

I Instrument: 2006-00014925  
M Date: Dec 14, 2006 08:11:27A  
D Rec Fee: .00 E-Com Fee: .00  
G Aud Fee: .00 Trans Tax: .00  
R Rec Management Fee: .00  
Non-Standard Page Fee: .00  
Filed for record in Story County, Iowa  
Susan L. Vande Kamp, County Recorder

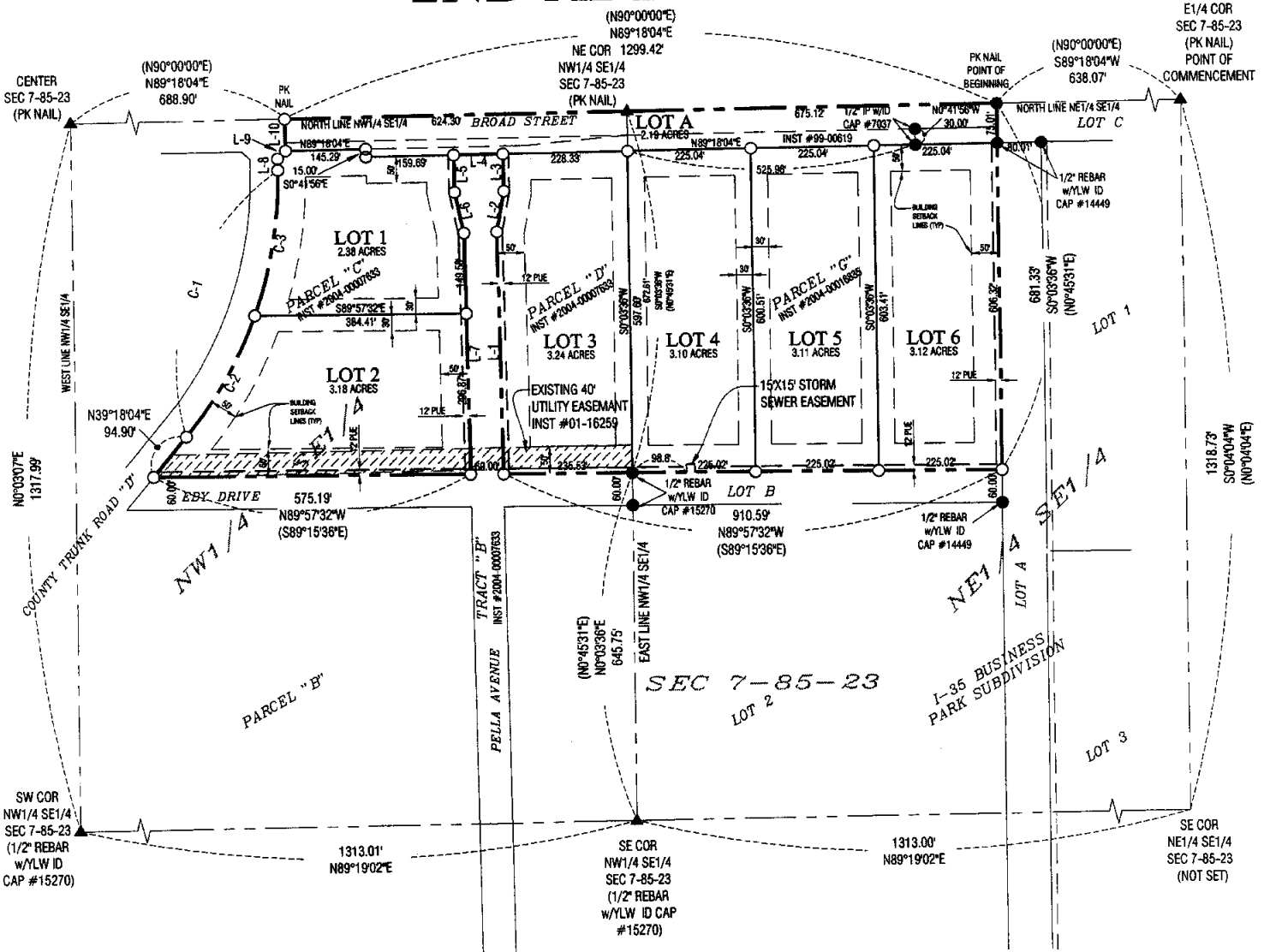
SLIDE 297 PAGE 1

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

# FINAL PLAT

## I-35 BUSINESS PARK SUBDIVISION

### 2ND ADDITION



**BEARINGS AND DISTANCES**

L-1	N0°41'22"W	448.35'
L-2	N10°27'07"E	77.63'
L-3	N0°41'22"W	70.00'
L-4	S89°18'04"W	90.00'
L-5	S0°41'22"E	70.00'
L-6	S11°40'27"E	78.72'
L-7	S0°41'22"E	446.45'
L-8	N0°41'56"W	21.10'
L-9	N44°17'51"E	21.21'
L-10	N0°41'56"W	60.00'

**ALIQUOT PORTIONS**  
SECTION 7, T85N, R23W

	NW1/4 SE1/4	NE1/4 SE1/4	TOTAL
LOT 1	2.38 AC	-	2.38 AC
LOT 2	3.18 AC	-	3.18 AC
LOT 3	3.24 AC	-	3.24 AC
LOT 4	-	3.10 AC	3.10 AC
LOT 5	-	3.11 AC	3.11 AC
LOT 6	-	3.12 AC	3.12 AC
LOT A	1.02 AC	1.17 AC	2.19 AC
TOTAL	9.82 AC	10.50 AC	20.32 AC

