

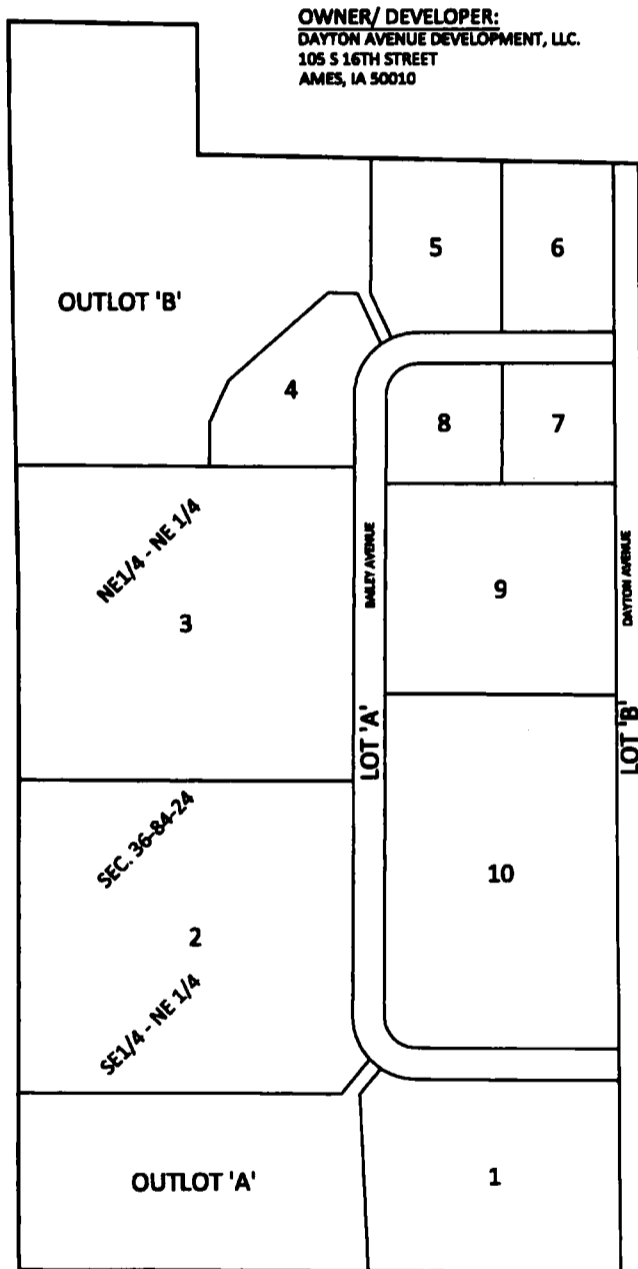
Instrument #: 2023-00969
 02/21/2023 02:01:06 PM Total Pages: 12
 SURV SURVEYS AND PLATS
 Recording Fee: \$ 67.00
 Stacie Herridge, Recorder, Story County Iowa

INDEX LEGEND	
LOCATION	PART OF THE E1/2 OF THE NE1/4, SECTION 36, T-84-N, R-24-W, CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	DAYTON AVENUE DEVELOPMENT, LLC.
PROPRIETOR:	DAYTON AVENUE DEVELOPMENT, LLC.
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1319 BALTIMORE DR., AMES, IA 50010 (515)-239-4100

FOR RECORDER USE ONLY

FINAL PLAT - NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION

PART OF THE E1/2 OF THE NE1/4, SEC. 36, T84N, R24W, CITY OF AMES, STORY COUNTY, IOWA



OWNER/ DEVELOPER:
 DAYTON AVENUE DEVELOPMENT, LLC.
 105 S 16TH STREET
 AMES, IA 50010

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	104.76'	67.00'	89° 35'	94.41'	N45° 14' 07"E
C2	57.01'	133.00'	24° 34'	56.58'	N77° 45' 16"E
C3	25.15'	133.00'	10° 50'	25.11'	N60° 03' 28"E
C4	125.80'	133.00'	54° 11'	121.16'	N27° 32' 08"E
C5	105.24'	67.00'	90° 00'	94.75'	N44° 33' 25"W
C6	100.58'	133.00'	43° 20'	98.20'	N21° 13' 02"W
C7	30.07'	133.00'	12° 57'	30.00'	N49° 21' 27"W
C8	78.28'	133.00'	33° 43'	77.15'	N72° 42' 13"W

