
DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
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Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010 Phone: 515-239-5105

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF AMES, IOWA, AS PROVIDED FOR IN SECTION 29.301 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA, BY CHANGING THE BOUNDARIES OF THE DISTRICTS ESTABLISHED AND SHOWN ON SAID MAP AS PROVIDED IN SECTION 29.1507 OF THE *MUNICIPAL CODE* OF THE CITY OF AMES, IOWA; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH AND ESTABLISHING AN EFFECTIVE DATE

BE IT HEREBY ORDAINED by the City Council of the City of Ames, Iowa;

Section 1: The Official Zoning Map of the City of Ames, Iowa, as provided for in Section 29.301 of the *Municipal Code* of the City of Ames, Iowa, is amended by changing the boundaries of the districts established and shown on said Map in the manner authorized by Section 29.1507 of the *Municipal Code* of the City of Ames, Iowa, as follows: That the real estate, generally located at 3115, 3119, 3301, 3325, 3409, and 3413 South Duff Avenue, is rezoned, with Master Plan, from Highway-Oriented Commercial (HOC) and Agricultural (A) to Residential High Density (RH) and Highway-Oriented Commercial (HOC).

Real Estate Description:

HOC PARCEL

COMMENCING AT THE NORTHEAST CORNER OF PARCEL 'M' IN SECTION 14, TOWNSHIP 83, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY, THENCE S00°13'53"W 35.0 FEET ALONG THE EAST LINE OF PARCEL 'J' AND THE EAST LINE OF THE SW1/4 OF SAID SECTION 14 TO THE POINT OF BEGINNING; THENCE S89°13'31"W 420.09 FEET; THENCE S00°14'42"W 476.40 FEET; THENCE N89°52'21"E 140.11 FEET; THENCE S89°58'25"E 229.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #69; THENCE N89°39'06"E 50.24 FEET TO THE EAST LINE OF PARCEL 'J' AND THE EAST LINE OF THE SW1/4 OF SAID SECTION 14; THENCE N00°13'53"E 481.56 FEET ALONG THE EAST LINE OF PARCEL 'J' AND THE EAST LINE OF THE SW1/4 OF SAID SECTION 14 TO THE POINT OF BEGINNING.