**CURVE DATA**

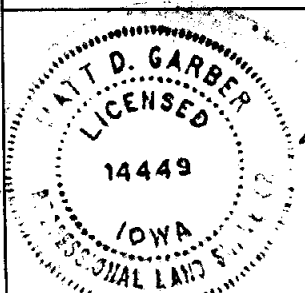
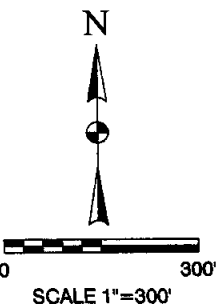
CURVE NO.	CH BRG	CH LEN	LENGTH	RADIUS	DELTA
1	N19°18'04"E	524.11'	534.91'	766.20' (766.20')	40°00' (40°00')
2	N29°39'00"E	256.91'	258.13'	766.20'	19°18'09"
3	N9°39'00"E	275.28'	276.78'	766.20'	20°41'51"

**LEGEND:**

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #14449
- ( ) RECORDED AS

\* ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS \*

FINAL PLAT I-35 BUSINESS PARK SUBDIVISION 2ND ADDITION  
IN THE SOUTHEAST QUARTER OF SECTION 7-85-23  
STORY CITY, STORY COUNTY, IOWA



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.

*Matt D. Garber* 11-9-06  
date

Matt D. Garber, PLS  
Iowa License No. 14449  
My License Renewal Date is Dec. 31, 2007.  
Pages or sheets covered by this seal: sheets 1 and 2

**CGA**

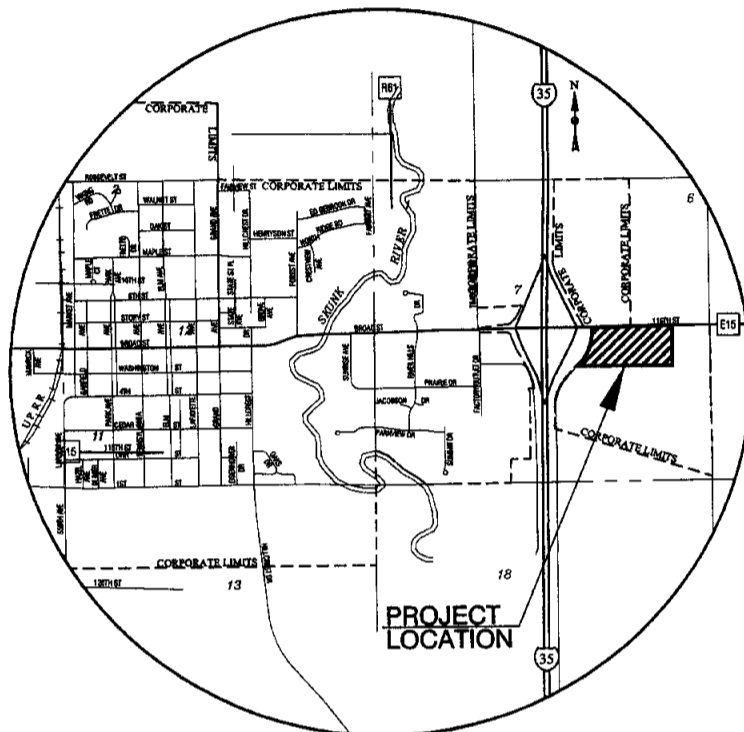
Clapsaddle-Garber Associates, Inc  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph. 641 752-6701  
www.cgaconsultants.com

