

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 2335 AND 2341 210<sup>TH</sup> STREET, BOONE COUNTY**

**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 adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment. The City's Subdivision Regulations apply, also, to unincorporated Boone County lying within two miles of the Ames city limits.

**This plat of survey is a boundary line adjustment between two parcels located within unincorporated Boone County. The owner of the smaller parcel (see Attachment A) is seeking to acquire a portion of the larger parcel lying to the north.** This is boundary line adjustment and there is no new developable parcel created with the Plat of Survey. As a Boundary Line Adjustment, no infrastructure improvements are required. No Subdivision Code waivers are proposed and no covenants are required for approval of the Plat of Survey.

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 approve the proposed plat of survey consistent with the standards of Chapter 23.
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 for a boundary line adjustment existing parcels and has made a preliminary decision of approval. Staff has also determined that the proposed plat of survey does not trigger City infrastructure requirements as defined within the Subdivision Code so no waiver of subdivision design and improvements is sought.

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 2335 AND 2341 210<sup>TH</sup> STREET, BOONE COUNTY**

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)

Owner: James H. Reynolds, Chrystine H. Reynolds  
Parcel ID: 088425253400009

Owner: Steve R. Decker  
Parcel ID: 088425253400007

Legal Description:

**EXISTING REYNOLDS PROPERTY - LEGAL DESCRIPTION:**

That part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 25 Township 84 North, Range 25 West of the 5<sup>th</sup> P.M., Boone County, Iowa, including Parcel B and Parcel C

**EXISTING DECKER PROPERTY - LEGAL DESCRIPTION:**

That part of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 25 Township 84 North, Range 25 West of the 5<sup>th</sup> P.M., Boone County, Iowa, including the South 620.00 feet of the West 596.97 feet of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ .

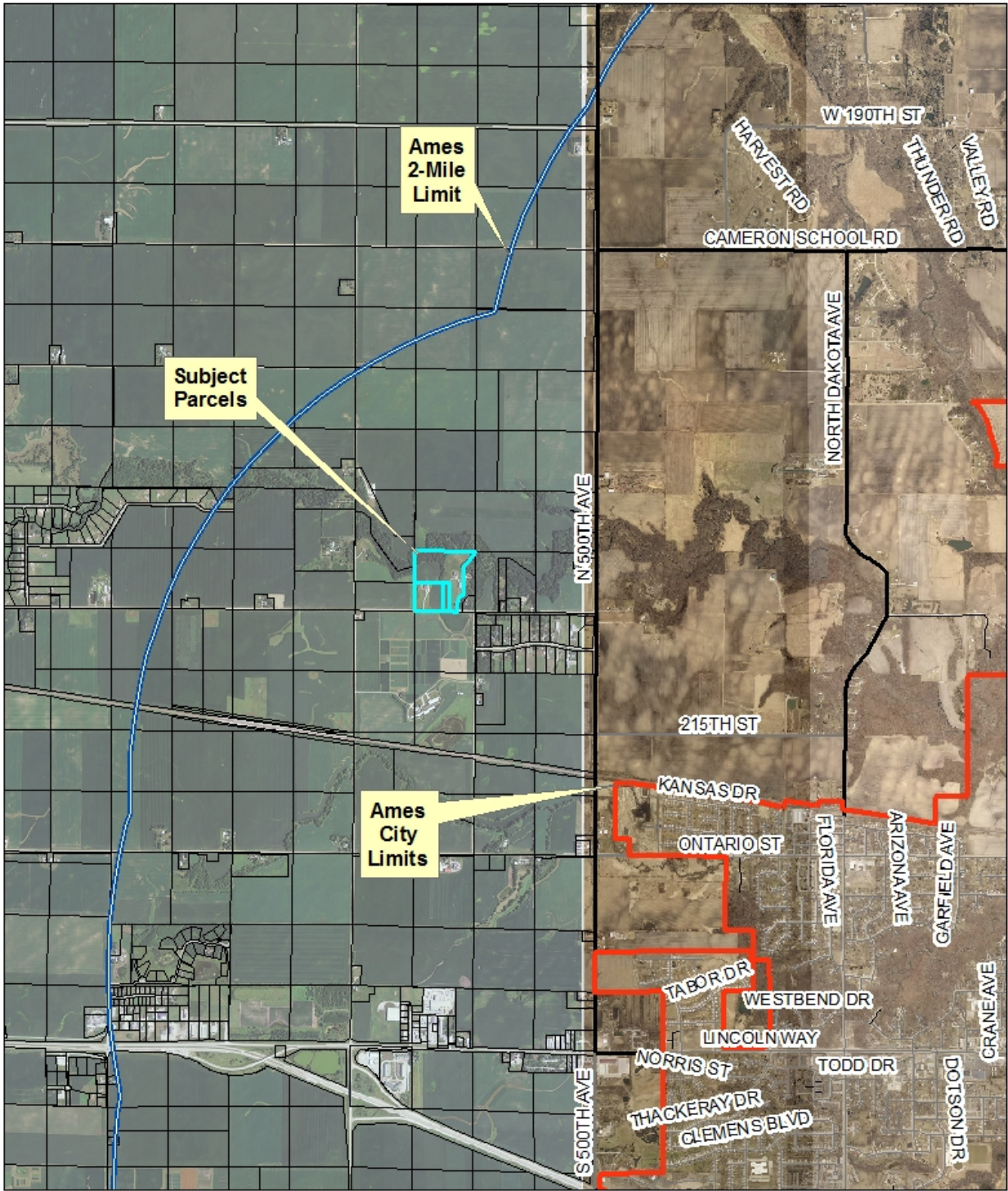
**Public Improvements:**

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.

