

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 4400 TIMBER RIDGE & 507 QUAM CIRCLE

BACKGROUND:

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The subject properties are located in the Estates West Subdivision in west Ames. (See Attachment A Location Map) The properties are owned by Dan & Alice Hunziker and Quam Limited Partnership. The Plat of Survey adjusts the boundary line between the two platted parcels to be consistent with the ownership of the land. (See Attachment B Proposed Plat of Survey.

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements and has made a preliminary decision of approval. No easements or conditions are required.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

**ADDENDUM
PLAT OF SURVEY FOR 4400 TIMBER RIDGE & 507 QUAM CIRCLE**

Application for a proposed plat of survey has been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner Proposed Parcel A: Dan & Alice Hunziker, Ames Iowa
Owner Proposed Parcel B: Quam Limited Partnership, Ames Iowa

Street Address Proposed Parcel A: 4400 Timber Ridge Drive
Street Address Proposed Parcel B: 507 Quam Circle

Assessor's Parcel #: 0905302130 & 0905302120

Legal Description: Lots 4 and 5 Estates West Subdivision, 2nd Addition

Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

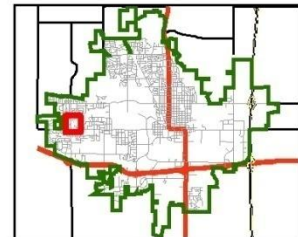
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

**ATTACHMENT A
LOCATION MAP**



**Location Map
4400 Timber Ridge & 507 Quam**



ATTACHMENT B PROPOSED PLAT OF SURVEY

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD STREET PO BOX 668 AMES, IA (515) 233-6100

PARCEL 'A' LEGAL DESCRIPTION:

PARCEL 'A' IN ESTATES WEST SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED MARCH ____, 2014, IN THE OFFICE OF THE RECORDER OF STORY COUNTY ON SLIDE _____, PAGE _____ AND AS INSTRUMENT NUMBER 14-_____.

PARCEL 'A' ALTERNATE LEGAL DESCRIPTION:

THAT PART OF LOT 5, ESTATES WEST SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE 84.38 FEET ALONG THE NORTH LINE OF SAID LOT 5 ALONG A 267 FOOT RADIUS CURVE, CONCAVE SOUTHERLY, WITH A DELTA OF 18°06'29"; THENCE 77.65 FEET ALONG THE NORTH LINE OF SAID LOT 5 ALONG A 333 FOOT RADIUS CURVE, CONCAVE NORTHERLY, WITH A DELTA OF 13°21'35" TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S08°07'38"W, 25.16 FEET ALONG THE EAST LINE OF SAID LOT 5; THENCE 94.27 FEET ALONG THE EAST LINE OF SAID LOT 5 ALONG A 427.50 FOOT RADIUS CURVE, CONCAVE EAST, WITH A DELTA OF 12°38'05"; THENCE S04°30'27"E, 58.23 FEET ALONG THE EAST LINE OF SAID LOT 5; THENCE 49.87 FEET ALONG A 64.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WITH A DELTA OF 44°17'54" TO THE SOUTH LINE OF ESTATES WEST SUBDIVISION, FIRST ADDITION TO THE CITY OF AMES; THENCE N89°06'20"W, 121.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N00°00'00"W, 264.08 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING.

PARCEL 'B' LEGAL DESCRIPTION:

PARCEL 'B' IN ESTATES WEST SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED MARCH ____, 2014, IN THE OFFICE OF THE RECORDER OF STORY COUNTY ON SLIDE _____, PAGE _____ AND AS INSTRUMENT NUMBER 14-_____.

PARCEL 'B' ALTERNATE LEGAL DESCRIPTION:

