



Narrative:

Two Land Use options are proposed here. One is a Lot Line Adjustment with a neighboring owner, the second is a Lot Consolidation of multiple small lots.

Property Line Adjustments:

This Property Line Adjustment Process is to move the east line of City owned Tax Lot 13S01E33B-00400. The neighboring property of 13S01E33B-00500, owned by Smith has their driveway and fence over the line on what is now the city property. This condition has existed for many years, i.e. 50+ years, and encompasses an area of approximately 1,892 sq.ft. As a property exchange with no net increase or decrease to either owner, and because the city desires a sidewalk connection to the public walkway on the east side of Smith, the south property line of 33B-00500 is proposed to be adjusted northward for an equivalent area. It is the intention for the City to construct a walkway from the city owned park-like area immediately to the east of the New City Hall, to connect with the public sidewalk (on private land but with a public access easement) that runs between Main Street and 40th Avenue in the Duck Hollow Subdivision.

The east boundary line along the City Lot portion of lot 33B-00400, and the neighboring Lot 33B-00500 would be adjusted to enclose their northern fence line and driveway, which currently extends onto the city property roughly 17 feet by 113 feet. On the south end of Lot 33B-00500, an equivalent area of roughly 28 feet by 67 feet wide would be adjusted northward. The two adjusted areas would be equal in area for the final Survey Plat. A privacy fence will be constructed along this new south property line for privacy to Lot 33B-00500.

The fence line that appears to be on the city property along the East line of Lot 33B-00400 may not actually be encroaching. A regular survey of points on the ground will confirm conditions. If necessary, the fence, rather than the property line would be moved. The Final Plat will thus record the two primary areas to adjust, and any fence encroachment will be relocated separately.

City Lot Consolidation:

The three city owned lots of 13S01E33B-00200, -00300, -00400 will be consolidated to one lot after the above mentioned Property Line Adjustment is completed. There used to be individual residences on each of the lots many years ago. They are no longer there, the area is being developed as a park environment, and should remain in city ownership for the foreseeable future.

Property Line Adjustment Map - Exhibit Attachment A.

Horizontal Scale 1" = 20'



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