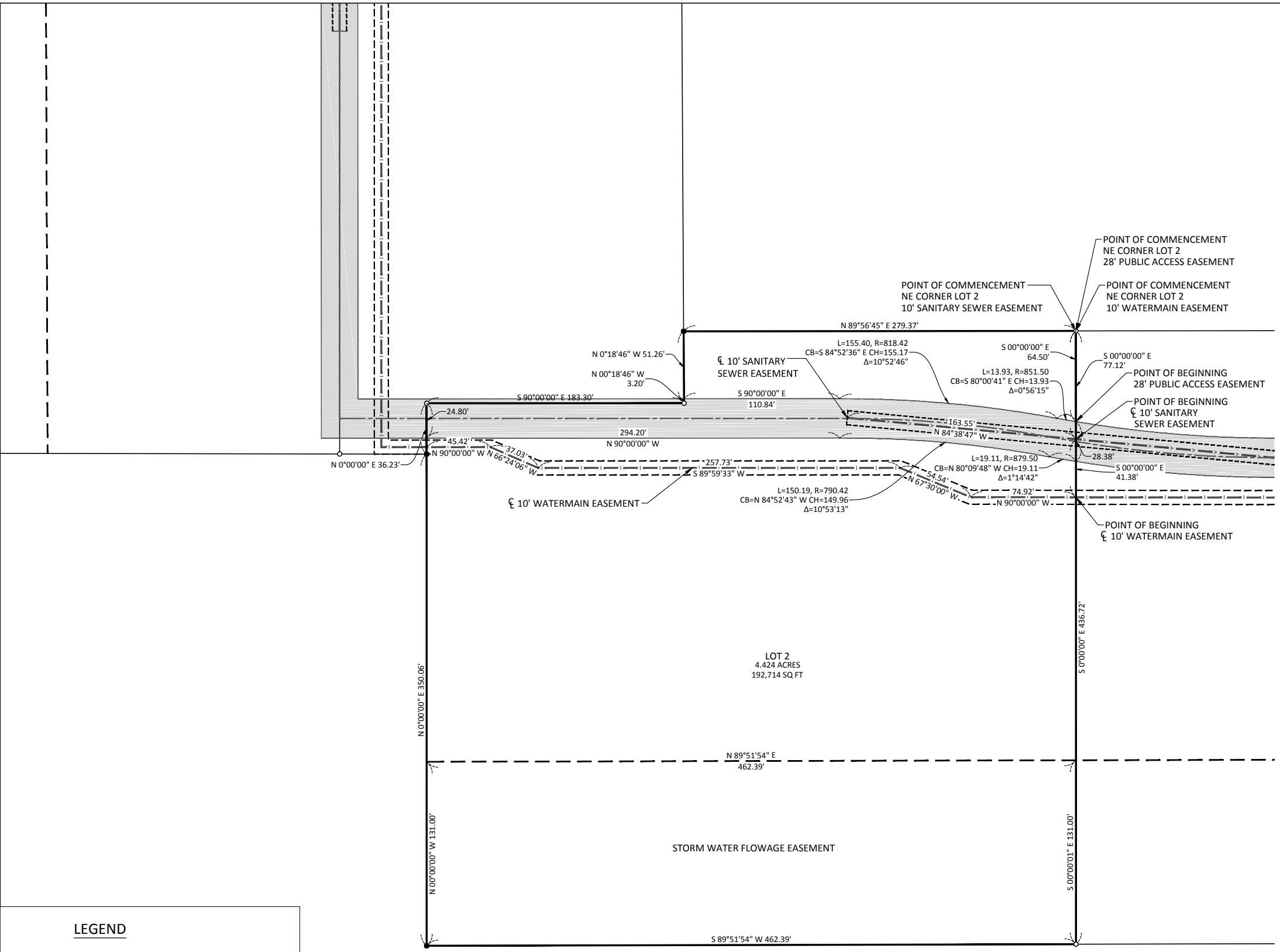
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<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 1	



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**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT

**LOT 2**

**10 FOOT SANITARY SEWER EASEMENT**

A 10 FOOT SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 2, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NE CORNER OF SAID LOT 2; THENCE S 00°00'00" E, 77.12 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THENCE N 84°38'47" W, 163.55 FEET THERE TERMINATING.

**10 FOOT WATERMAIN EASEMENT**

A 10 FOOT WATERMAIN EASEMENT OVER, UNDER AND ACROSS PART OF LOT 2, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NE CORNER OF SAID LOT 2; THENCE S 00°00'00" E, 77.12 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE CONTINUING S 00°00'00" E, 41.38 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 90°00'00" W, 74.92 FEET; THENCE N 67°30'00" W, 54.54 FEET; THENCE S 89°59'33" W, 257.73 FEET; THENCE N 66°24'06" W, 37.03 FEET; THENCE N 90°00'00" W, 45.42 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE WEST LINE OF SAID LOT 2.

**STORM WATER FLOWAGE EASEMENT**

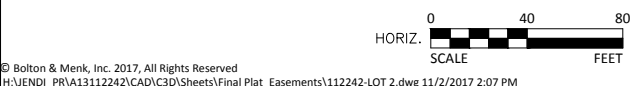
A STORM WATER FLOWAGE EASEMENT OVER, UNDER AND ACROSS PART OF LOT 2, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 131 FEET OF SAID LOT 2.

**PUBLIC ACCESS EASEMENT**

A PUBLIC ACCESS EASEMENT OVER, UNDER AND ACROSS PART OF LOT 2, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID LOT 2; THENCE S 00°00'00" E 64.50 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE S 00°00'00" E 28.38 FEET ALONG THE EAST LINE OF SAID LOT 2 TO A 879.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE 19.11 FEET ALONG SAID CURVE WITH A DELTA OF 1°14'42" (CHORD BEARING N 80°09'48" W, 19.11 FEET) TO A 790.42 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE 150.19 FEET ALONG SAID CURVE WITH A DELTA OF 10°53'13" (CHORD BEARING N 84°52'43" W, 149.96 FEET); THENCE N 90°00'00" W 294.20 FEET; THENCE N 00°18'46" W 3.20 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE S 90°00'00" E, 110.84 FEET TO A 818.42 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE 155.40 FEET ALONG SAID CURVE WITH A DELTA OF 10°52'46" (CHORD BEARING S 84°52'36" E 155.17 FEET) TO A 851.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE 13.93 FEET ALONG SAID CURVE WITH A DELTA OF 00°56'15" (CHORD BEARING S 80°00'41" E, 13.93 FEET) TO THE POINT OF BEGINNING.



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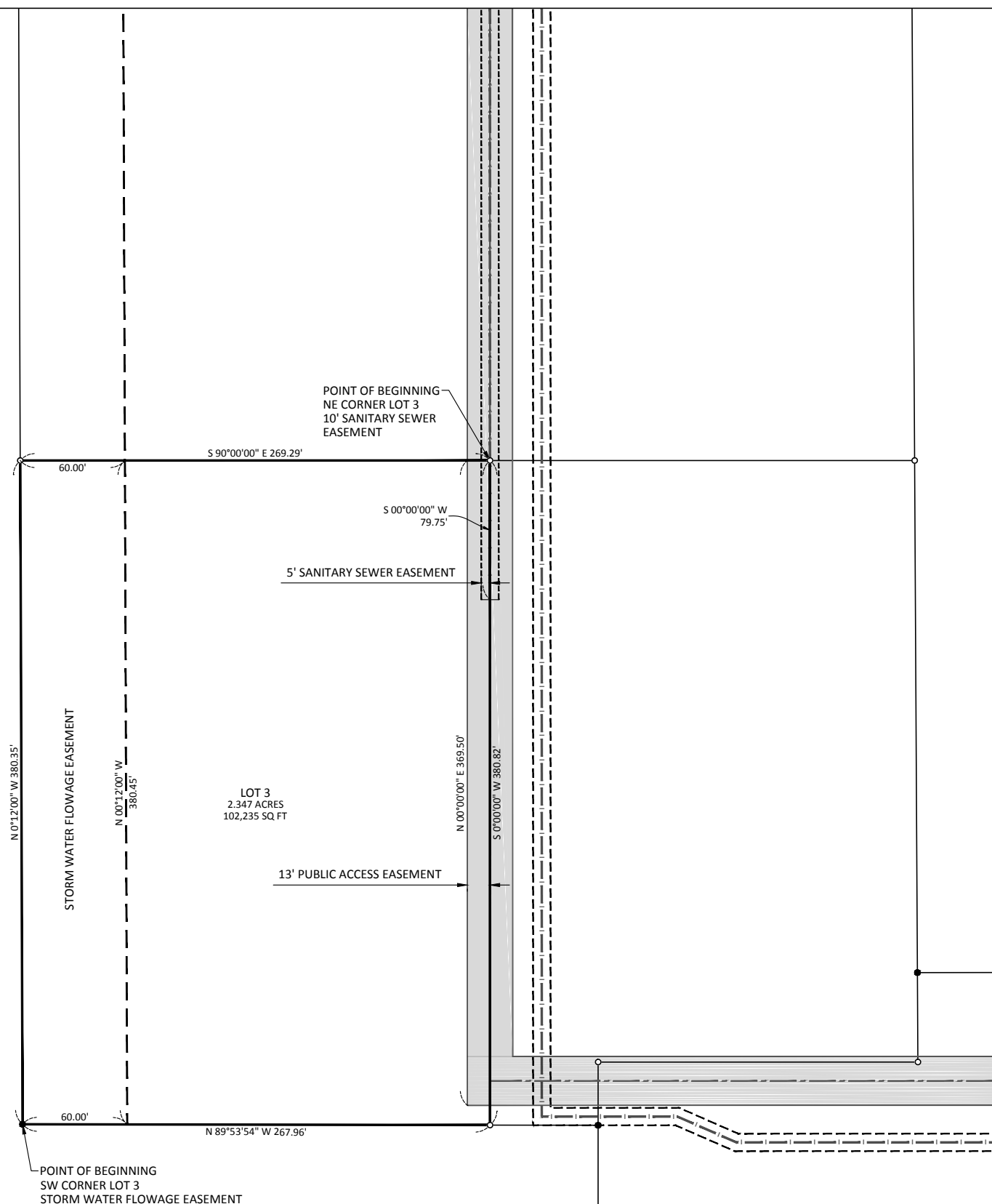
<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 2	





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**LOT 3**

5 FOOT SANITARY SEWER EASEMENT

A 5 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 3, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 79.75 FEET OF THE EAST 5 FEET OF SAID LOT 3.

