

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 2710 & 2714 WHITE OAK CIRCLE

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of existing lots 27 and 28 in the Oakwood Subdivision First Addition. The parcels have been in their present configuration since 1977 when Oakwood First Addition was platted. The sites are zoned R-L and have single-family homes on each lot. The proposed change shifts the common side property line approximately 15 feet at the rear of the two sites. Approximately 0.02 acres of land will be affected by the change. Each of the existing structures will conform to required setbacks and lot development standards with the proposed change.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will 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, who will submit it for recording 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 23.309 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDATION:

Staff has determined that the proposed plat of survey satisfies all code requirements for a boundary line adjustment of existing lots and has made a preliminary decision of approval. The resulting two lots are designed to be conforming to underlying design standards and building setbacks of R-L zoning.

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 2710 & 2714 White Oak 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:

Owners: Lot 27; Adam M. & Colleen M. Humphery
Lot 28; James M. Strohmman & Kristin M. Peyton

Existing Street Address: 2710 & 2714 White Oak Circle

Assessor's Parcel #: 0916403040 and 0916403050

Legal Description: A part of Lot 27 in Oakwood 1st Addition to the City of Ames, Story County, Iowa, said part being described as follows: Beginning at the Southwest Corner of said Lot 27; thence northerly, 41.82 feet along a curve concave to the west, having a radius of 55.00 feet, a central angle of 43°33'46" and being subtended by a chord which bears N00°15'27"E, 40.82 feet to the Northwest corner of said Lot 27; thence N68°23'52"E, 22.00 feet along the north line thereof; thence departing said line N76°54'37"E, 101.25 feet to a corner on the northeasterly line thereof; thence S00°11'16"W, 120.05 feet along the east line of said Lot 27 to the Southeast Corner thereof; thence N67°55'38"W, 128.27 feet to the point of beginning, containing 0.22 acres.

Lot 28 and a part of Lot 27, all in Oakwood 1st Addition to the City of Ames, Story County, Iowa, all together being described as follows: Beginning at the Southwesterly Corner of said Lot 28; thence N25°08'08"E, 105.79 feet to the Northerly Corner thereof; thence S73°30'31"E, 45.10 feet to a corner on the northeasterly line of said Lot 28; thence S35°43'39"E, 100.42 feet along the easterly line of said Lots 28 and 27 to a corner on the northeasterly line of said Lot 27; thence S76°54'37"W, 101.25 feet to a point on the northerly line of said Lot 27; thence S68°23'52"W, 22.00 feet to the Northwest Corner of said Lot 27 and a point on a curve concave to the southwest having a radius of 55.00 feet, a central angle of 43°16'00" and being subtended by a chord which bears N43°09'26"W, 40.55 feet; thence northerly and northwesterly, 41.53 feet along said curve to the point of beginning, containing 0.24 acres.