RH PARCEL

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'A' IN SECTION 23, TOWNSHIP 83, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY, THENCE S89°51'54"W 986.44 FEET ALONG THE SOUTH LINE OF PARCEL 'A' TO THE SOUTHWESTERLY CORNER OF PARCEL 'A' IN SAID SECTION 23; THENCE N00°00'00"E 350.06 FEET ALONG THE WEST LINE OF PARCEL 'A' TO THE SOUTHWESTERLY CORNER OF PARCEL 'A' IN SAID SECTION 23; THENCE N89°53'54"W 329.99 FEET ALONG THE SOUTH LINE OF PARCEL 'A' TO THE SOUTHWESTERLY CORNER OF PARCEL 'A' IN SAID SECTION 23; THENCE N00°12'00"W 664.84 FEET ALONG THE WEST LINE OF PARCEL 'A' TO THE NW CORNER OF PARCEL 'A' AND THE NW CORNER OF NE1/4-NW1/4 IN SAID SECTION 23; THENCE S89°51'50"W 650.95 FEET ALONG THE SOUTH LINE OF PARCEL 'J' AND THE SOUTH LINE OF THE SW1/4-SW1/4 TO THE SOUTHWEST CORNER OF PARCEL 'J' IN SAID SECTION 14, TOWNSHIP 83, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY; THENCE N16°34'15"E 834.78 FEET ALONG THE WEST LINE OF PARCEL 'J' TO THE NORTHWEST CORNER OF PARCEL 'J' IN SAID SECTION 14; THENCE N89°52'17"E 411.15 FEET ALONG THE NORTH LINE OF PARCEL 'J' IN SAID SECTION 14; THENCE N89°52'17"E 224.80 FEET ALONG THE NORTH LINE OF PARCEL 'J' TO THE NORTHERLY CORNER OF PARCEL 'J' IN SAID SECTION 14; THENCE S00°20'51"W 201.97 FEET ALONG THE EAST LINE OF PARCEL 'J' TO THE NORTHERLY CORNER OF PARCEL 'J' IN SAID SECTION 14; THENCE N89°52'20"E 379.10 FEET ALONG THE NORTH LINE OF PARCEL 'J' TO THE WEST CORNER OF PARCEL 'L' IN SAID SECTION 14; THENCE N89°53'15"E 296.11 FEET ALONG THE NORTH LINE OF PARCEL 'L' TO THE NORTHWEST CORNER OF PARCEL 'L' IN SAID SECTION 14; THENCE S00°08'41"W 15.83 FEET ALONG THE EAST LINE OF PARCEL 'L' TO THE NORTHERLY CORNER OF PARCEL 'J' IN SAID SECTION 14; THENCE S00°17'23"W 35.60 FEET ALONG THE EAST LINE OF PARCEL 'J' TO THE NORTHERLY CORNER OF PARCEL 'J' IN SAID SECTION 14; THENCE N89°13'34"E 420.08 FEET ALONG THE NORTH LINE OF PARCEL 'J' TO THE EAST LINE OF PARCEL 'J' AND THE EAST LINE OF THE SW1/4 IN SAID SECTION 14; THENCE S00°13'53" W 35.00 FEET ALONG THE EAST LINE OF PARCEL 'J' AND THE EAST LINE OF THE SW1/4 OF SAID SECTION 14; THENCE S89°13'31"W 420.09 FEET; THENCE S00°14'42"W 476.40 FEET; THENCE N89°52'21"E 140.11 FEET; THENCE S89°58'25"E 229.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #69; THENCE N89°39'06"E 50.24 FEET TO THE EAST LINE OF THE SW1/4 OF SAID SECTION 14; THENCE S00°13'53"W 35.00 FEET ALONG THE EAST LINE OF THE SW1/4 TO THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE S89°39'06" W 50.00 FEET ALONG THE NORTH LINE OF THE NE1/4-NW1/4 OF SAID SECTION 23 TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #69; THENCE N89°58'25" W 229.87 FEET ALONG THE NORTH LINE OF THE NE1/4-NW1/4 OF SAID SECTION 23; THENCE S89°52'21"W 522.62 FEET ALONG THE NE1/4-NW1/4 TO THE NORTHEAST CORNER OF PARCEL 'A' IN SAID SECTION 23; THENCE S00°18'46"E 578.72 FEET ALONG THE EAST LINE OF PARCEL 'A' TO THE NORTHERLY CORNER OF PARCEL 'A' IN SAID SECTION 23; THENCE N89°56'45"E 501.78 FEET ALONG THE NORTH LINE OF PARCEL 'A' TO THE NORTHEAST CORNER OF PARCEL 'A' IN SAID SECTION 23; THENCE N89°58'11"E 131.96 FEET; THENCE N00°23'45"W 68.04 FEET; THENCE N89°56'36"E 118.15 FEET TO THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #69; THENCE S00°12'09"E 68.01 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY #69; THENCE N89°55'43"E 50.00 FEET TO THE EAST LINE OF THE NW1/4 OF SAID SECTION 23; THENCE S00°13'50"E 435.98 FEET ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 23 TO THE POINT OF BEGINNING.

*THE EAST LINE OF PARCEL 'J', 'M' AND THE EAST LINE OF THE SW1/4 OF SECTION 14-83-24 IS ALSO THE CENTER LINE OF US HIGHWAY #69.

*THE EAST LINE OF PARCEL 'A' AND THE EAST LINE OF THE NW1/4 OF SECTION 23-83-24 IS ALSO THE CENTERLINE OF US HIGHWAY #69.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor