

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 4517 - 4529 TWAIN CIRCLE

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- Conveyance division of land (per Section 23.307)
- Boundary line adjustment (per Section 23.308)
- Re-plat to correct error (per Section 23.310)
- Auditor's plat (per Code of Iowa Section 354.15)

The subject site is located at:

Street Address: 4517-4529 Twain Circle

Assessor's Parcel #: 09-07-295-140, 09-07-295-150, and 09-07-295-160

Legal Description: Lots 1, 2, and 3 of Third Addition, Dauntless Subdivision to the City of Ames

Owner: Creek View Lofts, LC

A copy of the proposed plat of survey is attached for Council consideration.

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, subject to the following conditions:

1. All requirements of the Third Addition of Dauntless Subdivision be followed as these lots are developed

The preliminary decision of 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.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

The City Council can:

1. Adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. Deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 have not been satisfied.
3. The City Council can refer this back to staff and/or the owner for additional information.

MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey. Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.307(10), the official plat of survey shall not be 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.

RECEIVED

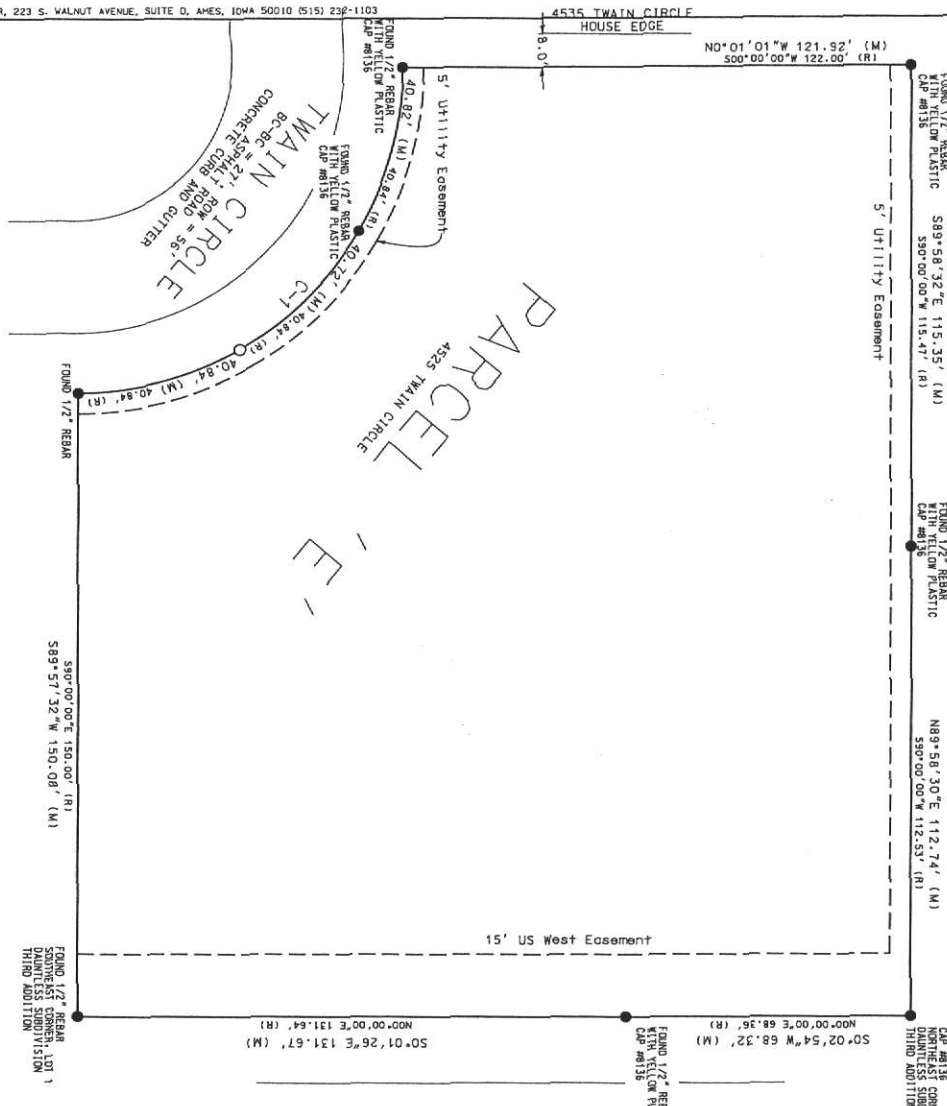
SEP 23 2009

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

PREPARED BY: EUGENE R. DREYER, 223 S. WALNUT AVENUE, SUITE D, AMES, IOWA 50010 (515) 232-1103

SHEET 1 of 1
DATE OF SURVEY: 09/01/2008

PLAT OF SURVEY



The Ames City Council approved this plat of survey on _____, 2009, with Resolution Number _____, I certify that it conforms to all conditions of approval.

Planning & Housing Director

CURVE	SUB-CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	(R)	78.00'	89°59'54"	122.52'	110.31'	M44°59'57"W
	LOT 1 (R)	78.00'	30°00'00"	40.84'	40.38'	S15°00'00"E
	LOT 2 (R)	78.00'	30°00'00"	40.84'	40.38'	M45°00'00"W
	LOT 3 (R)	78.00'	30°00'00"	40.84'	40.38'	N75°00'00"W
		78.00'	89°06'37"	122.37'	110.41'	M44°55'28"W

SOUTH DAKOTA AVENUE

BC-BC = 41', ROW = 90'
CONCRETE ROAD
CONCRETE CURB AND GUTTER



OWNER
Creek View Lofts LC
2426 Yorkshire Circle
Ames, IA 50010-1145

PREPARED BY
HMS Consulting Group
223 S. Walnut Avenue, Ste. D
Ames, IA 50010

REQUESTED BY:
Keith Arrason

LEGAL DESCRIPTION:

Lots 1, 2, and 3, Third Addition, Doughtless Subdivision in the City of Ames, Story County, Iowa, as recorded September 27, 1999 in the Office of the Story County Recorder, Instrument #99-13356.

ALTERNATE DESCRIPTION:

Parcel 'E' in Third Addition, Doughtless Subdivision to the City of Ames, Story County, Iowa as shown on the 'Plat of Survey' filed in the Office of the Recorder of Story County, Iowa, on _____, 2009 and recorded as instrument # _____, Slide _____, Page _____.

NOTES

- Parcel 'E' is located in the SE 1/4 of the NE 1/4 of Section 07-183N-R24W of the 5th P.M., City of Ames, Story County, Iowa.
- The West line of Parcel 'E' is assumed to bear N 0°01'01" W.
- Total Area of Parcel - 40,848 sq. ft.
- Soil Borings are required in areas within this plat which have been identified by the City of Ames as having soils that make construction of buildings difficult.
- No new easements are created with this plat.
- This survey meets or exceeds Iowa Code 355.8 (15).

LEGEND

- Found monument as noted.....
- Set 1/2" x 30" rebar with yellow plastic cap #17535.....
- Record Bearing and Distance..... (R)
- Measured Bearing and Distance..... (M)
- Public Utility Easement..... P.U.E.

CREEK VIEW LOFTS
AMES, IOWA

PLAT OF SURVEY
PARCEL 'E'



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