DO NOT WRITE IN THE SPACE ABOVE THIS LINE, RESERVED FOR RECORDER
Prepared by: Renee Hall City Clerk's Office, 515 Clark Avenue, Ames, IA 50010 Phone: 515-239-5105
Return to: Ames City Clerk, P.O. Box 811, Ames, IA 50010

ORDINANCE NO. 4609

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 259 and 263 Hyland Avenue is rezoned from Residential High Density (RH) with West University Impacted District Overlay (O-UIW) to Residential High Density (RH) with West University Pedestrian Enhancement District Overlay (O-WUPED) with a Major Site Development Plan.

Real Estate Description: 259 and 263 Hyland Avenue, Story County Ames, Iowa

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 13 day of October, 2026.

Renee Hall, City Clerk

John A. Haila, Mayor

263 Hyland

LEGAL DESCRIPTION - PARCEL 'A': A PARCEL OF LAND BEING ALL OF LOT 1 AND PART OF LOT 2, ALL OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S88°37'51"W, 75.20 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE CONTINUING S88°37'51"W, 61.81 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF BRILEY'S ADDITION; THENCE S00°58'43"E, 147.64 FEET ALONG SAID EAST LINE; THENCE N89°00'04"E, 137.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF HYLAND AVENUE; THENCE N00°59'56"W, 148.53 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