LINE TABLE		
LINE #	LENGTH	BEARING
L1	53.70'	N88°46'47"W
L2	66.00'	S0°04'14"E
L3	16.53'	S0°24'58"E
L4	103.83'	S24°31'55"E
L5	118.32'	S24°31'55"E
L6	61.59'	S88°39'47"E
L7	279.77'	N48°21'27"E
L8	96.64'	N24°47'36"E
L9	90.65'	N0°26'36"E

LINE TABLE		
LINE #	LENGTH	BEARING
L10	150.13'	N0°26'36"E
L11	243.57'	S89°58'21"E
L12	238.17'	S89°58'21"E
L13	66.00'	S0°04'14"E
L14	93.68'	S39°57'51"W
L15	68.58'	S39°57'51"W
L16	53.70'	N89°23'46"W

LEGEND:

- FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
- SET 1/2" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- SET 5/8" x 24" REBAR WITH PINK PLASTIC CAP #24413 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER (AS NOTED)
- (R) RECORDED DIMENSION
- STORM SEWER & SURFACE WATER FLOWAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.F.E. STORM SEWER & SURFACE WATER FLOWAGE EASEMENT
- (D) DEED DIMENSION

LEGAL DESCRIPTION FROM INST. #2021-13502

THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-SIX (36); THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), OF SECTION THIRTY-SIX (36) EXCEPT,



THE NORTH 1 ROD AND EXCEPT,

A PART OF THE NE1/4 OF THE NE1/4 OF SEC. 36-T84N-R24W OF THE 5TH P.M., STORY COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE, 16.5 FEET SOUTH OF THE NE CORNER OF SAID NE1/4 OF THE NE1/4; THENCE N88°41'W 925.0 FEET, PARALLEL AND 18.5 FEET DISTANT FROM THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, THENCE SOUTH 275.0 FEET, THENCE S88°41'E 925.0 FEET TO THE EAST LINE OF SAID NE1/4 OF THE NE1/4; THENCE NORTH 275.0 FEET TO THE POINT OF BEGINNING.

NOTES:

- THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
- THIS SURVEY IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
- BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 8, US SURVEY FOOT.
- TOTAL AREA OF ADDITION = 72,999 ACRES OR 3,179,840 SQ. FT.
- LOT 'A' & LOT 'B' TO BE DEDICATED TO THE CITY OF AMES FOR STREET PURPOSES.
- 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.
- OUTLOT 'A' & OUTLOT 'B' ARE RESERVED FOR STORM SEWER, S.W.F.E., P.U.E., & PEDESTRIAN EASEMENTS COVERING THE ENTIRETY OF THE LOT.
- THE FEMA FLOOD HAZARD ZONE DOES NOT AFFECT THE SUBJECT PROPERTY.