STORM WATER FLOWAGE EASEMENT

A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 3, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 60 FEET OF SAID LOT 3.

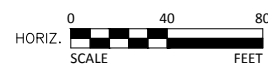
13 FOOT PUBLIC ACCESS EASEMENT

A PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 3, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 369.50 FEET OF THE EAST 13 FEET OF SAID LOT 3.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT



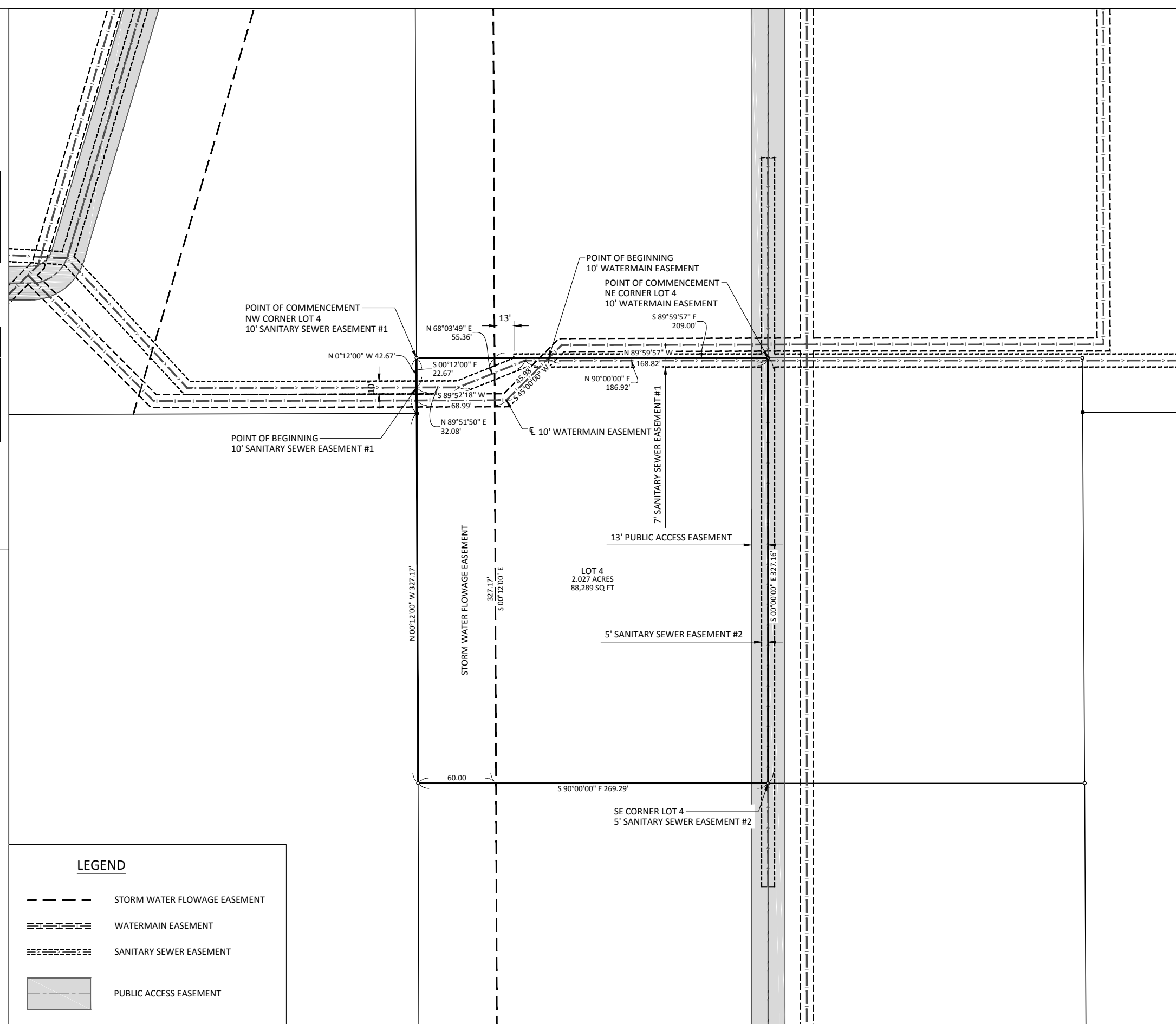
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**LOT 4**

**SANITARY SEWER EASEMENT #1**

A SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 4, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NW CORNER OF SAID LOT 4; THENCE S 00°12'00" E, 22.67 FEET ALONG THE WEST PROPERTY LINE OF SAID LOT 4 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 89°51'50" E, 32.08 FEET; THENCE N 68°03'49" E, 55.36 FEET; AND THE NORTH 7 FEET OF THE EAST 186.92 FEET OF SAID LOT 4.

**5 FOOT SANITARY SEWER EASEMENT #2**

A 5 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 4, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5 FEET OF LOT SAID 4.

**10 FOOT WATERMAIN EASEMENT**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 4, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NE CORNER OF SAID LOT 4; THENCE N 89°59'57" W, 168.82 FEET ALONG THE NORTH PROPERTY LINE OF LOT 4 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 45°00'00" W, 45.98 FEET; THENCE S 89°52'18" W 68.99 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE WEST LINE OF SAID LOT 4.

**STORM WATER FLOWAGE EASEMENT**

A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 4, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 60 FEET OF SAID LOT 4.

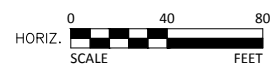
**13 FOOT PUBLIC ACCESS EASEMENT**

A 13 FOOT PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 4, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 13 FEET OF SAID LOT 4.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT



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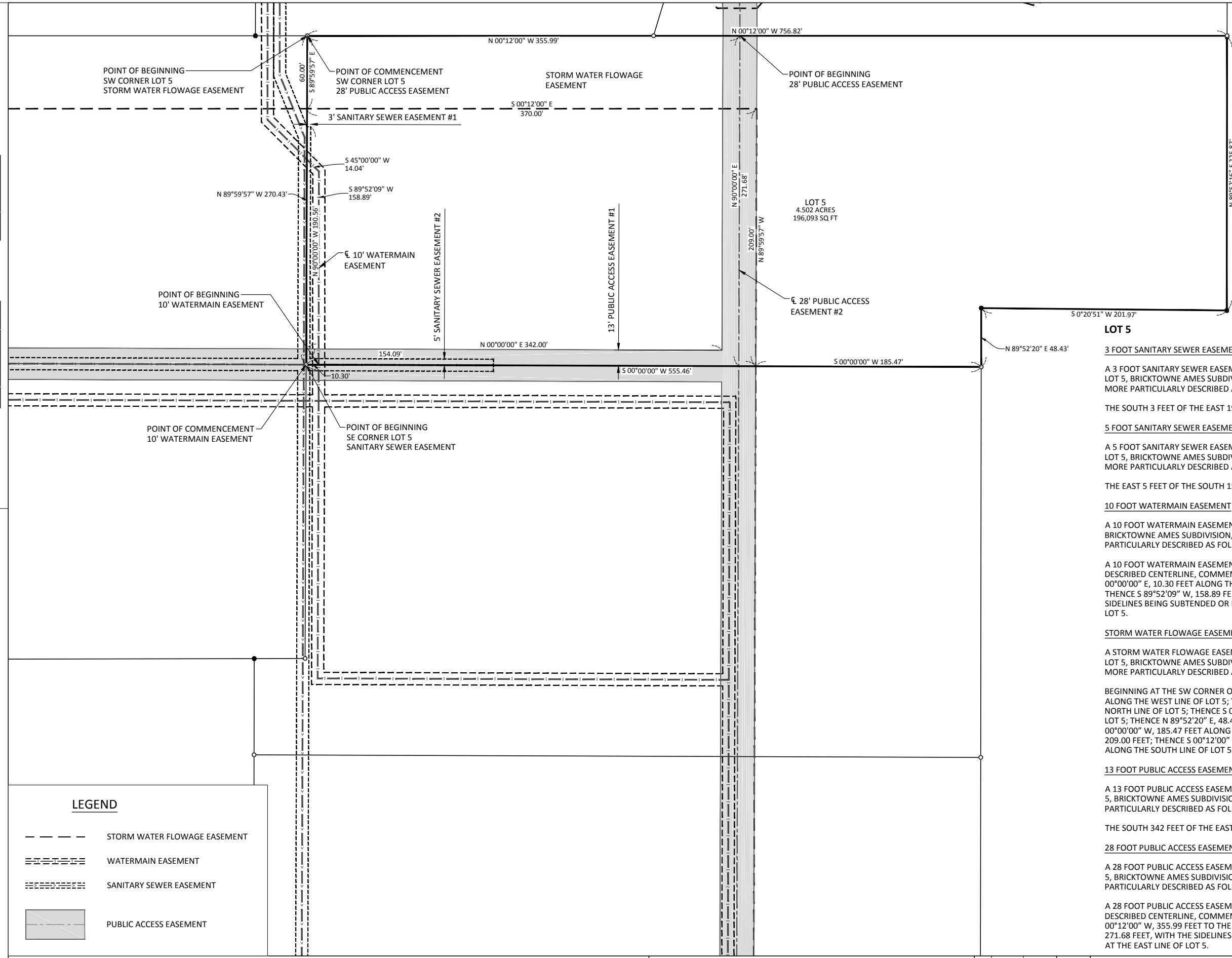
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EASEMENTS - LOT 4	



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**LOT 5**

**3 FOOT SANITARY SEWER EASEMENT #1**

A 3 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 5, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3 FEET OF THE EAST 190.56 FEET OF SAID LOT 5.

