

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 127 BROADMOOR 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: 127 Broadmoor Circle

Assessor's Parcel #: 05-35-177-060 and 05-35-177-051

Legal Description: Lot 6 and Parcel A of Lot 5 in Broadmoor Second Addition to the City of Ames

Owner: John B. and Jane R. Jacobson

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. None

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.

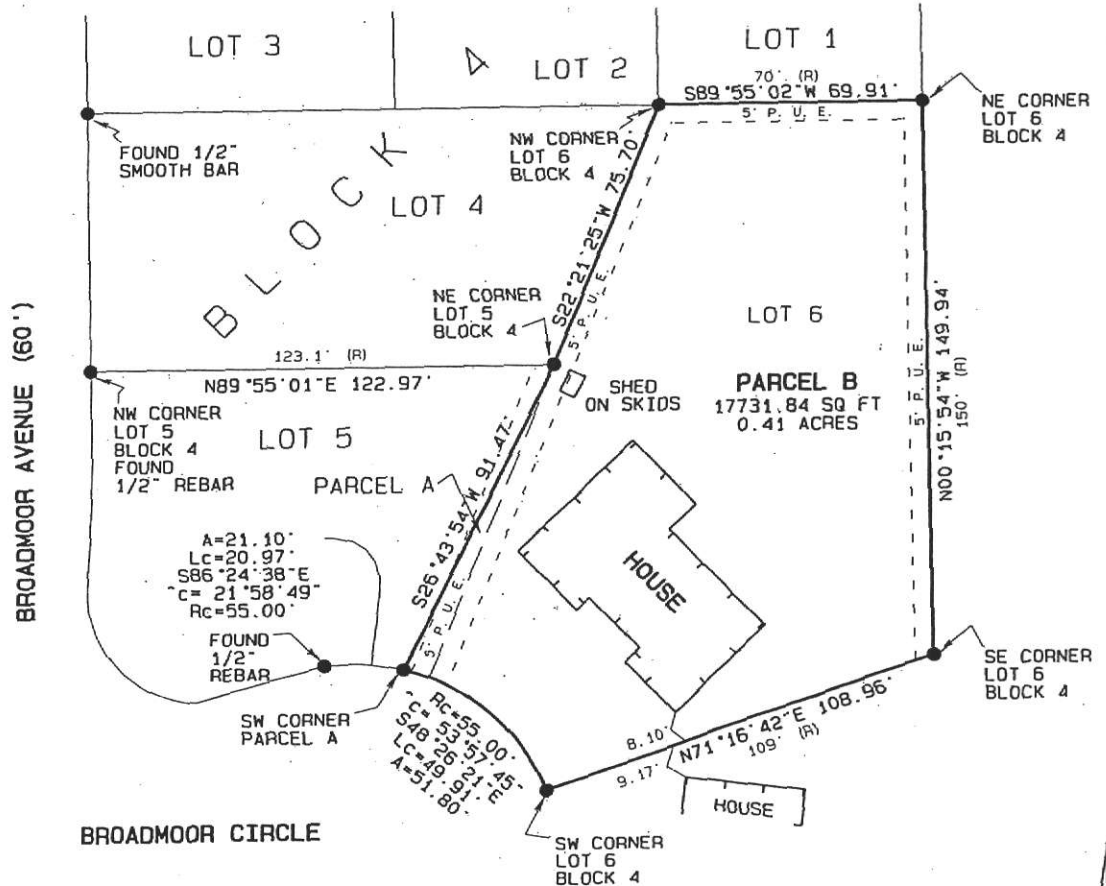
**PLAT OF SURVEY
(PROPOSED)**

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

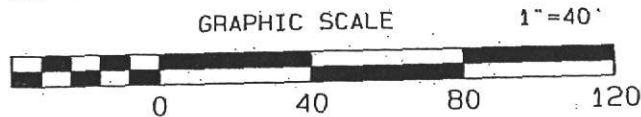
PROPRIETORS:
JOHN B. AND
JANE R. JACOBSON

SURVEY REQUESTED BY:
JOHN JACOBSON

Planning & Housing Director



Survey Description - Parcel B:
Lot 6 and Parcel A of Lot 5, all in Block 4 in Broadmoor Second Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 6; thence $N00^{\circ}15'54"W$, 149.94 feet to the Northeast Corner of said Lot 6; thence $S89^{\circ}55'02"W$, 69.91 feet to the Northwest Corner of said Lot 6; thence $S22^{\circ}21'25"W$, 75.70 feet to the Northeast Corner of said Lot 5; thence $S26^{\circ}43'54"W$, 91.47 feet along the west line of said Parcel A to the Southwest Corner of said Parcel A, said point being located on a curve concave to the southwest, having a radius of 55.00 feet, a central angle of $53^{\circ}57'45"$, and being subtended by a chord which bears $S48^{\circ}26'21"E$, 49.91 feet; thence easterly, southeasterly and southerly, 51.80 feet along said curve to the Southwest Corner of said Lot 6; thence $N71^{\circ}16'42"E$, 108.96 feet to the Point of Beginning, containing 0.41 acres.



LEGEND
● = FOUND 1/2" REBAR W/
YELLOW CAP #6586 (TYP.
UNLESS NOTED)

Certification: 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 Land Surveyor under the laws of the State of Iowa.

Date: _____
R. Bradley Stumbo License #17161
My license renewal date is December 31, 2009
Job #14865B Date: 9/03/09
Fieldwork Completed: 8/19/09
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