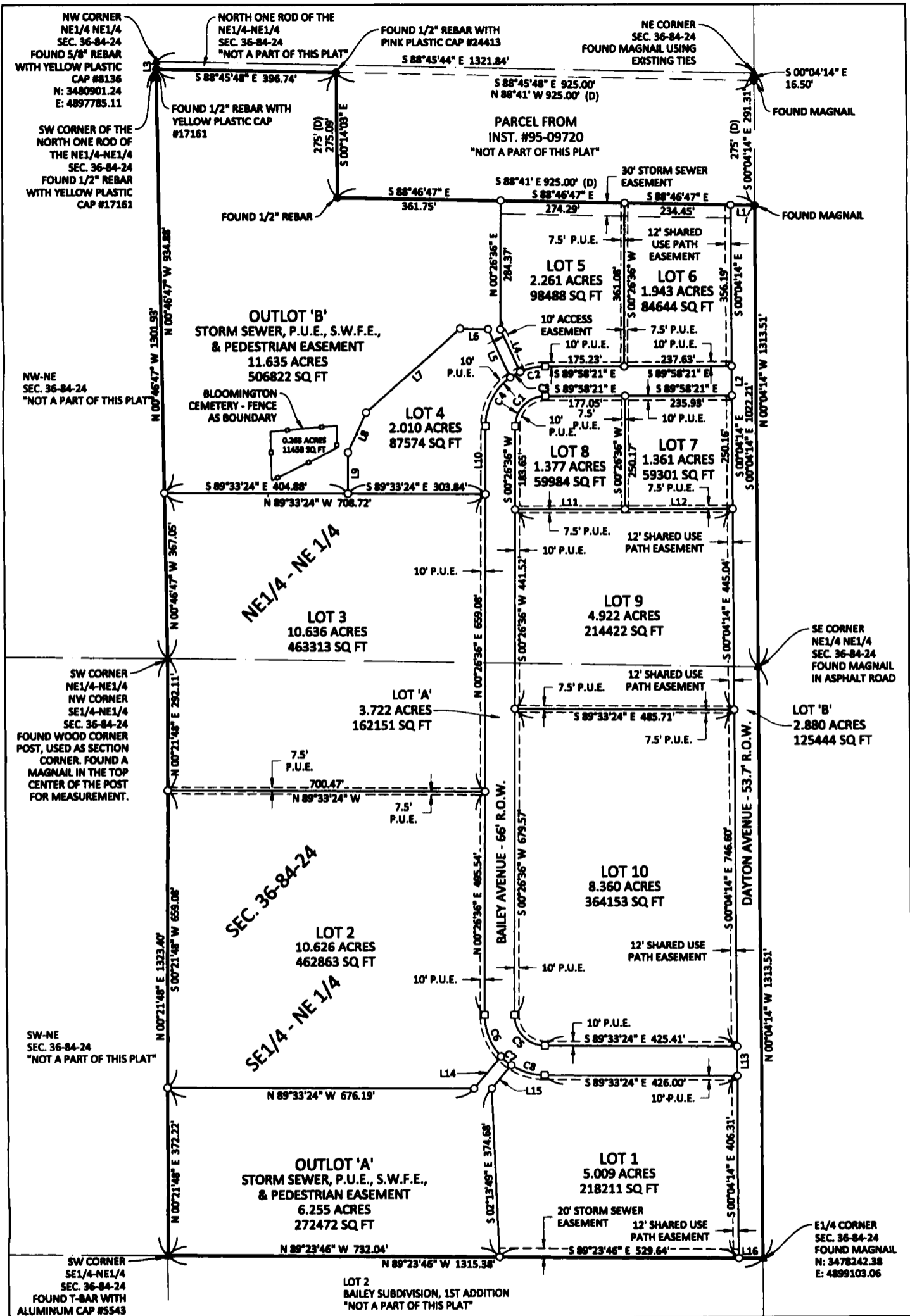
FINAL PLAT - NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION
 PART OF THE E1/2 OF THE NE1/4, SEC.36, T84N, R24W, CITY OF AMES, STORY COUNTY, IOWA



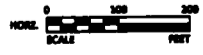
I hereby certify that this final surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
 Luke D. Ahrens
 LUKE D. AHRENS, P.L.S.
 REG. NO. 24413 DATE: 2022-02-10
 MY LICENSE RENEWAL DATE IS 12/31/2025
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 1



1319 BALTIMORE DRIVE
 AMES, IOWA 50010
 (515) 239-4100



FINAL PLAT - NORTH DAYTON INDUSTRIAL SUBDIVISION, FIRST ADDITION
 PART OF THE E1/2 OF THE NE1/4, SEC.36, T84N, R24W, CITY OF AMES, STORY COUNTY, IOWA



1519 BALTIMORE DRIVE
 AMES, IOWA 50010
 (515) 239-8100

SHEET
 2
 OF
 2

2023-00969 SURV 02/21/2023 02:01:06 PM Page 2 of 12

INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010

CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That **DAYTON AVENUE DEVELOPMENT, LLC**, does hereby covenant that it is the lawful owner of the following-described real estate situated in Story County, Iowa, to-wit:


The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36); the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36) **EXCEPT** the North 1 rod **AND EXCEPT** a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, described as follows: Beginning at a point on the East line, 16.5 feet South of the NE Corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N88°41'W, 925.0 feet, parallel and 16.5 feet distant from the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South 275.0 feet; thence S88°41'E, 925.0 feet to the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 275.0 feet to the point of beginning

The undersigned does hereby certify, acknowledge and declare that the platting of said real estate to be known as **NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA**, is with its free consent and in accordance with its desires as proprietor, and does further hereby dedicate and set apart Lot 'A', Public Street (Bailey Avenue), and Lot 'B', Public Street (Dayton Avenue), as shown on said plat to the City of Ames, Iowa, and the perpetual use of the public.

Dated this 16th day of January, 2023.

**SIGNATURE PAGE OF
CONSENT AND DEDICATION**

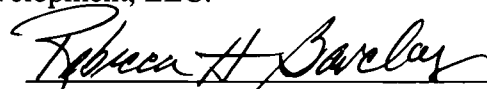
DAYTON AVENUE DEVELOPMENT, LLC

By: 
Charles E. Winkleblack, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 16th day of January, 2023, by Charles E. Winkleblack, as a Manager of Dayton Avenue Development, LLC.

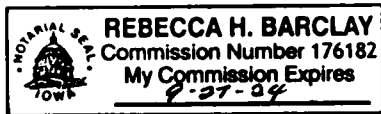


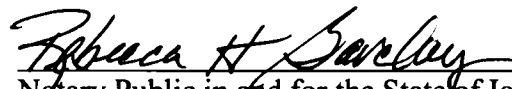

Notary Public in and for the State of Iowa
My commission expires 9-27-24

By: 
Dean E. Hunziker, Manager

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 16th day of January, 2023, by Dean E. Hunziker, as a Manager of Dayton Avenue Development, LLC.




Notary Public in and for the State of Iowa
My commission expires 9-27-24

ATTORNEY'S OPINION

I, Brian D. Torresi, hereby state that I am an Attorney at Law, duly admitted to the practice of law in the State of Iowa, and an attorney at Dentons Davis Brown with offices at 120 S 16th Street, Ames, Story County, Iowa. I further state that I have examined the Abstract of Title to the following-described real estate, to-wit:


The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36); the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36) **EXCEPT** the North 1 rod **AND EXCEPT** a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, described as follows: Beginning at a point on the East line, 16.5 feet South of the NE Corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N88°41'W, 925.0 feet, parallel and 16.5 feet distant from the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South 275.0 feet; thence S88°41'E, 925.0 feet to the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 275.0 feet to the point of beginning

(the "Real Estate") from the root of the title thereof, down to and including the 15th day of December, 2022 at 8:00 a.m., last certified by Abstract & Title Services - Story County, Ames, Iowa (Iowa Title Guaranty Division Member #8650). The Real Estate has now been subdivided and is now known as **NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA.**

Based upon information within said Abstract of Title, it is my opinion that the fee simple title to the Real Estate is vested in **Dayton Avenue Development, LLC**. The Real Estate is subject to easements of record and to zoning ordinances of the City of Ames, Iowa, and is not encumbered by any liens for which consent is needed under Iowa Code § 354.11.

Dated this 13th day of January, 2023.