**5 FOOT SANITARY SEWER EASEMENT #2**

A 5 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 5, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 5 FEET OF THE SOUTH 154.09 FEET OF SAID LOT 5.

**10 FOOT WATERMAIN EASEMENT**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 5, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE SE CORNER OF SAID LOT 5, THENCE N 00°00'00" E, 10.30 FEET ALONG THE EAST LINE OF LOT 5 TO THE POINT OF BEGINNING; THENCE S 89°52'09" W, 158.89 FEET; THENCE S 45°00'00" W, 14.04 FEET, WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE SOUTH LINE OF LOT 5.

**STORM WATER FLOWAGE EASEMENT**

A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 5, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 5; THENCE N 00°12'00" W, 756.82 FEET ALONG THE WEST LINE OF LOT 5; THENCE N 89°52'17" E, 225.87 FEET ALONG THE NORTH LINE OF LOT 5; THENCE S 00°20'51" W, 201.97 FEET ALONG THE EAST LINE OF LOT 5; THENCE N 89°52'20" E, 48.43 FEET ALONG THE NORTH LINE OF LOT 5; THENCE S 00°00'00" W, 185.47 FEET ALONG THE EAST LINE OF LOT 5; THENCE N 89°59'57" W, 209.00 FEET; THENCE S 00°12'00" E, 370.00 FEET; THENCE N 89°59'57" W, 60.00 FEET ALONG THE SOUTH LINE OF LOT 5 TO THE POINT OF BEGINNING.

**13 FOOT PUBLIC ACCESS EASEMENT #1**

A 13 FOOT PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 5, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

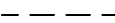



THE SOUTH 342 FEET OF THE EAST 13 FEET OF SAID LOT 5.

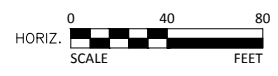
**28 FOOT PUBLIC ACCESS EASEMENT #2**

A 28 FOOT PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 5, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 28 FOOT PUBLIC ACCESS EASEMENT, BEING 14 FEET ON EACH SIDE OF THE DESCRIBED CENTERLINE, COMMENCING AT THE SW CORNER OF SAID LOT 5, THENCE N 00°12'00" W, 355.99 FEET TO THE POINT OF BEGINNING; THENCE N 90°00'00" E, 271.68 FEET, WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF LOT 5.

**LEGEND**

-  STORM WATER FLOWAGE EASEMENT
-  WATERMAIN EASEMENT
-  SANITARY SEWER EASEMENT
-  PUBLIC ACCESS EASEMENT



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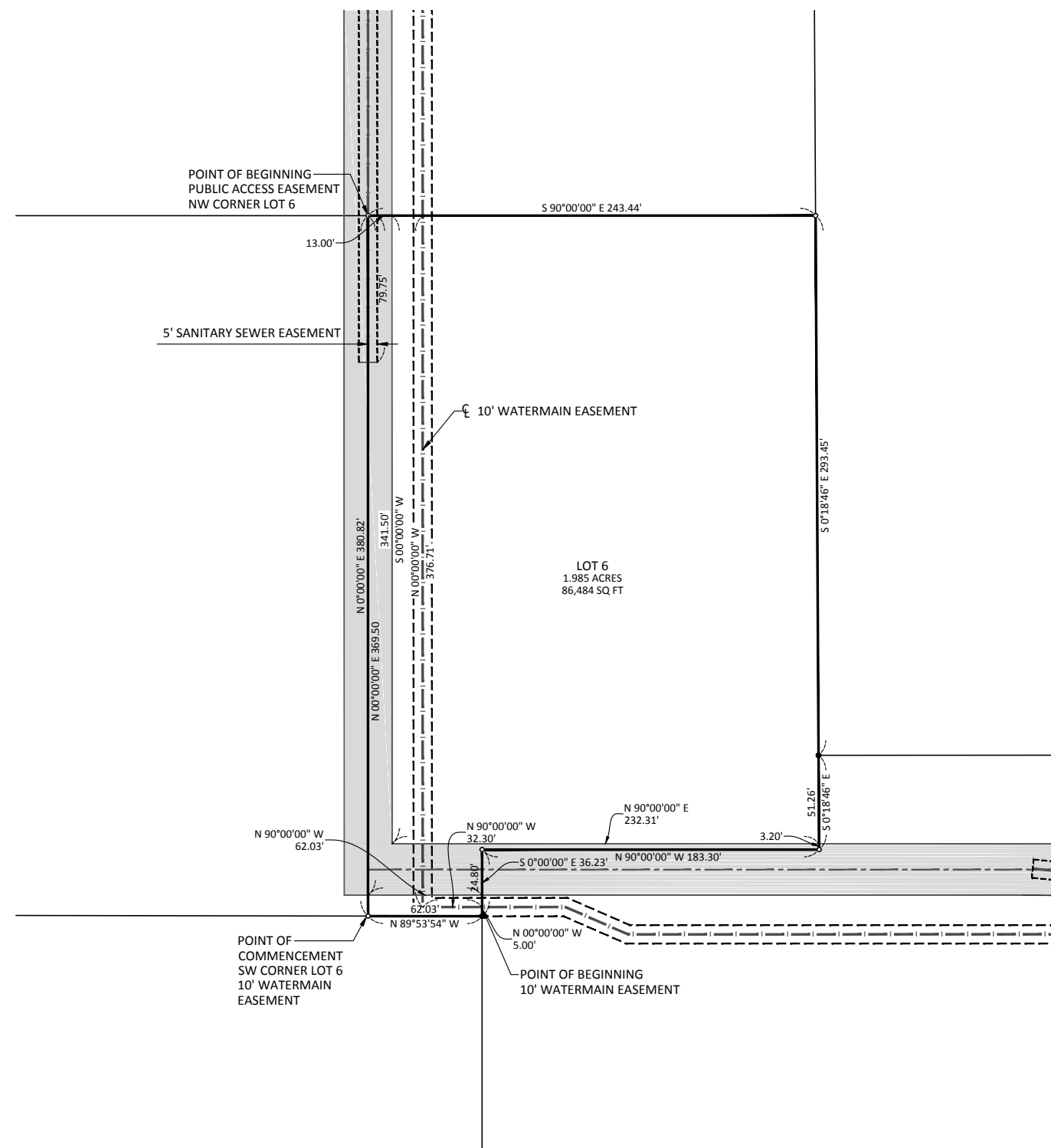
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EASEMENTS - LOT 5	



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**LOT 6**

**5 FOOT SANITARY SEWER EASEMENT**

A 5 FOOT SANITARY SEWER EASEMENT, BEING OVER, UNDER AND ACROSS PART OF LOT 6, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF THE NORTH 79.75 FEET OF SAID LOT 6.

**10 FOOT WATERMAIN EASEMENT**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 6, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF SAID LOT 6; THENCE N 89°53'54" W, 62.03 FEET ALONG THE SOUTH LINE OF SAID LOT 6; THENCE N 00°00'00" W, 5.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 90°00'00" W, 32.30 FEET; THENCE N 00°00'00" W, 376.71 FEET, WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE NORTH LINE OF LOT 6.

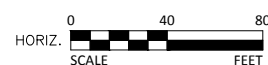
**PUBLIC ACCESS EASEMENT**

A PUBLIC ACCESS EASEMENT, BEING OVER, UNDER AND ACROSS PART OF LOT 6, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 6; THENCE S 90°00'00" E 13.00 FEET ALONG THE NORTH LINE OF SAID LOT 6; THENCE S 00°00'00" W 341.50 FEET; THENCE N 90°00'00" E 232.31 FEET; THENCE S 0°18'46" E 3.20 FEET ALONG THE EAST LINE OF SAID LOT 6; THENCE N 00°00'00" W 183.30 FEET ALONG THE SOUTH LINE OF SAID LOT 6; THENCE S 0°00'00" E 24.80 FEET ALONG THE EAST LINE OF SAID LOT 6; THENCE N 90°00'00" W 62.03 FEET; THENCE N 00°00'00" E 369.50 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- ==== WATERMAIN EASEMENT
- ===== SANITARY SEWER EASEMENT
- ▭ PUBLIC ACCESS EASEMENT