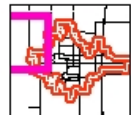
Note: The official plat of survey is not recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

# ATTACHMENT A: LOCATION MAP



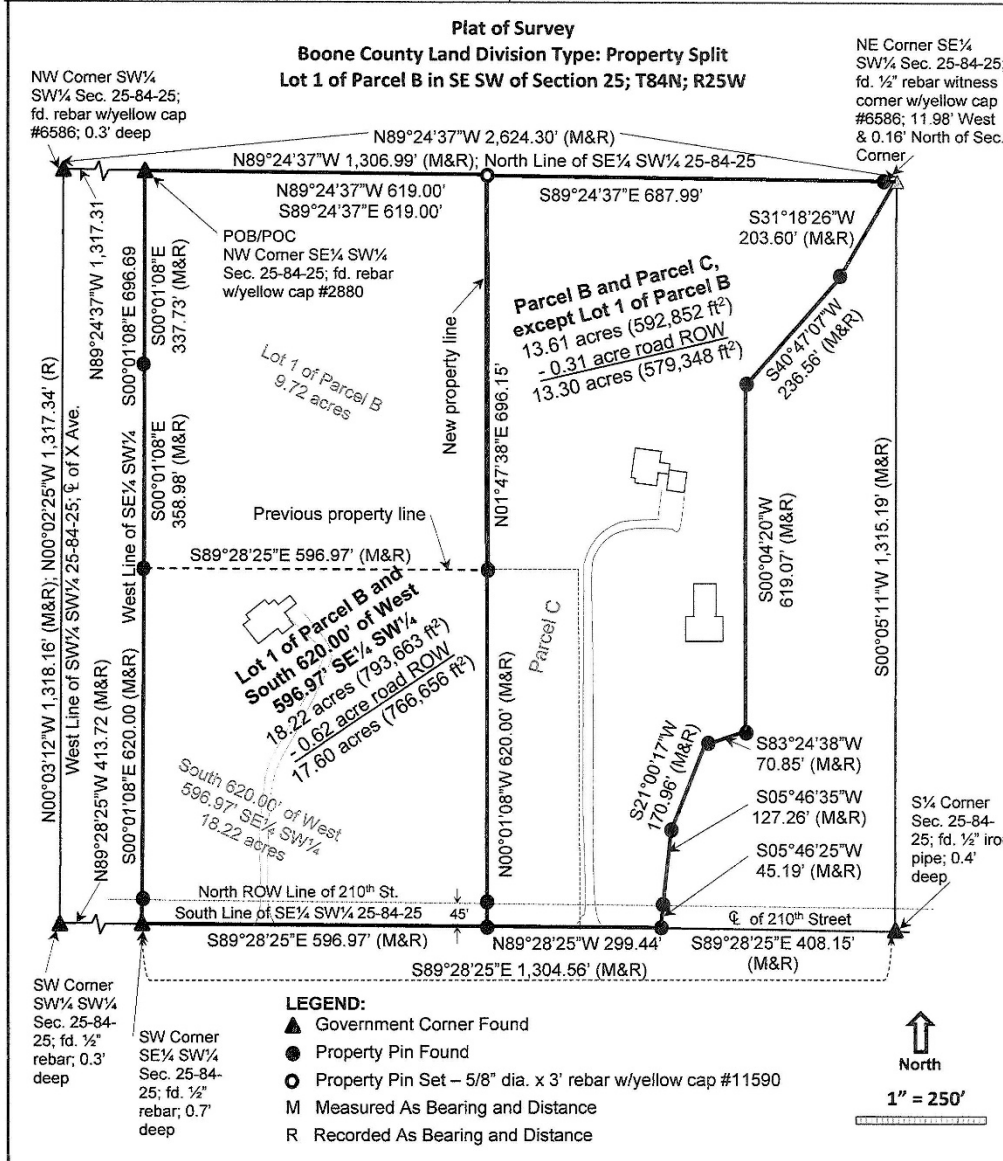
### Legend

-  Ames City Limits
-  Ames 2 Miles Limit



# ATTACHMENT B: PLAT OF SURVEY

PLAT OF SURVEY	
<b>LOCATION:</b>	In the SE¼ of the SW¼ of Section 25, T84N, R25W, Boone County, Iowa
<b>PROPRIETOR:</b>	James H. & Chrystine H. Reynolds (Parcel B and Parcel C, except Lot 1 of Parcel B); Steve R. Decker (Lot 1 of Parcel B and the South 620.00' of the West 596.97' of the SE¼ of the SW¼)
<b>REQUESTED BY:</b>	James H. Reynolds
<b>SURVEYOR:</b>	Marlee Walton, PLS #11590 M.J. Walton & Associates, Inc. 456 Rookwood Drive; Ames, IA 50010 515-232-5768