DENTONS DAVIS BROWN

By: 

Brian D. Torresi, Attorney
Iowa Title Guaranty Member No. 10046

INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010

CERTIFICATE OF THE TREASURER OF STORY COUNTY, IOWA

I, Ted Rasmusson, Treasurer of Story County, Iowa, certify that the records in this office show that the real estate described in the attached plat and known as **NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA**, is free from certified taxes and certified special assessments.

Dated this 19th day of January, 2023.



TED RASMUSSON
TREASURER, STORY COUNTY, IOWA

By Ardis A. Baldwin, Deputy

Parcel Nos. 05-36-200-210
05-36-200-405





LUCY MARTIN
Story County Auditor
and
Commissioner of Elections

Approval of Subdivision Plat Name by Story County Auditor

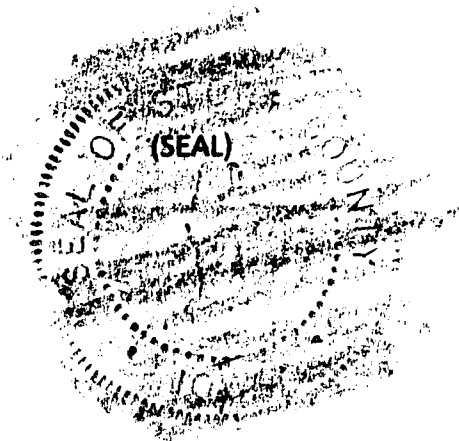
Date Feb 21, 2023

The Story County Auditor's Office has reviewed the final plat of:

North Dayton Industrial Subdivision First Addition

Pursuant to Iowa Code §354.6(2) and §354.11(5), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed Rhonda Sykes
County Auditor of Story County, Iowa
Deputy



INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 120 S 16th St., Ames, IA 50010

CITY OF AMES, IOWA
RESOLUTION NUMBER 23-075
ACCEPTING PLAT OF NORTH DAYTON INDUSTRIAL SUBDIVISION
FIRST ADDITION,
AMES, STORY COUNTY, IOWA

WHEREAS, there has been submitted to the City Council of the City of Ames, Iowa, a plat of real estate described as:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36); the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36) **EXCEPT** the North 1 rod **AND EXCEPT** a part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Eighty-four (84) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, described as follows: Beginning at a point on the East line, 16.5 feet South of the NE Corner of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence N88°41'W, 925.0 feet, parallel and 16.5 feet distant from the North line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South 275.0 feet; thence S88°41'E, 925.0 feet to the East line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 275.0 feet to the point of beginning

to be known as **NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA**, and

WHEREAS, the Department of Planning and Housing of the City of Ames, Iowa, has recommended that the plat be approved, and

WHEREAS, the owner of said real estate, Dayton Avenue Development, LLC, has executed a written Consent and Dedication declaring that the platting is with its free consent and is in

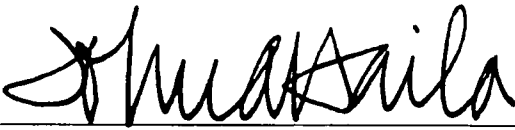
accordance with its desires as proprietor, and

WHEREAS, it is the opinion of the City Council of the City of Ames, Iowa, that the plat should be accepted and approved

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the plat of **NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA**, be and it is hereby accepted and approved, and

BE IT FURTHER RESOLVED that the dedication of Lot 'A', Public Street (Bailey Avenue), and Lot 'B', Public Street (Dayton Avenue), for public street services be and the same is hereby accepted for and on behalf of the City of Ames, Iowa, and that all of the acts of Dayton Avenue Development, LLC are hereby confirmed and approved by the City Council of the City of Ames, Iowa, on this 14 day of February, 2023.

CITY OF AMES, IOWA

By 
JOHN HAILA, Mayor

By 
RENEE HALL, City Clerk

Moved by: Gartin

Seconded By: Betcher

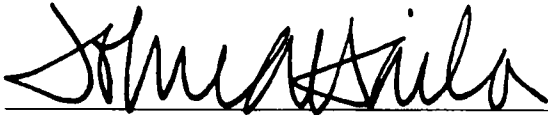
Voting Aye: Betcher, Beatty-Hansen, Corrieri, Gartin, Junck, Rollins

Voting Nay: None

Absent: None

Mayor John Haila declared Resolution Number 23-075 adopted.