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EASEMENTS - LOT 6	

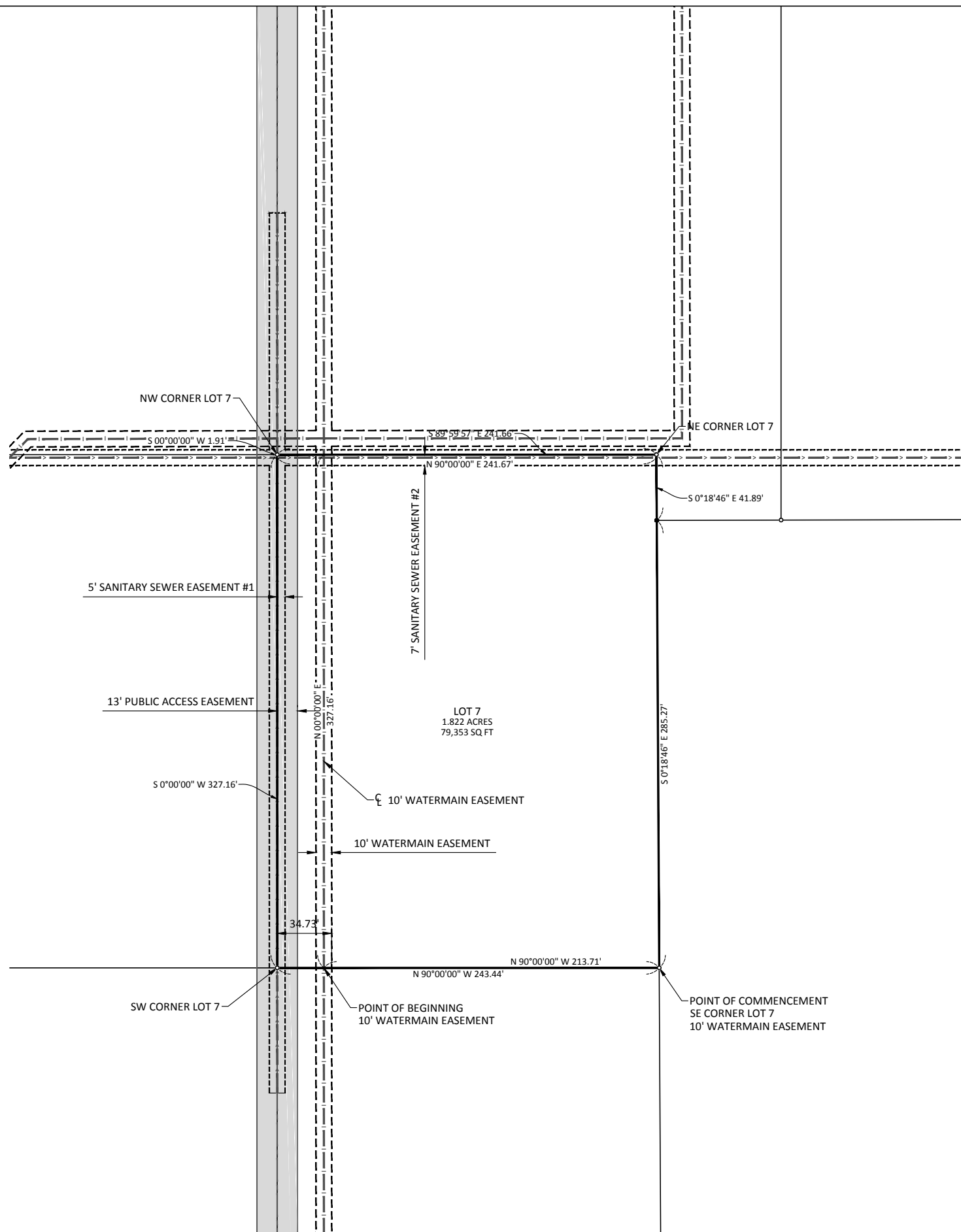
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**LOT 7**

5 FOOT SANITARY SEWER EASEMENT #1

A 5 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 7, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF SAID LOT 7.

7 FOOT SANITARY SEWER EASEMENT #2

A 7 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 7, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 7 FEET OF SAID LOT 7.

10 FOOT WATERMAIN EASEMENT

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 7, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

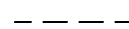

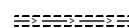

THE EAST 10 FEET OF THE WEST 34.73 FEET OF SAID LOT 7.

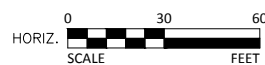
13 FOOT PUBLIC ACCESS EASEMENT

A 13 FOOT PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 7, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 13 FEET OF SAID LOT 7.

**LEGEND**

-  STORM WATER FLOWAGE EASEMENT
-  WATERMAIN EASEMENT
-  SANITARY SEWER EASEMENT
-  PUBLIC ACCESS EASEMENT



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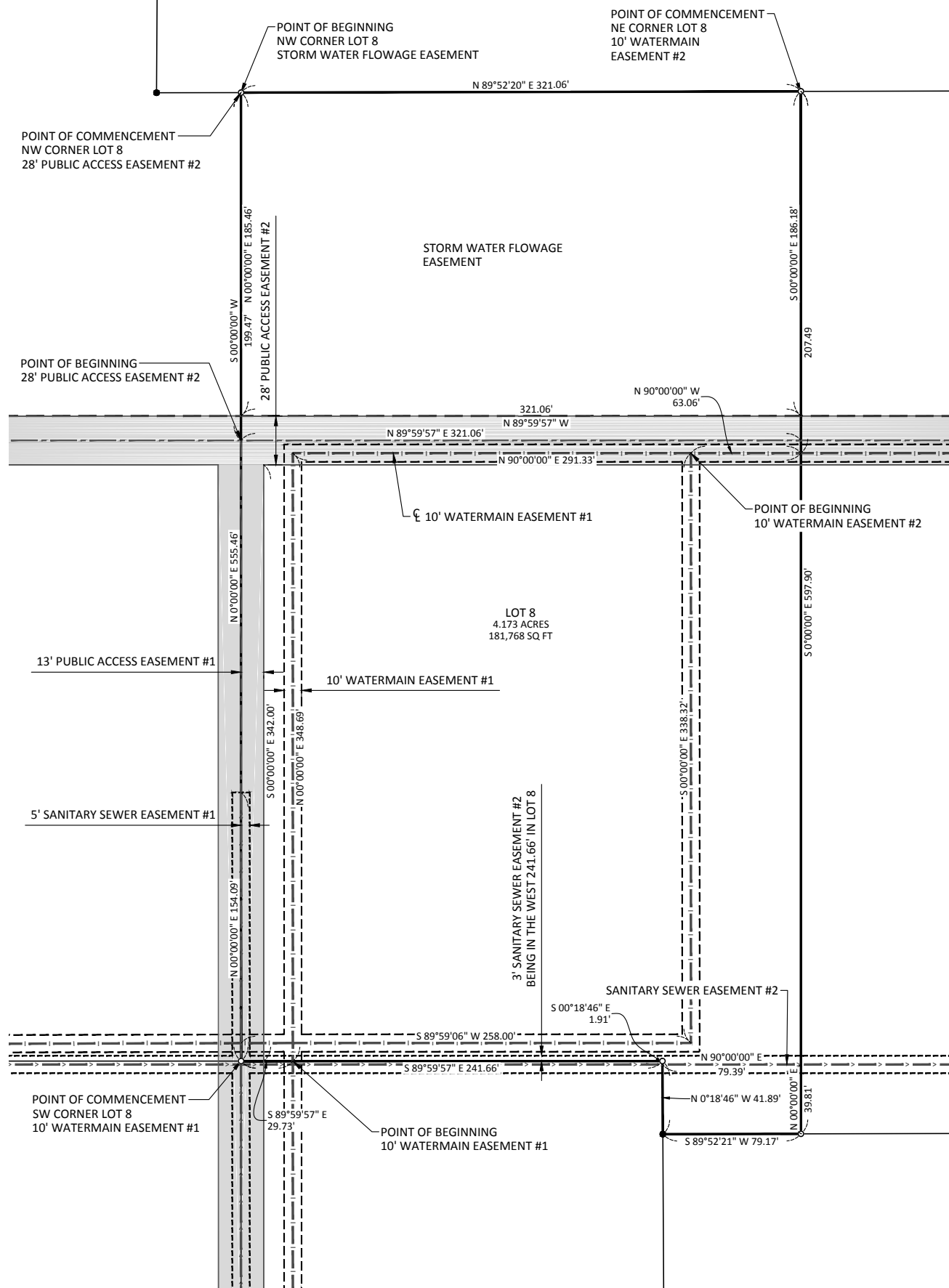
<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 7	

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**LOT 8**

**5 FOOT SANITARY SEWER EASEMENT #1**

A 5 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5 FEET OF THE SOUTH 154.09 FEET OF SAID LOT 8.

**SANITARY SEWER EASEMENT #2**

A SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3 FEET OF THE WEST 241.66 FEET AND ALSO THE NORTH 10 FEET OF THE SOUTH 44.81 FEET OF THE EAST 79.39 FEET OF SAID LOT 8.

**10 FOOT WATERMAIN EASEMENT #1**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF LOT 8; THENCE S 89°59'57" E, 29.73 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 00°00'00" E, 348.69 FEET; THENCE N 90°00'00" E, 291.33 FEET, WITH THE SIDELINES SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF SAID LOT 8.

**10 FOOT WATERMAIN EASEMENT #2**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NE CORNER OF SAID LOT 8; THENCE S 00°00'00" E 207.49 FEET ALONG THE EAST LINE OF LOT 8; THENCE N 90°00'00" W 63.06 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" E 338.32 FEET; THENCE S 89°56'06" W 258.00 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE WEST LINE OF SAID LOT 8.

**STORM WATER FLOWAGE EASEMENT**

A STORM WATER FLOWAGE EASEMENT OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ENCLOSED AREA BEGINNING AT THE NW CORNER OF SAID LOT 8; THENCE N 89°52'20" E, 321.06 FEET ALONG THE NORTH LINE OF SAID LOT 8; THENCE S 00°00'00" E, 186.18 FEET ALONG THE EAST LINE OF SAID LOT 8; THENCE N 89°59'57" W, 321.06 FEET; THENCE N 00°00'00" E, 185.46 FEET ALONG THE WEST LINE OF LOT 8 TO THE POINT OF BEGINNING.

