

SURVEYOR'S DESCRIPTION

SURVEY DESCRIPTION—PARCEL 'P':
PARCEL M IN LOTS 5–13, BLOCK 1 IN GARDEN SUBDIVISION AND PART OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER, AS SHOWN ON THE PLAT OF SURVEY FILED ON MAY 22,
2014 IN SLIDE 483, PAGE 4, AND LOTS 1–3, BLOCK 1 IN SAID GARDEN SUBDIVISION, ALL IN SECTION 8, TOWNSHIP
83 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF AMES, STORY COUNTY, IOWA, AND ALL BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE
S00°20'56"E, 612.09 FEET ALONG THE WEST LINE OF S. WILMOTH AVENUE TO A POINT ON THE NORTH LINE OF
THE SOUTH 16.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER; THENCE N88°47'18"W, 321.06 FEET ALONG SAID LINE; THENCE S00°20'56"E, 13.62 FEET TO THE NORTH
LINE OF FRIEDRICH'S 15th ADDITION TO AMES, IOWA; THENCE N89°12'56"W, 319.80 FEET ALONG SAID LINE TO THE
SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE N00°15'32"W, 137.68 FEET ALONG THE WEST LINE THEREOF TO THE NORTHEAST CORNER OF LOT 1 IN C.
G. LEE'S SUBDIVISION; THENCE N00°13'19"W, 490.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE
S88°48'12"E, 449.51 FEET ALONG THE NORTH LINE OF SAID LOTS 5–13 TO THE NORTHEAST CORNER OF SAID LOT
5; THENCE S00°09'35"E, 169.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S88°46'49"E, 49.99
FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°10'35"W, 169.34 FEET TO THE NORTHWEST
CORNER OF SAID LOT 1; THENCE S88°48'12"E, 140.15 FEET TO THE POINT OF BEGINNING, CONTAINING 8.91 ACRES.

NOTE:

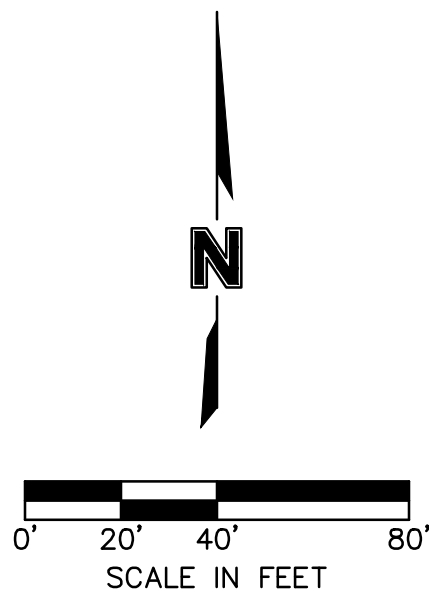
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC
STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

SURVEY LEGEND

WATER LINE	---
ELECTRIC LINE	---
SANITARY SEWER	---
GAS LINE	---
TELEPHONE LINE	---
TV CABLE	---
STORM SEWER	---
EXIST. 'X' IN CONCRETE	X
EXIST. FIRE HYDRANT	+
EXIST. POWER POLE	+
EXIST. LIGHT POLE	+
EXIST. GUY ANCHOR	+
EXIST. SPOT ELEVATION	+
EXIST. GAS METER	+
EXIST. WATER VALVE OR CURB BOX	+
EXIST. BEEHIVE INTAKE	+
EXIST. ELECTRIC BOX	+
EXIST. UTILITY POLE	+
EXIST. TELEPHONE PEDESTAL	+
EXIST. SANITARY CLEAN-OUT	+
EXIST. IRRIGATION CONTROL	+
EXIST. SIGN POST	+
EXIST. GROUND LIGHTING	+
EXIST. PK. OR MAG NAIL FOUND OR SET AS NOTED	+
EXIST. 24" STORM INTAKE	+
EXIST. ELECTRIC METER	+
EXIST. BOLLARD	+
PROPERTY BOUNDARY	---
SECTION LINE	---
STREET CENTERLINE	---
RIGHT OF WAY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
SECTION CORNER FOUND OR SET AS NOTED	+
FOUND IRON PIN OR PIPE AS NOTED	+
SET 1/2" REBAR W/ YELLOW CAP #17161	+

LEGEND

---	PROPERTY LINE
---	EX. UTILITY EASEMENT
---	PROP. SETBACK LINE
---	PROP. WATER LINE
---	PROP. SANITARY SEWER LINE
---	PROP. 6" HIGH IRON FENCE
---	PROP. 6" HIGH BOARD FENCE
---	SIDEWALK RAMP - SLOPES @ 8.33% MAX.
---	INSTALL MODERATE DUTY ASPHALT PAVEMENT ALT. #1 INSTALL MODERATE DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C8.00)
---	INSTALL LIGHT DUTY ASPHALT PAVEMENT ALT. #1 INSTALL LIGHT DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET C8.00)
---	INSTALL CONCRETE PAVEMENT (SEE DETAIL SHEET C8.00)
---	CONSTRUCT CONCRETE SIDEWALK FLUSH WITH PAVEMENT (SEE DETAIL SHEET C8.00)
---	CONSTRUCT CONCRETE SIDEWALK (SEE DETAIL SHEET C8.00)
---	SUDAS TYPE A CONCRETE DRIVEWAY



BENCHMARKS:

- EXIST. FIRE HYDRANT BURY BOLT LOCATED
AT THE NORTH END OF HILLTOP ROAD.
ELEV. = 988.20
- EXIST. FIRE HYDRANT BURY BOLT LOCATED APPROX.
200' SOUTH OF LINCOLN WAY AND ON WEST SIDE OF
WILMOTH AVE.
ELEV. = 985.27

OWNER/DEVELOPER:

BRECKENRIDGE GROUP AMES IOWA, LLC
ATTN: T.C. SELMAN
1301 S. CAPITAL TEXAS HWY
AUSTIN, TX 78746

ENGINEER:

OLSSON ASSOCIATES
CONTACT: JEREMY SHEPHERD
7157 VISTA DRIVE
DES MOINES, IA 50266
TELEPHONE: (515) 331-6517

UTILITY PROVIDERS

GAS: ALLIANT ENERGY (319-286-1315)
ELECTRIC: CITY OF AMES ELECTRIC SERVICES (515-239-5189)
SEWER/WATER: CITY OF AMES (515-239-5162)
TRAFFIC: CITY OF AMES (515-239-5535)
PHONE/COMMS: CENTURYLINK (303-664-8090)
WINDSTREAM/MCLEOD (800-289-1901)
MEDIA: IOWA STATE UNIVERSITY (515-294-2716)
MEDIACOM (515-233-2318)
UNITE PRIVATE NETWORKS (515-321-3336)



CALL 811 SEVENTY-TWO HOURS PRIOR TO
DIGGING, GRADING OR EXCAVATING FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

OLSSON
ASSOCIATES

7157 Vista Drive
West Des Moines, IA 50266

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