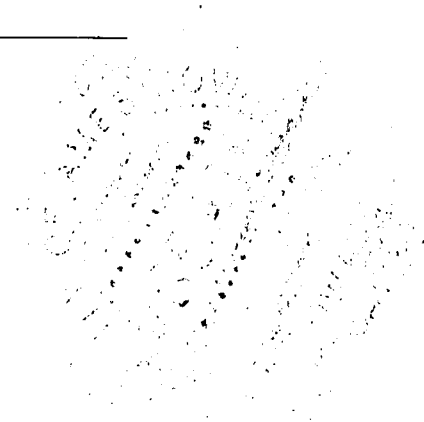
We, John Haila and Renee Hall, being the duly elected and appointed Mayor and City Clerk, respectively, of the City of Ames, Iowa, do hereby certify that the above and foregoing Resolution Number 23-075 is a true and accurate copy of said Resolution; that said Resolution was duly passed and adopted by the City Council of the City of Ames, Iowa, at a duly convened meeting thereof on the 14 day of February, 2023.



JOHN HAILA, Mayor



RENEE HALL, City Clerk



INSTRUMENT PREPARED BY:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010 (515) 288-2500
RETURN TO:	Brian D. Torresi, 120 S 16 th St., Ames, IA 50010


CITY OF AMES, IOWA
RESOLUTION NUMBER 23-076
ACCEPTING PUBLIC IMPROVEMENTS AND BOND ON
NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION,
AMES, STORY COUNTY, IOWA

Be it resolved by the City Council for the City of Ames, Iowa, in accordance with the Certificate of the Municipal Engineer, the obligations of Dayton Avenue Development, LLC (collectively, with the successors and assigns thereof, "Owner") with respect to the completion of the following public improvements required for approval of the final plat of **NORTH DAYTON INDUSTRIAL SUBDIVISION FIRST ADDITION, AMES, STORY COUNTY, IOWA** (the "Subdivision") have been secured by the Letter of Credit (as defined herein): erosion control (COSESCO), subgrade preparation, sanitary sewer, storm sewer, water main, fire hydrant, manholes, sidewalk, seeding and landscaping, street lights, and street widening (collectively, the "Remaining Improvements").

The Agreement for Public Improvements secured by a letter of credit in the amount of TWO MILLION EIGHT HUNDRED FORTY THOUSAND SIX HUNDRED EIGHTY-THREE DOLLARS and 25/100 (\$2,840,683.25) (the "Letter of Credit") is hereby authorized with respect to the Remaining Improvements required for approval of the final plat of the Subdivision.

Dated this 14 day of February, 2023.

CITY OF AMES, IOWA

By 
JOHN HAILA, Mayor

By 
RENEE HALL, City Clerk

Moved by: Gartin

Seconded By: Betcher

Voting Aye: Betcher, Beatty-Hansen, Corrieri, Gartin, Junck, Rollins

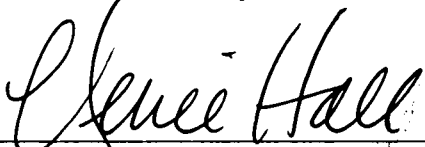
Voting Nay: None

Absent: None

Mayor John Haila declared Resolution Number 23-076 adopted.

We, John Haila and Renee Hall, being the duly elected and appointed Mayor and City Clerk, respectively, of the City of Ames, Iowa, do hereby certify that the above and foregoing Resolution Number 23-076 is a true and accurate copy of said Resolution; that said Resolution was duly passed and adopted by the City Council of the City of Ames, Iowa, at a duly convened meeting thereof on the 14 day of February, 2023.


JOHN HAILA, Mayor


RENEE HALL, City Clerk