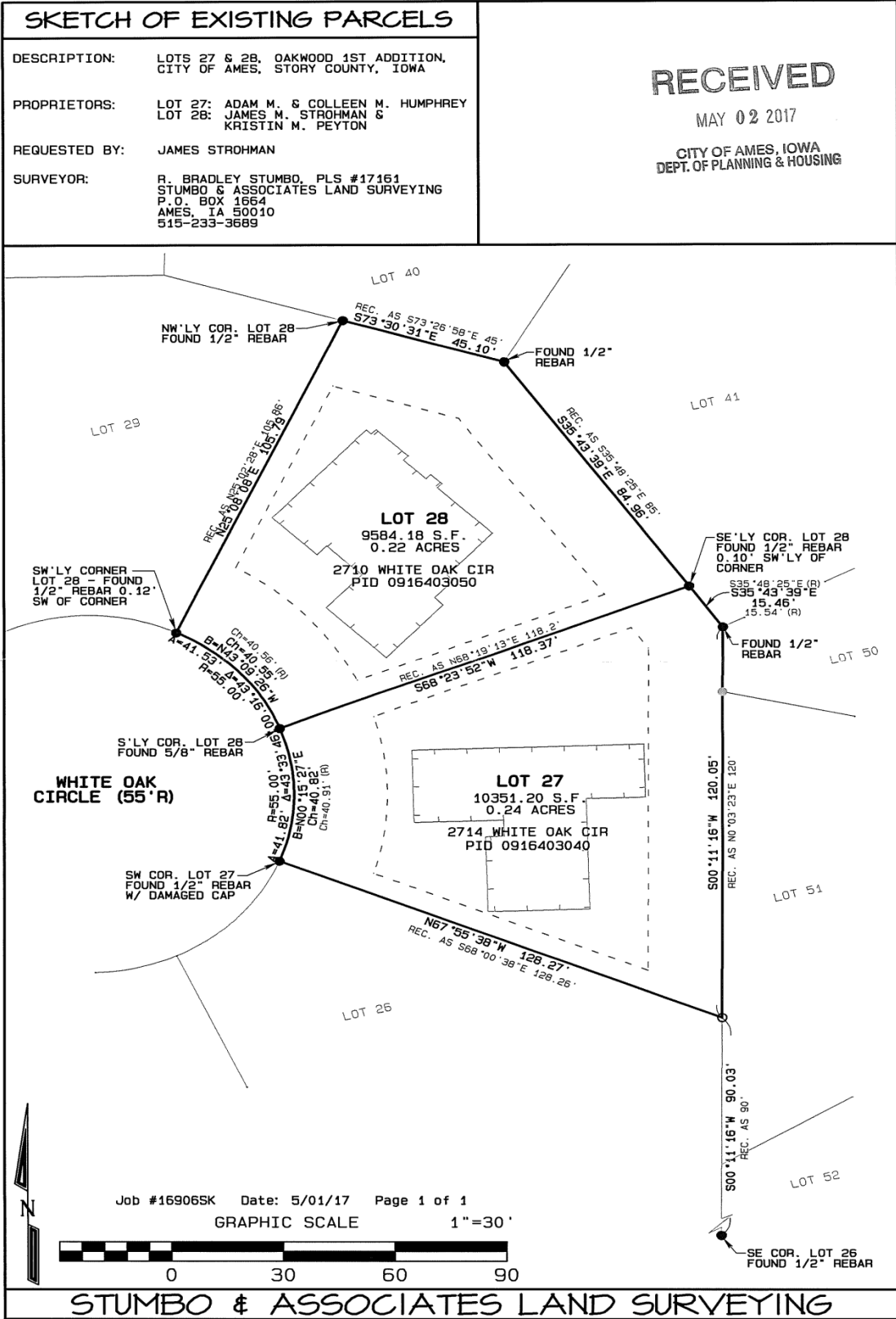
Public Improvements:

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. (no additional improvements required)

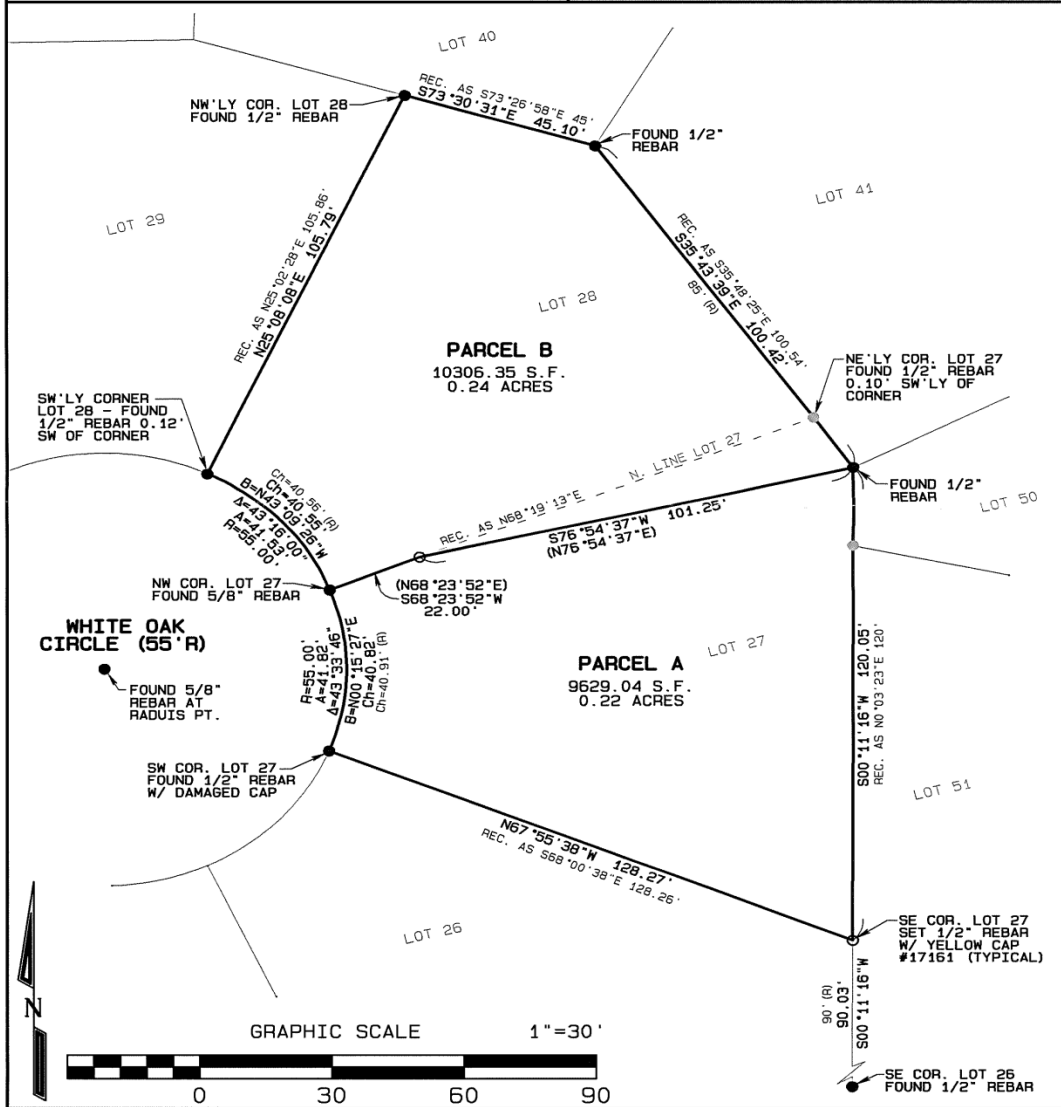
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A- Existing Conditions



