ITEM # <u>12</u> DATE: 03-04-14

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 4312 TIMBER RIDGE & 506 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.

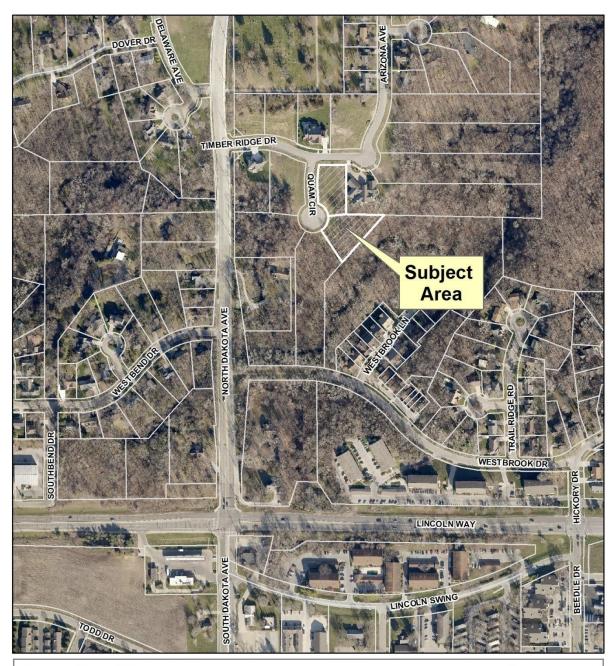
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

ADDENDUM PLAT OF SURVEY FOR 4312 TIMBER RIDGE & 506 QUAM CIRCLE

| Application for a proposed plat of survey has been submitted for: | | | |
|--|-------------|--|--|
| | | Conveyance parcel (per Section 23.307) | |
| | \boxtimes | 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 C: Hunziker Land Development Company LLC, Ames Iowa Owner Proposed Parcel D: Quam Limited Partnership, Ames Iowa | |
| | | Street Address Proposed Parcel C: 4312 Timber Ridge Drive Street Address Proposed Parcel D: 506 Quam Circle | |
| | Asses | Assessor's Parcel #: 0905302090 & 0905302100 | |
| | Legal | Description: Lots 1 and 2 Estates West Subdivision, 2 nd Addition | |
| Public Improvements: | | | |
| The preliminary decision of the Planning Director finds that approval requires all public mprovements 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. | |
| | \boxtimes | Not Applicable. | |

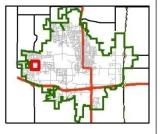
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