**13 FOOT PUBLIC ACCESS EASEMENT #1**

A PUBLIC ACCESS EASEMENT OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 342.00 FEET OF THE WEST 13 FEET OF SAID LOT 8.

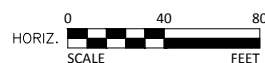
**28 FOOT PUBLIC ACCESS EASEMENT #2**

A 28 FOOT PUBLIC ACCESS EASEMENT OVER, UNDER AND ACROSS PART OF LOT 8, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 28 FOOT PUBLIC ACCESS EASEMENT, BEING 14 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NW CORNER OF SAID LOT 8; THENCE S 00°00'00" W 199.47 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING; THENCE N 89°59'57" E 321.06 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF SAID LOT 8.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT



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BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 8	

SHEET  
13  
OF  
18

**LOT 9**

**10 FOOT SANITARY SEWER EASEMENT #1**

A 10 FOOT SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 9, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SE CORNER OF SAID LOT 9; THENCE N 00°12'00" W, 20.00 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE S 89°51'50" W, 176.44 FEET; THENCE N 42°47'37" W, 136.07 FEET; THENCE N 86°54'22" W, 240.97 FEET; THENCE N 16°34'37" E, 291.52 FEET; WITH THE SIDELINES SUBTENDED OR EXTENDED TO TERMINATE AT THE NORTH LINE OF SAID LOT 9.

**10 FOOT SANITARY SEWER EASEMENT #2**

A 10 FOOT SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PART OF LOT 9, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SE CORNER OF SAID LOT 9; THENCE N 00°12'00" W, 20.00 FEET ALONG THE EAST LINE OF SAID LOT 9; THENCE S 89°51'50" W, 176.44 FEET; THENCE N 42°47'37" W, 136.07 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 16°34'37" E, 275.95 FEET; WITH THE SIDELINES SUBTENDED OR EXTENDED TO TERMINATE AT THE NORTH LINE OF SAID LOT 9.

**10 FOOT WATERMAIN EASEMENT #1**

A 10 FOOT WATERMAIN EASEMENT OVER, UNDER AND ACROSS PART OF LOT 9, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SE CORNER OF SAID LOT 9; THENCE N 00°12'00" W, 10.01 FEET TO THE POINT OF BEGINNING; THENCE S 89°52'18" W, 202.38 FEET; THENCE N 44°53'02" W, 136.75 FEET; THENCE N 45°06'58" E, 10.97 FEET; THENCE N 16°36'10" E, 287.31 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE NORTH LINE OF SAID LOT 9.

**10 FOOT WATERMAIN EASEMENT #2**

A 10 FOOT WATERMAIN EASEMENT OVER, UNDER AND ACROSS PART OF LOT 9, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SE CORNER OF SAID LOT 9; THENCE N 00°12'00" W, 10.01 FEET; THENCE S 89°52'18" W, 202.38 FEET; THENCE N 44°53'02" W, 136.75 FEET TO THE POINT OF BEGINNING; THENCE S 45°06'58" W, 29.45 FEET; THENCE S 89°56'44" W, 193.38 FEET; THENCE N 44°56'43" W, 21.25 FEET; THENCE N 28°25'29" W, 13.10 FEET; THENCE N 16°34'31" E, 318.15 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE NORTH LINE OF SAID LOT 9.

**10 FOOT STORM WATER FLOWAGE EASEMENT**

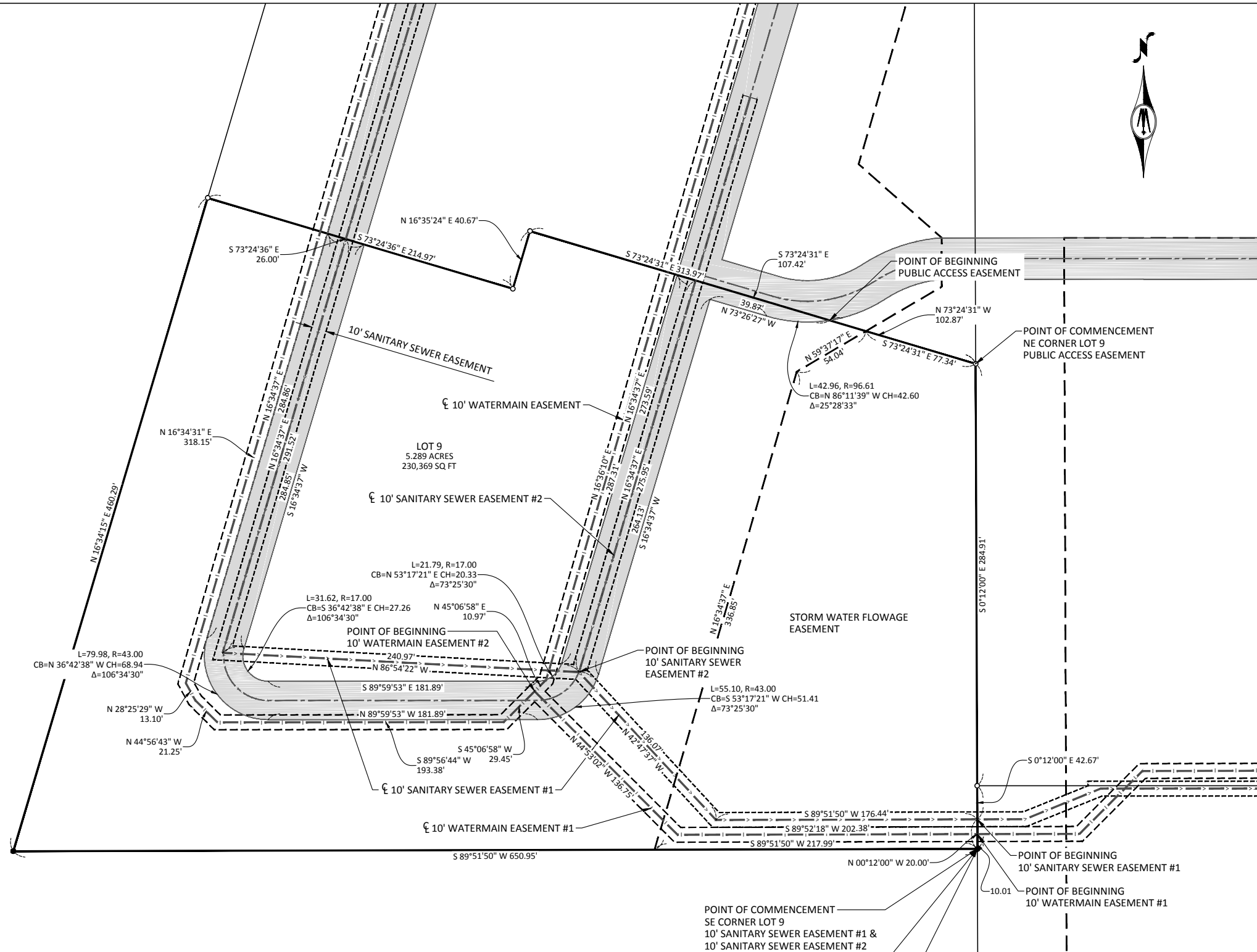
A STORM WATER FLOWAGE EASEMENT OVER, UNDER AND ACROSS PART OF LOT 9, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ENCLOSED AREA BEGINNING AT THE SE CORNER OF SAID LOT 9; THENCE S 89°51'50" W, 217.99 FEET ALONG THE SOUTH LINE OF SAID LOT 9; THENCE N 16°34'37" E, 336.85 FEET; THENCE N 59°37'17" E, 54.04 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE S 73°24'31" E, 77.34 FEET ALONG THE NORTH LINE OF SAID LOT 9 TO THE EAST LINE OF SAID LOT 9; THENCE S 00°12'00" E, 284.91 FEET ALONG THE EAST LINE OF SAID LOT 9; THENCE CONTINUING S 00°12'00" E, 42.67 FEET ALONG THE EAST LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

**PUBLIC ACCESS EASEMENT**

A PUBLIC ACCESS EASEMENT OVER, UNDER AND ACROSS PART OF LOT 9, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ENCLOSED AREA COMMENCING AT THE NE CORNER OF SAID LOT 9, THENCE N 73°24'31" W, 102.87 FEET TO THE POINT OF BEGINNING; THENCE 42.96 FEET ALONG A 96.61 RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARING N 86°11'39" W, 42.60 FEET); THENCE N 73°26'27" W, 39.87 FEET; THENCE S 16°34'37" W, 264.13 FEET TO A 43.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE 55.10 ALONG SAID CURVE WITH A DELTA OF 73°25'30" (CHORD BEARING S 53°17'21" W, 51.41 FEET); THENCE N 89°59'53" W, 181.89 FEET TO A 43.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE 79.98 FEET ALONG SAID CURVE WITH A DELTA OF 106°34'30" (CHORD BEARING N 36°42'38" W, 68.94 FEET); THENCE 16°34'37" E, 284.86 FEET; THENCE S 73°24'36" E, 26.00 FEET ALONG THE NORTH LINE OF LOT 9; THENCE S 16°34'37" W, 284.85 FEET TO A 17 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE 31.62 FEET ALONG SAID CURVE WITH A DELTA OF 106°34'30" (CHORD BEARING S 36°42'38" E, 27.26 FEET); THENCE S 89°59'53" E, 181.89 FEET TO A 17 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE 21.79 FEET ALONG SAID CURVE WITH A DELTA OF 73°25'30" (CHORD BEARING N 53°17'21" E, 20.33 FEET); THENCE N 16°34'37" E, 273.59 FEET; THENCE S 73°24'31" E, 107.42 FEET ALONG THE NORTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

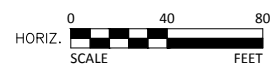


**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- ==== WATERMAIN EASEMENT
- ===== SANITARY SEWER EASEMENT
- ▭ PUBLIC ACCESS EASEMENT

POINT OF BEGINNING SE CORNER LOT 9  
POINT OF BEGINNING SE CORNER LOT 9  
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POINT OF BEGINNING SE CORNER LOT 9

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**JENSEN GROUP**  
BRICKTOWNE AMES SUBDIVISION  
EASEMENTS - LOT 9

**LOT 10**

**10 FOOT SANITARY SEWER EASEMENT #1**

A 10 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 10, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF SAID LOT 10; THENCE S 73°24'36" E, 97.32 FEET ALONG THE SOUTH LINE OF SAID LOT 10 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 16°34'37" E, 240.60 FEET; THENCE N 59°53'18" E, 123.69 FEET THERE TERMINATING.

**10 FOOT SANITARY SEWER EASEMENT #2**

A 10 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 10, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF SAID LOT 10; THENCE S 73°24'36" E, 214.97 FEET ALONG THE SOUTH LINE OF SAID LOT 10; THENCE N 16°35'24" E, 40.67 FEET ALONG THE PROPERTY LINE OF SAID LOT 10; THENCE S 73°24'31" E, 116.67 FEET ALONG THE SOUTH LINE OF SAID LOT 10 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 16°34'37" E, 129.05 FEET THERE TERMINATING.

**10 FOOT WATERMAIN EASEMENT**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 10, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF SAID LOT 10; THENCE S 73°24'36" E 79.33 FEET TO THE POINT OF BEGINNING; THENCE N 16°34'31" E 275.93 FEET; THENCE N 39°04'31" E 35.12 FEET; THENCE N 67°30'00" E 29.47 FEET; THENCE N 89°55'47" E 148.10 FEET; THENCE S 45°00'00" E 33.68 FEET; THENCE S 28°25'23" E 35.33 FEET; THENCE S 16°36'10" W 287.75 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE SOUTH LINE OF LOT 10.

**10 FOOT STORM WATER FLOWAGE EASEMENT**

A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 10, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ENCLOSED AREA BEGINNING AT THE NE CORNER OF SAID LOT 10, THENCE S 00°12'00" E, 471.91 FEET ALONG THE EAST LINE OF SAID LOT 10; THENCE N 73°24'31" W, 77.34 FEET ALONG THE SOUTH LINE OF SAID LOT 10; THENCE N 59°37'17" E, 59.33 FEET; THENCE N 00°00'00" E, 33.01 FEET; THENCE N 48°24'40" W, 75.00 FEET; THENCE N 16°34'37" E, 185.00 FEET; THENCE N 20°19'32" W, 85.00 FEET; THENCE N 00°00'00" E, 79.88 FEET; THENCE N 89°52'17" E, 54.13 FEET ALONG THE NORTH LINE OF SAID LOT 10 TO THE POINT OF BEGINNING.

**15 FOOT PEDESTRIAN EASEMENT**

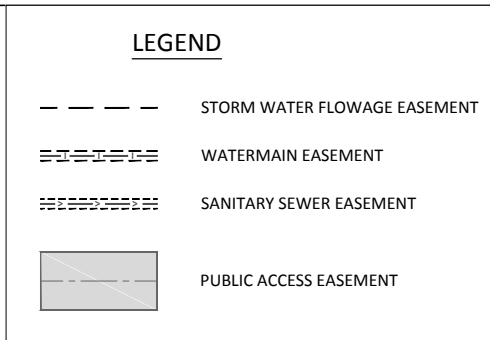
A 15 FOOT PEDESTRIAN EASEMENT OVER, UNDER AND ACROSS PARTS OF LOT 10, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 15 FOOT PEDESTRIAN EASEMENT, BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, COMMENCING AT THE NW CORNER OF SAID LOT 10; THENCE N 89°52'17" E 7.58 FEET TO THE POINT OF BEGINNING, THENCE S 37°28'43" E 112.25 FEET THERE TERMINATING.

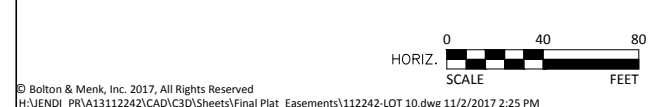
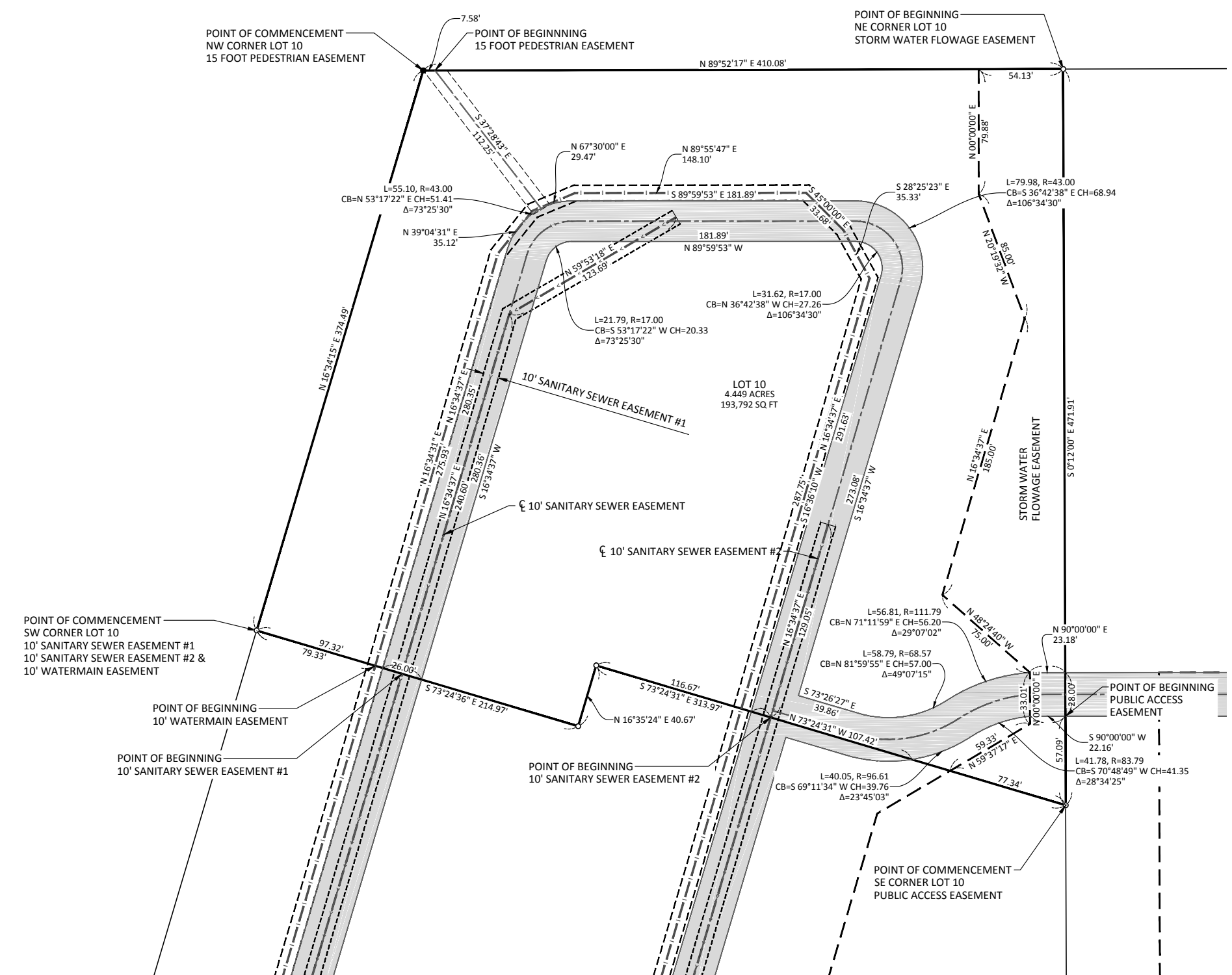
**PUBLIC ACCESS EASEMENT**

A PUBLIC ACCESS EASEMENT OVER, UNDER AND ACROSS PARTS OF LOT 10, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN ENCLOSED AREA, COMMENCING AT THE SE CORNER OF SAID LOT 10, THENCE N 00°12'00" E, 57.09 FEET TO THE POINT OF BEGINNING; THENCE S 90°00'00" W, 22.16 FEET TO A 83.79 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE 41.78 FEET ALONG SAID CURVE WITH A DELTA OF 28°34'25" (CHORD BEARING S 70°48'49" W, 41.35 FEET) TO A 96.61 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE 40.05 FEET ALONG SAID CURVE WITH A DELTA OF 23°45'03" (CHORD BEARING S 69°11'34" W, 39.76 FEET); THENCE N 73°24'31" W, 107.42 FEET ALONG THE SOUTH LINE OF LOT 10; THENCE N 16°34'37" E, 291.63 FEET TO A 17 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE 31.62 FEET ALONG SAID CURVE WITH A DELTA OF 106°34'30" (CHORD BEARING N 36°42'38" W, 27.26 FEET); THENCE N 89°59'53" W, 181.89 FEET TO A 17 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE 21.79 FEET ALONG SAID CURVE WITH A DELTA OF 73°25'30" (CHORD BEARING S 53°17'22" W 20.33 FEET); THENCE S 16°34'37" W, 280.36 FEET; THENCE N 73°24'36" W 26.00 FEET ALONG THE SOUTH LINE OF LOT 10; THENCE N 16°34'31" E, 280.35 FEET TO A 43 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE 55.10 FEET ALONG SAID CURVE WITH A DELTA OF 73°25'30" (CHORD BEARING N 53°17'22" E, 51.41 FEET); THENCE S 89°59'53" E, 181.89 FEET TO A 43 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY; THENCE 79.98 FEET ALONG SAID CURVE WITH A DELTA OF 106°34'30" (CHORD BEARING S 36°42'38" E, 68.94 FEET); THENCE S 16°34'37" W, 273.08 FEET; THENCE S 73°26'27" E, 39.86 FEET TO A 68.57 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE 58.79 FEET ALONG SAID CURVE WITH A DELTA OF 49°07'02" (CHORD BEARING N 81°59'55" E, 57.00 FEET) TO A 111.79 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE 56.81 FEET ALONG SAID CURVE WITH A DELTA OF 29°07'02" (CHORD BEARING N 71°11'59" E, 56.20 FEET); THENCE N 90°00'00" E, 23.18 FEET; THENCE S 00°12'00" E, 28.00 FEET ALONG THE EAST LINE OF LOT 10 TO THE POINT OF BEGINNING.