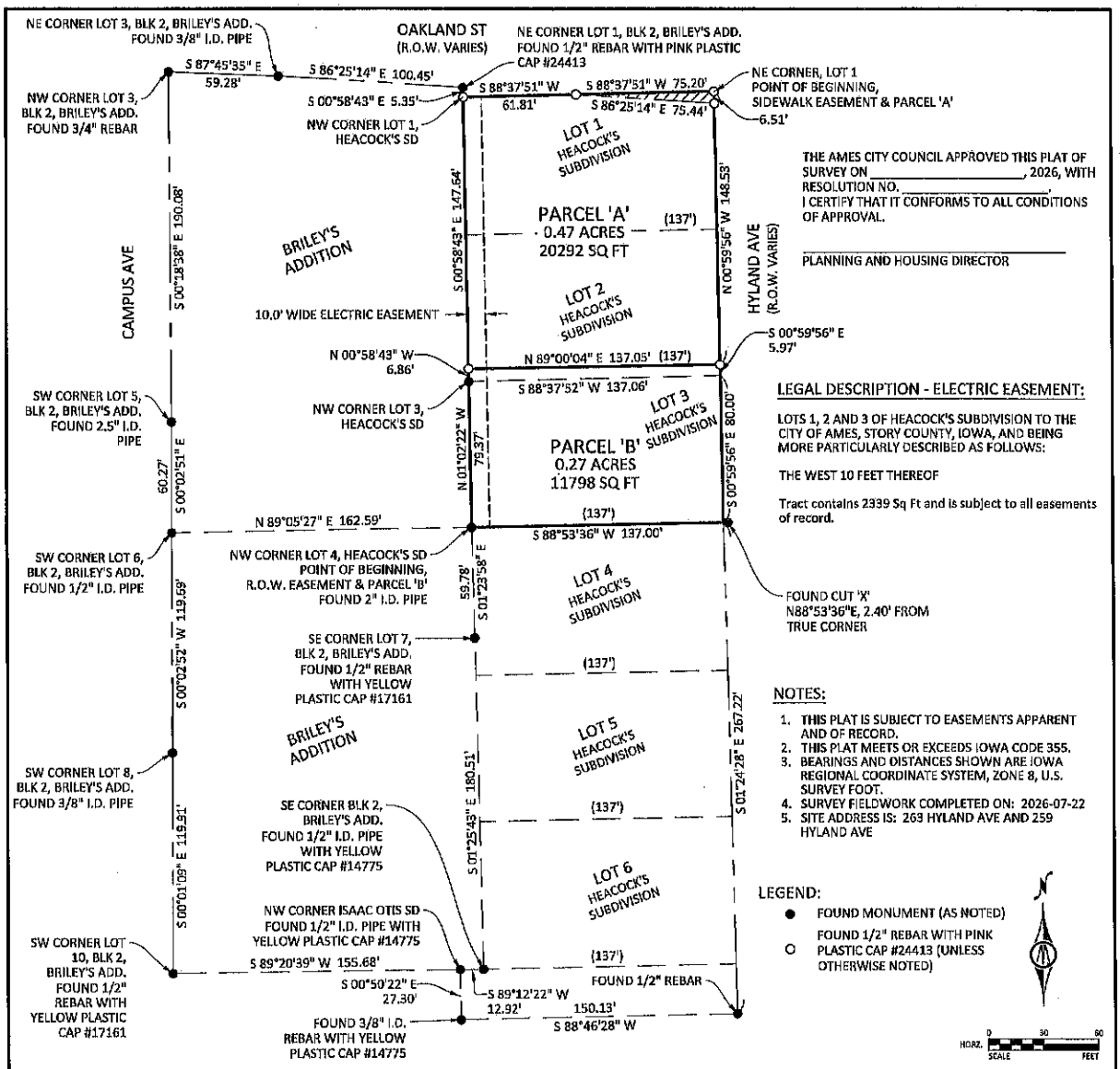
259 Hyland

LEGAL DESCRIPTION - PARCEL 'B': A PARCEL OF LAND BEING PART OF LOT 2 AND ALL OF LOT 3, ALL OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N01°02'22"W, 79.37 FEET ALONG THE EAST LINE OF BRILEY'S ADDITION; THENCE N00°58'43"W, 6.86 FEET CONTINUING ALONG SAID EAST LINE; THENCE N89°00'04"E, 137.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF HYLAND AVENUE; THENCE S00°59'56"E, 5.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S00°59'56"E, 80.00 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S88°53'36"W, 137.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

INDEX LEGEND	
LOCATION	LOTS 1, 2 AND 3 OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	HUNZIKER LAND DEVELOPMENT
PROPRIETOR:	DAYTON PARK LLC & ADVENTURE INVESTMENTS LLC
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DR, AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY



LEGAL DESCRIPTION - ELECTRIC EASEMENT:

LOTS 1, 2 AND 3 OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 10 FEET THEREOF

Tract contains 2339 Sq Ft and is subject to all easements of record.

NOTES:

1. THIS PLAT IS SUBJECT TO EASEMENTS APPARENT AND OF RECORD.
2. THIS PLAT MEETS OR EXCEEDS IOWA CODE 355.
3. BEARINGS AND DISTANCES SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM, ZONE 8, U.S. SURVEY FOOT.
4. SURVEY FIELDWORK COMPLETED ON: 2026-07-22
5. SITE ADDRESS IS: 263 HYLAND AVE AND 259 HYLAND AVE

LEGAL DESCRIPTION - PARCEL 'A':

A PARCEL OF LAND BEING ALL OF LOT 1 AND PART OF LOT 2, ALL OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S88°37'51"W, 75.20 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE CONTINUING S88°37'51"W, 61.81 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF BRILEY'S ADDITION; THENCE S00°58'43"E, 147.64 FEET ALONG SAID EAST LINE; THENCE N89°00'04"E, 137.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF HYLAND AVENUE; THENCE N00°59'56"W, 148.53 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - PARCEL 'B':

A PARCEL OF LAND BEING PART OF LOT 2 AND ALL OF LOT 3, ALL OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N01°02'22"W, 79.37 FEET ALONG THE EAST LINE OF BRILEY'S ADDITION; THENCE N00°58'43"W, 6.86 FEET CONTINUING ALONG SAID EAST LINE; THENCE N89°00'04"E, 137.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF HYLAND AVENUE; THENCE S00°59'56"E, 5.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S00°59'56"E, 80.00 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S88°53'36"W, 137.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - SIDEWALK EASEMENT:

THAT PART OF LOT 1 OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE S88°37'51"W, 75.20 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S86°25'14"E, 75.44 FEET TO THE WEST RIGHT-OF-WAY LINE OF HYLAND AVENUE; THENCE N00°59'56"W, 6.51 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING

Tract contains 245 SQ FT and is subject to all easements of record.

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LUKE D. AHRENS 24413 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

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.

LUKE D. AHRENS P.L.S.

LICENSE NUMBER 24413 DATE: 2026-09-09

MY LICENSE RENEWAL DATE IS 12/31/2027

PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

BOUNDARY LINE ADJUSTMENT - PARCELS 'A' & 'B'

LOTS 1, 2 & 3 OF HEACOCK'S SUBDIVISION TO THE CITY OF AMES, STORY COUNTY, IOWA

BOLTON & MENK

1519 Baltimore Drive
Ames, IA 50010
Phone: (515) 233-6100

SHEET 1 OF 1