ATTACHMENT A LOCATION MAP



Location Map 4312 Timber Ridge & 506 Quam





ATTACHMENT B PROPOSED PLAT OF SURVEY

PREPARED BY: EUGENE DREYER BOLTON & MENK, INC. 2730 FORD PO BOX 668 STREET AMES, IA (515) 233-6100 PLAT OF SURVEY - PARCELS 'C' & 'D' LOTS 1-2, ESTATES WEST SUB., SECOND ADD TIMBER RIDGE DRIVE (60' R.O.W.) PARCEL 'C' LEGAL DESCRIPTION:
PARCEL 'C' 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 ______, FOUND 5/8" REBAR WITH YELLOW PAGE AND AS INSTRUMENT NUMBER 14-PLASTIC CAP #17535 N89°29'27"E PARCEL "C 'ALTERNATE LEGAL DESCRIPTION:
THAT PART OF LOT 1, ESTATES WEST SECOND ADDITION TO THE CITY OF AMES, STORY
COUNTY, JOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CONTER OF SADI LOT 1; THENCE 22.66 FEET ALONG A
333.00 FOOT RADIUS CURVE, CONCAVE NORTH, WITH A LONG CHORD THAT BEARS
S88-333-48; 2.26 FEET, AND A DELTA OF 03-35-38*; THENCE NBS-929.27*(E.).2.57 FEET TO
THE WEST LINE OF LOT 8, ESTATES WEST SUBDIVISION, FIRST ADDITION; THENCE
SOO"00'00" E, 210.88 FEET ALONG THE WEST LINE OF SAID LOT 8 TO THE SOUTH LINE OF
ESTATES WEST SUBDIVISION, FIRST ADDITION; THENCE SSO'06 20" E, 77.09 FEET TO THE EAST
RIGHT-OF-WAY OF QUAM CIRCLE; THENCE 62.03 FEET ALONG A 64.59 FOOT RADIUS CURVE
ALONG THE EAST RIGHT-OF-WAY LINE OF QUAM CIRCLE, CONCAVE SOUTHWESTERLY, WITH 92 57 FOUND 5/8" REBAN PLASTIC CAP #17535 ALONG THE EAST RIGHT-OF-WAY LINE OF QUAM CIRCLE, CONCAVE SOUTHWESTERLY, WITH A LONG CHORD THAT BEARS NA1 "4312" W, 967 FEET, AND A DELTA OF 55'066'; THENCE NA DELTA OF 55'066'; THENCE NA9 "3027" W, 58.23 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF QUAM CIRCLE; THENCE 82.14 FEET ALONG A 372.50 FOOT ABOIDS CURVE ALONG THE EAST RIGHT-OF-WAY LINE OF QUAM CIRCLE; CONCAVE EAST, WITH A LONG CHORD THAT BEARS NO1 "48'36" E, 81.98 FEET, PARCEL 'C' 00"00"00"E - 210.88 23,832 SQ FT AND A DELTA OF 12"38'04"; THENCE NO8"07'38"E, 25.15 FEET ALONG THE EAST RIGHT-OF WAY LINE OF QUAM CIRCLE TO THE POINT OF BEGINNING. 4312 TIMBER RIDGE DRIVE QUAM CIRCLE (55'R.O.W.) LOT 8 ESTATES WEST SUBDIVISION, FIRST ADD. POINT OF BEGINNING FOR PARCEL 'D' LOT 8, ESTATES WEST, FIRST ADDITION FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 S89°06'20"E - 163.01' PARCEL 'D' FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 28,891 SQ FT 506 Quam Circle PARCEL 'D' LEGAL DESCRIPTION:
PARCEL 'D' IN ESTATES WEST SUBDIVISION, SECOND ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED MARCH OFFICE OF THE RECORDER OF STORY COUNTY ON SLIDE PAGE ___AND AS INSTRUMENT NUMBER 14-PARCEL 'D' ALTERNATE LEGAL DESCRIPTION:
ALL OF LOT 2 AND THAT PART OF LOT 1, ESTATES WEST SECOND ADDITION TO THE CITY OF AMES. STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: AMES, STORY COUNTY, TOWA, MOSE PARTICULARLY DESCRIBED AS POLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, ESTATES WEST SUBDIVISION, FIRST
ADDITION; THENCE S89"06'20"E, 163.01 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE
S41 '23 04"W, 268.83 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2; THENCE
343"21 45"W, 162.58 FEET; THENCE 79:71 FEET ALONG A 6.30 FOOT RADIUS CURVE ALONG
THE EASTERLY RIGHT-OF-WAY LINE OF QUAM CIRCLE, CONCAVE WEST, LONG CHORD BEARS NOTES: 1. THE WEST LINE OF LOT 8, ESTATES WEST SUB., FIRST ADD. IS ASSUMED TO BEAR S00°00'00"E. NATI-14-03:E, 74.73 FEET AND A DELTA OF 70'-08'24" TO THE SOUTH LINE OF ESTATES WEST SUBDIVISION, FIRST ADDITION; THENCE SB9"06'20"E, 77.09 FEET ALONG THE SOUTH LINE OF ESTATES WEST SUBDIVISION, FIRST ADDITION, TO THE POINT OF BEGINNING. LEGEND
SET 1/2"X24" REBAR WITH YELLOW PLASTIC CAP #17 535
FOUND MONUMENT AS NOTED
RECORD DIMENSION
PASEMENT DIMENSION
PUBLIC UTILITY FASEMENT
RIGHT-OF-WAY PROPRIETOR LOT 1: HUNZIKER LAND DEVELOPMENT COMPANY LLC PROPRIETOR LOT 2: QUAM LIMITED 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. PARTNERSHIP 2200 HAMILTON DR. 105 S 16TH ST. AMES, IOWA AMES, IOWA **APT 306** AMES, IOWA PLANNING AND HOUSING DIRECTOR I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY WE 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 PLAT OF SURVEY - PARCELS 'C' AND ď SHEET ESTATES WEST SUBDIVISION, SECOND ADD., AMES, IOWA 1 EUGENE R DREYER 17535 BOLTON & MENK, INC. OF EUGENE R. DREYER L.S. Consulting Engineers & Surveyors ATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, LIMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014 1