<p>I hereby certify that this land survey document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.</p> <p style="text-align: right;">Marlee A. Walton, PE, PLS _____ Date _____ License Number #11590 My license renewal date is December 31, 2018</p>	<p>Date of field survey: 06/12/18</p> <p>Project Number: 8065</p> <p>PAGE 1/2</p>	<p>The Ames City Council approved this plat of survey on _____ 20____ with Resolution Number _____</p> <p>I certify that it conforms to all conditions of approval.</p> <p style="text-align: right;">_____ Planning and Housing Director</p>
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<b>PLAT OF SURVEY</b>	
<b>LOCATION:</b>	In the SE¼ of the SW¼ of Section 25, T84N, R25W, Boone County, Iowa
<b>PROPRIETOR:</b>	James H. & Chrystine H. Reynolds (Parcel B and Parcel C, except Lot 1 of Parcel B); Steve R. Decker (Lot 1 of Parcel B and the South 620.00' of the West 596.97' of the SE¼ of the SW¼)
<b>REQUESTED BY:</b>	James H. Reynolds
<b>SURVEYOR:</b>	Marlee Walton, PLS #11590 M.J. Walton & Associates, Inc. 456 Rookwood Drive; Ames, IA 50010 515-232-5768

**DECKER PROPERTY - LEGAL DESCRIPTION:**

That part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 25 Township 84 North, Range 25 West of the 5<sup>th</sup> P.M., Boone County, Iowa, including Lot 1 of Parcel B and the South 620.00 feet of the West 596.97 feet of the SE¼ of the SW¼. The property is more particularly described as follows:

Beginning at the Northwest (NW) Corner of the SE¼ of the SW¼ of said Section 25; thence S00°01'08"E 696.69 feet along the West line of the SE¼ of the SW¼ of said Section 25; thence continuing S00°01'08"E 620.00 feet along the West line of the SE¼ of the SW¼ of said Section 25; thence S89°28'25"E 596.97 feet along the South line of the SE¼ of the SW¼ of said Section 25; thence N00°01'08"W 620.00 feet; thence N01°47'38"E 696.15 feet; thence N89°24'37"W 619.00 feet along the North line of the SE¼ of the SW¼ of said Section 25 back to the Point of Beginning. The Decker Property contains 18.22 acres of which 0.62 acre is Boone County Road Right of Way.

**REYNOLDS PROPERTY - LEGAL DESCRIPTION:**

That part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 25 Township 84 North, Range 25 West of the 5<sup>th</sup> P.M., Boone County, Iowa, including Parcel B and Parcel C except Lot 1 of Parcel B. The property is more particularly described as follows:

Commencing at the Northwest (NW) Corner of the SE¼ of the SW¼ of said Section 25; thence S89°24'37"E 619.00 feet along the North line of the SE¼ of the SW¼ of said Section 25 to the Point of Beginning; thence continuing S89°24'37"E 687.99 feet along the North line of the SE¼ of the SW¼ of said Section 25; thence S31°18'26"W 203.60 feet; thence S40°47'07"W 236.56 feet; thence S00°04'20"W 619.07 feet; thence S83°24'38"W 70.85 feet; thence S21°00'17"W 170.96 feet; thence S05°46'35"W 127.26 feet; thence S05°46'25"W 45.19 feet; thence N89°28'25"W 299.44 feet along the South line of the SE¼ of the SW¼ of said Section 25; thence N00°01'08"W 620.00 feet; thence N01°47'38"E 696.15 feet back to the Point of Beginning. The Reynolds Property contains 13.61 acres of which 0.31 acre is Boone County Road Right of Way.

**Notes:**

- Boundaries were originally established through surveys recorded in:
  - o Book 28, Page 246 (Document #061069)
  - o Book 27, Page 13 (Instrument #043579)
  - o Book 25, Pages 139-141 (Instrument #033337)
  - o Book 24, Page 155 (Instrument #022192)
- All in the Boone County Recorder's Office
- The new survey was for boundary line adjustments.
- The basis of the bearings was set to match the West Line of the SE¼ of the SW¼ of Section 25, T84N, R25W of the 5<sup>th</sup> PM, Boone County on the Parcel B survey (Book 25, Pages 139-141; Instrument #033337)

	I hereby certify that this land survey document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  _____ Date Marlee A. Walton, PE, PLS License Number #11590 My license renewal date is December 31, 2018	Date of field survey: 6/12/18  Project Number: 8065  PAGE 2/2	The Ames City Council approved this plat of survey on _____, 20____, with Resolution Number _____  I certify that it conforms to all conditions of approval.  _____ Planning and Housing Director
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