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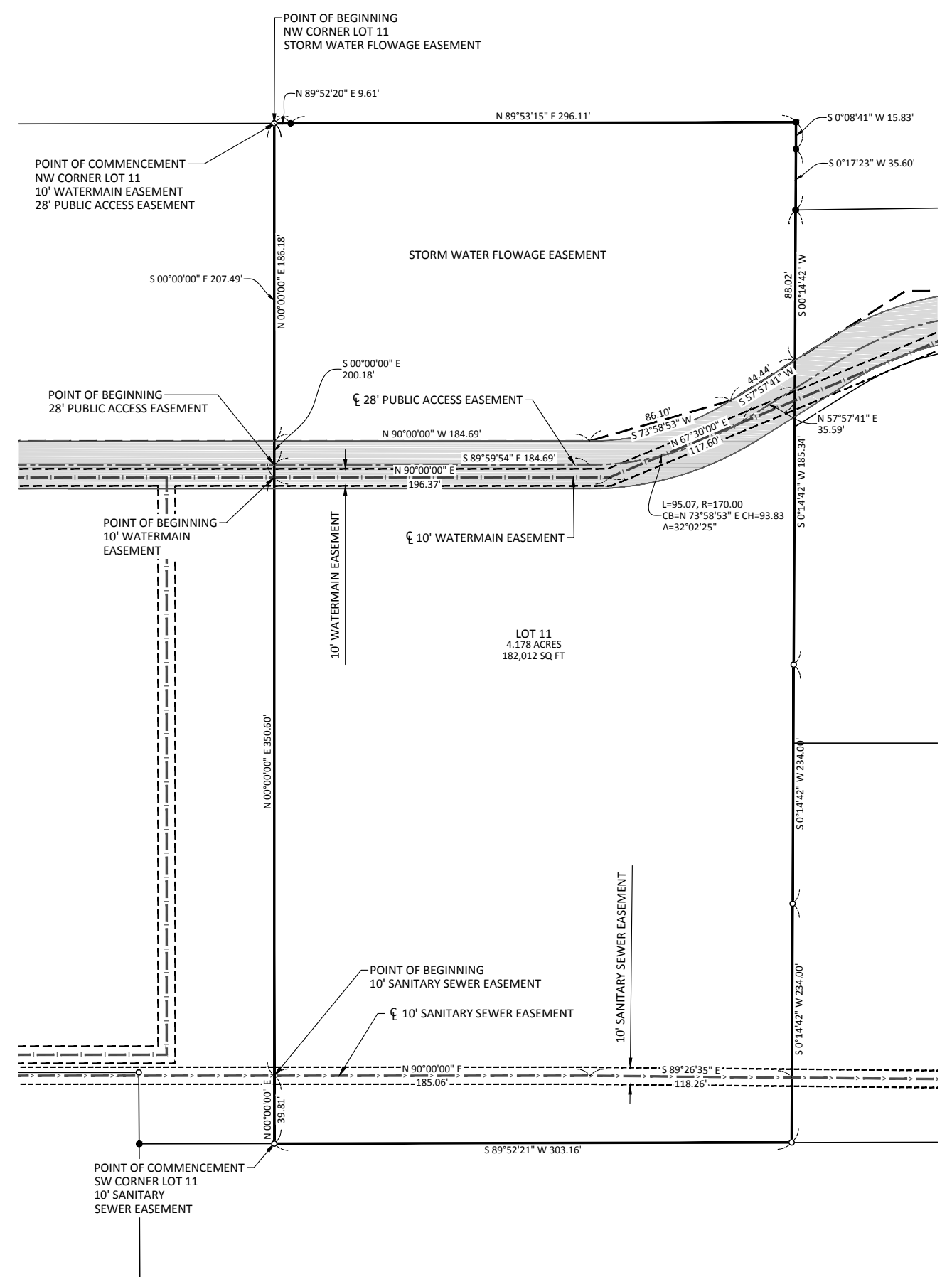
<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 10	

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**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT

**LOT 11**

**10 FOOT SANITARY SEWER EASEMENT**

A 10 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 11, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SW CORNER OF SAID LOT 11; THENCE N 00°00'00" E, 39.81 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 90°00'00" E, 185.06 FEET; THENCE S 89°26'35" E, 118.26 FEET; WITH THE SIDELINES SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF SAID LOT 11.

**10 FOOT WATERMAIN EASEMENT**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 11, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NW CORNER OF SAID LOT 11; THENCE S 00°00'00" E, 207.49 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 90°00'00" E, 196.37 FEET; THENCE N 67°30'00" E, 117.60 FEET; WITH THE SIDELINES SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF SAID LOT 11.

**STORM WATER FLOWAGE EASEMENT**

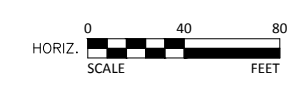
A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 11, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 11; THENCE N 89°52'20" E, 9.61 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE N 89°53'15" E, 296.11 FEET ALONG THE NORTH LINE OF SAID LOT 11; THENCE S 00°08'41" W, 15.83 FEET ALONG THE EAST LINE OF SAID LOT 11; THENCE S 00°17'23" W, 35.60 FEET ALONG THE EAST LINE OF SAID LOT 11; THENCE S 00°14'42" W, 88.02 FEET ALONG THE EAST LINE OF SAID LOT 11; THENCE S 57°57'41" W, 44.44 FEET; THENCE S 73°58'53" W, 86.10 FEET; THENCE N 90°00'00" W, 184.69 FEET; THENCE N 00°00'00" E, 186.18 FEET ALONG THE WEST LINE OF SAID LOT 11 TO THE POINT OF BEGINNING.

**28 FOOT PUBLIC ACCESS EASEMENT**

A 28 FOOT PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 11, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 28 FOOT PUBLIC ACCESS EASEMENT, BEING 14 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NW CORNER OF SAID LOT 11; THENCE S 00°00'00" E 200.18 FEET TO THE POINT OF BEGINNING; THENCE S 89°59'54" E, 184.69 FEET TO A 170 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE 95.07 FEET ALONG SAID CURVE WITH A DELTA OF 32°02'25" (CHORD BEARING N 73°58'53" E, 93.83 FEET; THENCE N 57°57'41" E, 35.59 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE EAST LINE OF LOT 11.



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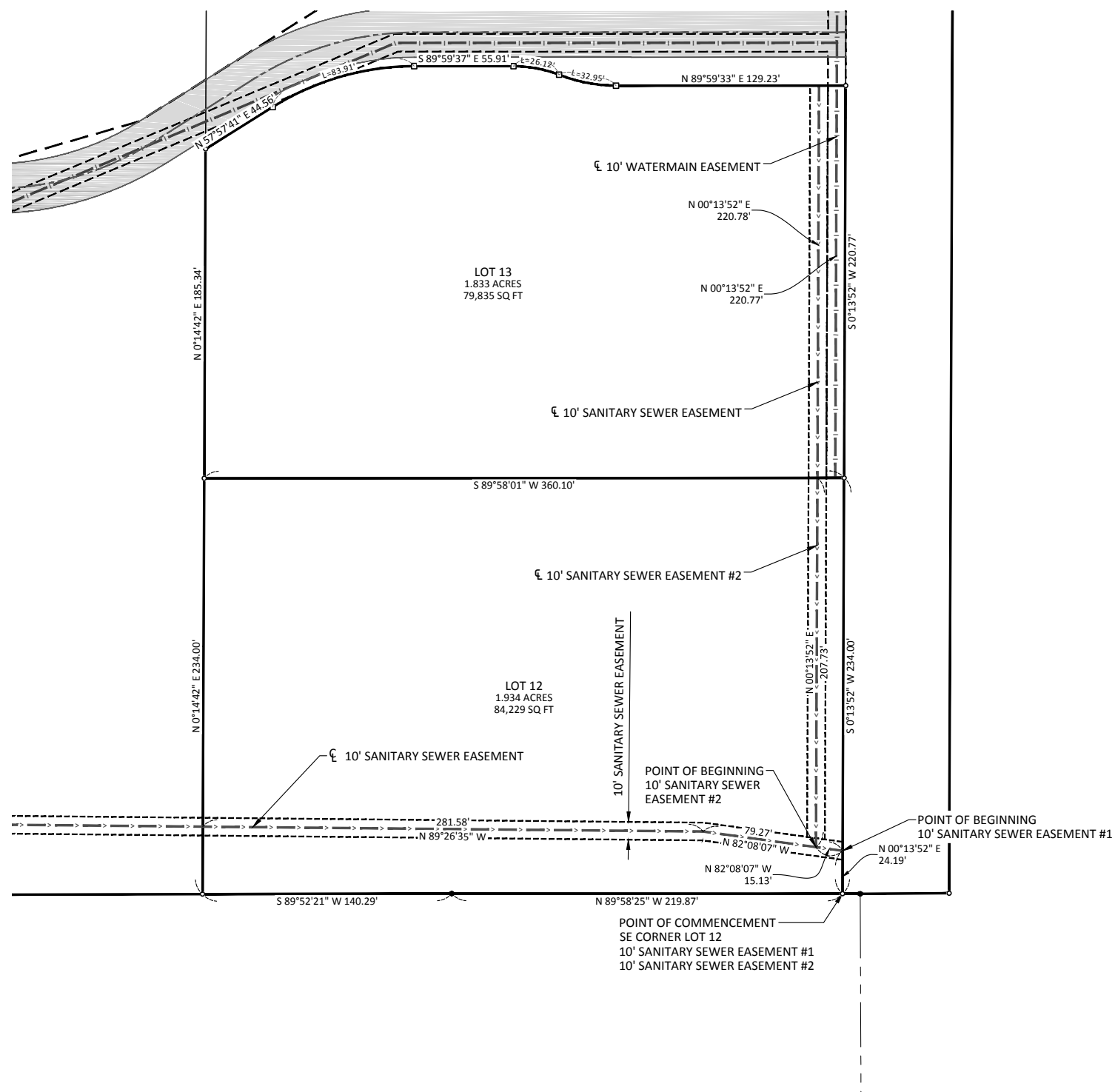
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BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 11	



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**LOT 12**

10 FOOT SANITARY SEWER EASEMENT #1

A 10 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 12, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SE CORNER OF SAID LOT 12; THENCE N 00°13'52" E, 24.19 FEET ALONG THE EAST LINE OF SAID LOT 12 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 82°08'07" W, 79.27 FEET; THENCE N 89°26'35" W, 281.58 FEET; WITH THE SIDELINES SUBTENDED OR EXTENDED TO TERMINATE AT THE WEST LINE OF SAID LOT 12.

10 FOOT SANITARY SEWER EASEMENT #2

A 10 FOOT SANITARY SEWER EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 12, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT SANITARY SEWER EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE SE CORNER OF SAID LOT 12; THENCE N 00°13'52" E, 24.19 FEET ALONG THE EAST LINE OF SAID LOT 12; THENCE N 82°08'07" W, 15.13 FEET TO THE POINT OF BEGINNING; THENCE N 00°13'52" E, 207.73 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE NORTH LINE OF SAID LOT 12.

**LOT 13**

10 FOOT SANITARY SEWER EASEMENT

A 10 FOOT SANITARY SEWER EASEMENT OVER, UNDER AND ACROSS PARTS OF LOT 13, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10 FEET OF THE EAST 20 FEET OF SAID LOT 13.

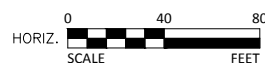
10 FOOT WATERMAIN EASEMENT

A 10 FOOT WATERMAIN EASEMENT OVER, UNDER AND ACROSS PARTS OF LOT 13, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 10 FEET OF SAID LOT 13.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT



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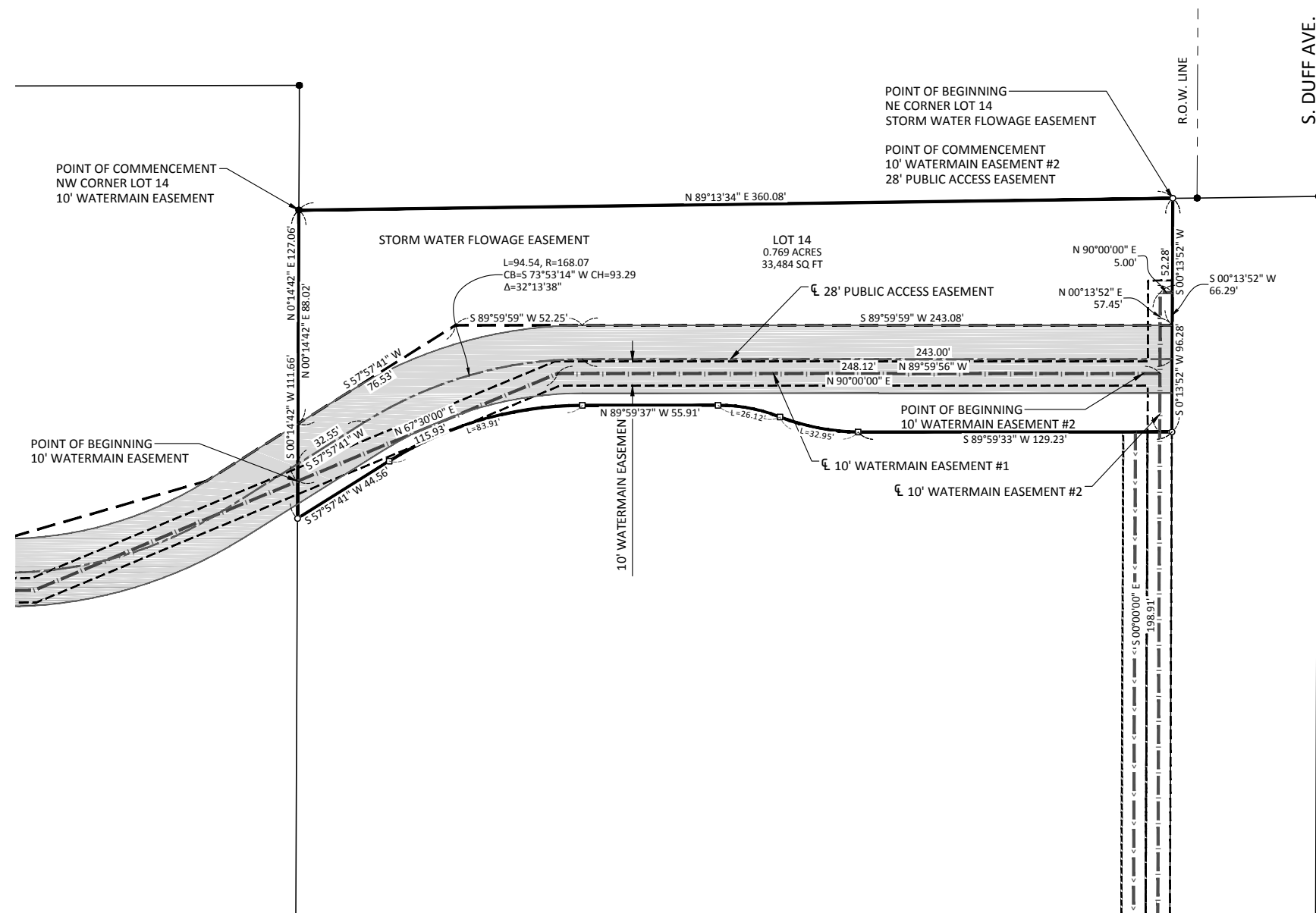
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<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 12 & LOT 13	



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**LOT 14**

**10 FOOT WATERMAIN EASEMENT #1**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 14, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 10 FOOT WATERMAIN EASEMENT, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NW CORNER OF SAID LOT 14; THENCE S 00°14'42" W, 111.66 FEET ALONG THE WEST LINE OF SAID LOT 14 TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 67°30'00" E, 115.93 FEET; THENCE N 90°00'00" E, 248.12 FEET, THERE TERMINATING.

**10 FOOT WATERMAIN EASEMENT #2**

A 10 FOOT WATERMAIN EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 14, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 62.45 FEET OF THE EAST 10 FEET OF SAID LOT 14.

**STORM WATER FLOWAGE EASEMENT**

A STORM WATER FLOWAGE EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 14, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 14; THENCE S 00°13'52" W, 52.28 FEET ALONG THE EAST LINE OF SAID LOT 14; THENCE S 89°59'59" W, 243.08 FEET; THENCE S 89°59'59" W, 52.25 FEET; THENCE S 75°57'41" W, 76.53 FEET; THENCE N 00°14'42" E, 88.02 FEET ALONG THE WEST LINE OF SAID LOT 14; THENCE N 89°13'34" E, 360.08 FEET ALONG THE NORTH LINE OF SAID LOT 14 TO THE POINT OF BEGINNING.

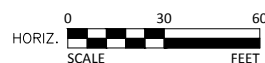
**28 FOOT PUBLIC ACCESS EASEMENT**

A PUBLIC ACCESS EASEMENT BEING OVER, UNDER AND ACROSS PART OF LOT 14, BRICKTOWNE AMES SUBDIVISION, CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 28 FOOT PUBLIC ACCESS EASEMENT, BEING 14 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCING AT THE NE CORNER OF SAID LOT 14; THENCE S 00°13'52" W 66.29 FEET ALONG THE EAST LINE OF SAID LOT 14 TO THE POINT OF BEGINNING; THENCE N 89°59'56" W, 253.03 FEET TO A 168.07 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE 94.54 FEET ALONG SAID CURVE WITH A DELTA OF 32°13'38" (CHORD BEARING S 73°53'14" W 93.29 FEET); THENCE S 75°57'41" W, 32.55 FEET WITH THE SIDELINES BEING SUBTENDED OR EXTENDED TO TERMINATE AT THE WEST LINE OF SAID LOT 14.

**LEGEND**

- STORM WATER FLOWAGE EASEMENT
- WATERMAIN EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC ACCESS EASEMENT



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REV	ISSUED FOR	DATE	DESIGNED

<b>JENSEN GROUP</b>	
BRICKTOWNE AMES SUBDIVISION	
EASEMENTS - LOT 14	

SHEET  
 18  
 OF  
 18