

FINAL PLAT - GREENBRIAR SUBDIVISION

| INDEX LEGEND      |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| LOCATION          | PART OF THE S1/2 SW1/4 OF SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. |
| REQUESTOR:        | HUNZIKER DEVELOPMENT GROUP, LLC                                                                             |
| PROPRIETOR:       | BORGMAYER, MARGARET A TRUST, 574 INVESTMENTS LLC-CTR AND HUNZIKER DEVELOPMENT GROUP, LLC-CTR                |
| SURVEYOR:         | JESSE W.L. VAN DALEN, P.L.S. #29583                                                                         |
| SURVEYOR COMPANY: | BOLTON & MENK, INC.                                                                                         |
| RETURN TO:        | JESSE W.L. VAN DALEN, BOLTON & MENK, INC.<br>1519 BALTIMORE DRIVE, AMES, IA 50010<br>(515)-233-6100         |

FOR RECORDER USE ONLY

LEGEND:

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP #9029 (OR AS NOTED)
- SET 1/2"X24" REBAR WITH PINK PLASTIC CAP #29583 (OR AS NOTED)
- ▲ FOUND SECTION CORNER AS NOTED
- SET MAGNAIL
- FOUND 1/2"X24" REBAR WITH YELLOW PLASTIC CAP #17535
- △ SECTION CORNER SET AS NOTED

| APPROXIMATE AREA BREAKDOWN (ACRES) PARCEL 'A' |       |      |       |
|-----------------------------------------------|-------|------|-------|
|                                               | TOTAL | ROAD | NET   |
| SW1/4-SW1/4                                   | 19.58 | 1.00 | 18.58 |
| SE1/4-SW1/4                                   | 24.69 | 0.00 | 24.69 |
| TOTALS                                        | 44.27 | 1.00 | 43.27 |

| APPROXIMATE AREA BREAKDOWN (ACRES) PARCEL 'B' |       |      |       |
|-----------------------------------------------|-------|------|-------|
|                                               | TOTAL | ROAD | NET   |
| SW1/4-SW1/4                                   | 24.39 | 1.52 | 22.87 |
| SE1/4-SW1/4                                   | 24.80 | 0.00 | 24.80 |
| TOTALS                                        | 49.19 | 1.52 | 47.67 |

NOTES:

- THIS PLAT IS SUBJECT TO EASEMENTS APPARENT AND OF RECORD.
- THIS PLAT MEETS OR EXCEEDS IOWA CODE 355.
- BEARINGS AND DISTANCES SHOWN ARE IOWA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FOOT.
- SURVEY FIELDWORK COMPLETED ON: 2026-07-23
- PARENT PARCEL DEED OF RECORD RECORDED IN INST. #2025-02712.
- NEAREST SITE ADDRESS IS: 4826 GEORGE W CARVER AVE
- 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.

LEGAL DESCRIPTION (TRUSTEE DEED OF DISTRIBUTION 2025-02712)  
THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., STORY COUNTY, IOWA, EXCEPT THE RIGHT OF WAY OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY, AND EXCEPT PARCEL "G" A PART OF THE SW1/4 OF SEC. 21-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON DECEMBER 18, 2003, AS INST. NO. 03-25077, SLIDE 192, PAGE 1.



I hereby certify that this 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 Professional Land Surveyor under the laws of the State of Iowa.

*Jesse W.L. Van Dalen*  
JESSE W.L. VAN DALEN P.L.S.  
LICENSE NUMBER 29583 DATE: 09/09/26  
MY LICENSE RENEWAL DATE IS 12/31/2026  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET

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PART OF S1/2-SW1/4 OF SEC. 21-T84N-R24W, 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA



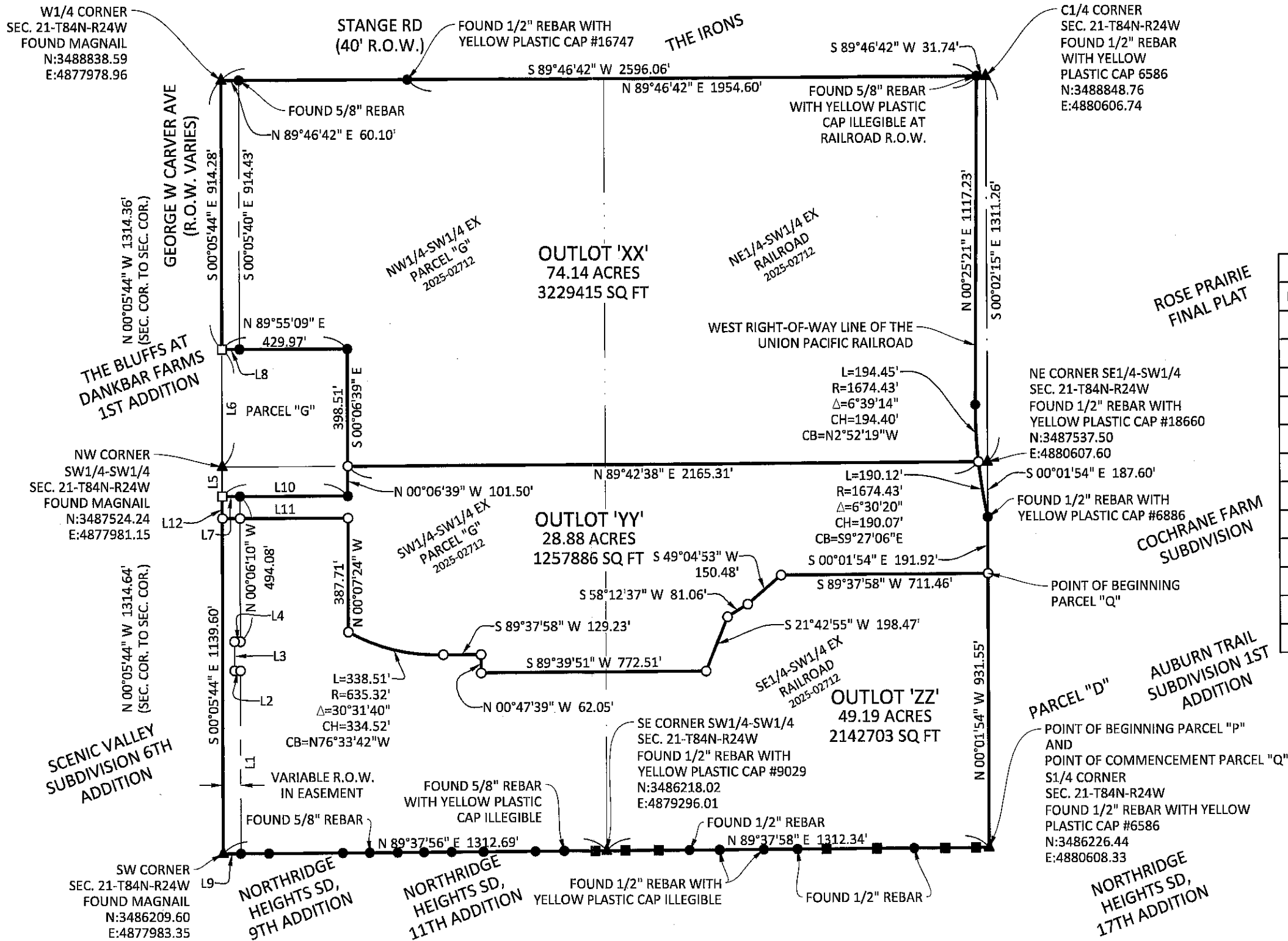
**BOLTON & MENK**

1519 Baltimore Drive  
Ames, IA 50010  
Phone: (515) 233-6100

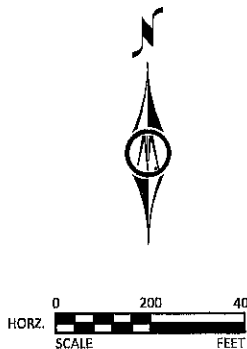
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| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N00°05'03"W | 621.23'  |
| L2         | S89°54'36"W | 20.00'   |
| L3         | N00°05'42"W | 99.00'   |
| L4         | N89°54'37"E | 20.00'   |
| L5         | N00°05'44"W | 100.04'  |
| L6         | N00°05'44"W | 400.08'  |
| L7         | N89°54'20"E | 59.94'   |
| L8         | S89°55'09"W | 60.08'   |
| L9         | N89°37'56"E | 59.88'   |
| L10        | N89°54'20"E | 430.10'  |
| L11        | S89°54'20"W | 430.10'  |
| L12        | N00°05'44"W | 75.00'   |



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SHEET  
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OF  
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