Attachment B- Plat of Survey

PLAT OF SURVEY		<div style="font-size: 2em; font-weight: bold; margin-bottom: 5px;">RECEIVED</div> <div style="font-size: 1.2em; margin-bottom: 5px;">MAY 02 2017</div> <div style="font-size: 0.8em;">CITY OF AMES, IOWA DEPT. OF PLANNING & HOUSING</div>
LOCATION:	LOTS 27 & 28, DAKWOOD 1ST ADDITION, CITY OF AMES, STORY COUNTY, IOWA	
PROPRIETORS:	LOT 27: ADAM M. & COLLEEN M. HUMPHREY LOT 28: JAMES M. STROHMAN & KRISTIN M. PEYTON	
REQUESTED BY:	JAMES STROHMAN	
SURVEYOR:	R. BRADLEY STUMBO, PLS #17161 STUMBO & ASSOCIATES LAND SURVEYING P.O. BOX 1664 AMES, IA 50010 515-233-3689	



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.

Date: _____

R. Bradley Stumbo License #17161
My license renewal date is December 31, 2017
Job #16906POS Date: 5/01/17 Fieldwork Completed: 2/01/17 Page 1 of 2



STUMBO & ASSOCIATES LAND SURVEYING

Survey Description-Parcel 'A':

A part of Lot 27 in Oakwood 1st Addition to the City of Ames, Story County, Iowa, said part being described as follows: Beginning at the Southwest Corner of said Lot 27; thence northerly, 41.82 feet along a curve concave to the west, having a radius of 55.00 feet, a central angle of 43°33'46" and being subtended by a chord which bears N00°15'27"E, 40.82 feet to the Northwest corner of said Lot 27; thence N68°23'52"E, 22.00 feet along the north line thereof; thence departing said line N76°54'37"E, 101.25 feet to a corner on the northeasterly line thereof; thence S00°11'16"W, 120.05 feet along the east line of said Lot 27 to the Southeast Corner thereof; thence N67°55'38"W, 128.27 feet to the point of beginning, containing 0.22 acres.

Survey Description-Parcel 'B':

Lot 28 and a part of Lot 27, all in Oakwood 1st Addition to the City of Ames, Story County, Iowa, all together being described as follows: Beginning at the Southwesterly Corner of said Lot 28; thence N25°08'08"E, 105.79 feet to the Northerly Corner thereof; thence S73°30'31"E, 45.10 feet to a corner on the northeasterly line of said Lot 28; thence S35°43'39"E, 100.42 feet along the easterly line of said Lots 28 and 27 to a corner on the northeasterly line of said Lot 27; thence S76°54'37"W, 101.25 feet to a point on the northerly line of said Lot 27; thence S68°23'52"W, 22.00 feet to the Northwest Corner of said Lot 27 and a point on a curve concave to the southwest having a radius of 55.00 feet, a central angle of 43°16'00" and being subtended by a chord which bears N43°09'26"W, 40.55 feet; thence northerly and northwesterly, 41.53 feet along said curve to the point of beginning, containing 0.24 acres.

The Ames City Council approved this Plat of Survey on _____, 2017,
with Resolution No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director