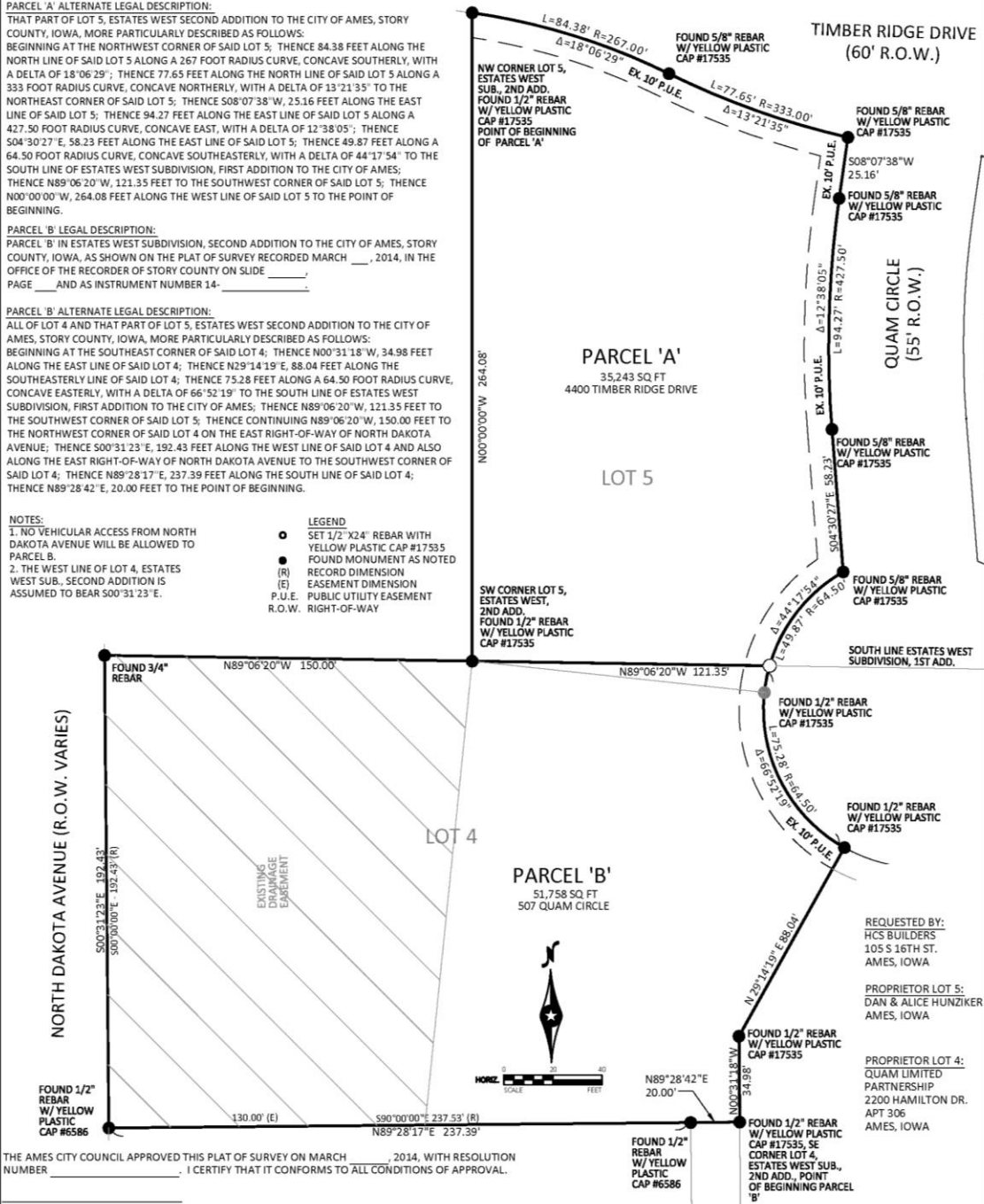
ALL OF LOT 4 AND THAT PART OF LOT 5, ESTATES WEST SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE N00°31'18"W, 34.98 FEET ALONG THE EAST LINE OF SAID LOT 4; THENCE N29°14'19"E, 88.04 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4; THENCE 75.28 FEET ALONG A 64.50 FOOT RADIUS CURVE, CONCAVE EASTERLY, WITH A DELTA OF 66°52'19" TO THE SOUTH LINE OF ESTATES WEST SUBDIVISION, FIRST ADDITION TO THE CITY OF AMES; THENCE N89°06'20"W, 121.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE CONTINUING N89°06'20"W, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE CONTINUING N89°06'20"W, 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 ON THE EAST RIGHT-OF-WAY OF NORTH DAKOTA AVENUE; THENCE S00°31'23"E, 192.43 FEET ALONG THE WEST LINE OF SAID LOT 4 AND ALSO ALONG THE EAST RIGHT-OF-WAY OF NORTH DAKOTA AVENUE TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N89°28'17"E, 237.39 FEET ALONG THE SOUTH LINE OF SAID LOT 4; THENCE N89°28'42"E, 20.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. NO VEHICULAR ACCESS FROM NORTH DAKOTA AVENUE WILL BE ALLOWED TO PARCEL B.
2. THE WEST LINE OF LOT 4, ESTATES WEST SUB., SECOND ADDITION IS ASSUMED TO BEAR S00°31'23"E.

- LEGEND**
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP #17535
 - FOUND MONUMENT AS NOTED
 - (R) RECORD DIMENSION
 - (E) EASEMENT DIMENSION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY

PLAT OF SURVEY - PARCELS 'A' AND 'B' LOTS 4 AND 5, ESTATES WEST SUBDIVISION, SECOND ADDITION



THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON MARCH ____, 2014, WITH RESOLUTION NUMBER _____. I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING AND HOUSING DIRECTOR

PLAT OF SURVEY - PARCELS 'A' AND 'B'
ESTATES WEST, 2ND ADDITION, AMES, IOWA

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA



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, 2014
PAGES OR SHEETS COVERED BY THIS SEAL: 1

SHEET
1
OF
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