<b>DRAWN</b> TJA	<b>SHEET NO.</b> 1 of 2
<b>DATE</b> 10-13-06	<b>PROJECT NO.</b> 5290.05

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

# FINAL PLAT

## I-35 BUSINESS PARK SUBDIVISION 2ND ADDITION



**VICINITY MAP**  
STORY CITY, IOWA

### DESCRIPTION: SECOND ADDITION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 7 TOWNSHIP 85 NORTH, RANGE 23 WEST OF THE 5TH P.M., STORY CITY, STORY COUNTY, IOWA, INCLUDING PARCEL "C" AND PARCEL "D" OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7 RECORDED AS INSTRUMENT NO. 2004-00007633 IN THE STORY COUNTY RECORDER'S OFFICE AND PARCEL "G" OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7 RECORDED AS INSTRUMENT NO. 2004-00016835 IN THE STORY COUNTY RECORDER'S OFFICE. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 7; THENCE, S89°18'04"W 638.07' ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7 TO THE POINT OF BEGINNING. THENCE, S0°03'36"W 681.33'; THENCE, N89°57'32"W 910.59'; THENCE, N0°41'22"W 448.35'; THENCE, N10°27'07"E 77.63'; THENCE, N0°41'22"W 70.00'; THENCE, S89°18'04"W 90.00'; THENCE, S0°41'22"E 70.00'; THENCE, S11°40'27"E 78.72'; THENCE, S0°41'22"E 446.45'; THENCE, N89°57'32"W 575.19'; TO THE EAST RIGHT-OF-WAY LINE OF COUNTY TRUNK ROAD "D"; THENCE, N39°18'04"E 94.90'; THENCE, NORTHEASTERLY 534.91' ALONG 766.20' RADIUS CURVE CONCAVE NORTHWESTERLY HAVING A CHORD BEARING AND DISTANCE OF N18°18'04"E 524.11'; THENCE, N0°41'56"W 21.10'; THENCE, N44°17'51"E 21.21', THE AFORESAID ALL BEING ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE, N0°41'56"W 60.00' TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE, N89°18'04"E 1299.42' ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 20.32 ACRES.

### OWNERS


MINNIE E. PAULSON LIFE EST.,  
ALVIN C. CLARK 1/4, PAUL VARNUM 1/8, DANIEL  
VARNUM 1/8, KIRSTEN TEETER 1/8, LaVONNE  
FLYGSTAD 1/8, COLLEEN R. CLARK 1/4  
c/o PAUL VARNUM  
56927 170TH STREET  
AMES, IA 50010-9427

### ZONING CLASSIFICATION

AGRICULTURAL-TO BE REZONED M-2  
FRONT YARD BUILDING SETBACK LINE - 50 FEET  
SIDE YARD BUILDING SETBACK LINE - 30 FEET  
REAR YARD BUILDING SETBACK LINE - 40 FEET  
CORNER STREET SIDE - 50 FEET

### STORMWATER RUNOFF MANAGEMENT

THE BUYER/DEVELOPER OF EACH LOT SHALL BE RESPONSIBLE FOR  
MEETING THE CITY'S STORMWATER MANAGEMENT ORDINANCE

 Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph. 641 752-6701 www.cgaconsultants.com	
DRAWN TJA	SHEET NO. 2 of 2
DATE 10-13-06	PROJECT NO. 5290.05