

ITEM # 28  
DATE: 10-13-09

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – REPLAT OF LOTS 14-16, THE ESTATES OF NATURE’S CROSSING SUBDIVISION**

**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 Addresses: 4114, 4122 and 4128 Cochrane Parkway

Assessor’s Parcel #'s: 09-08-154-140, 09-08-154-150 and 09-08-154-160

Legal Description: Lots 14, 15 and 16, The Estates of Nature’s Crossing Subdivision, City of Ames, Story County, Iowa

Owner: Pinnacle Properties Ames LLC (Keith Arneson)

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 previous agreements and conditions of approvals regarding The Estates of Nature’s Crossing Subdivision shall apply.

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:**

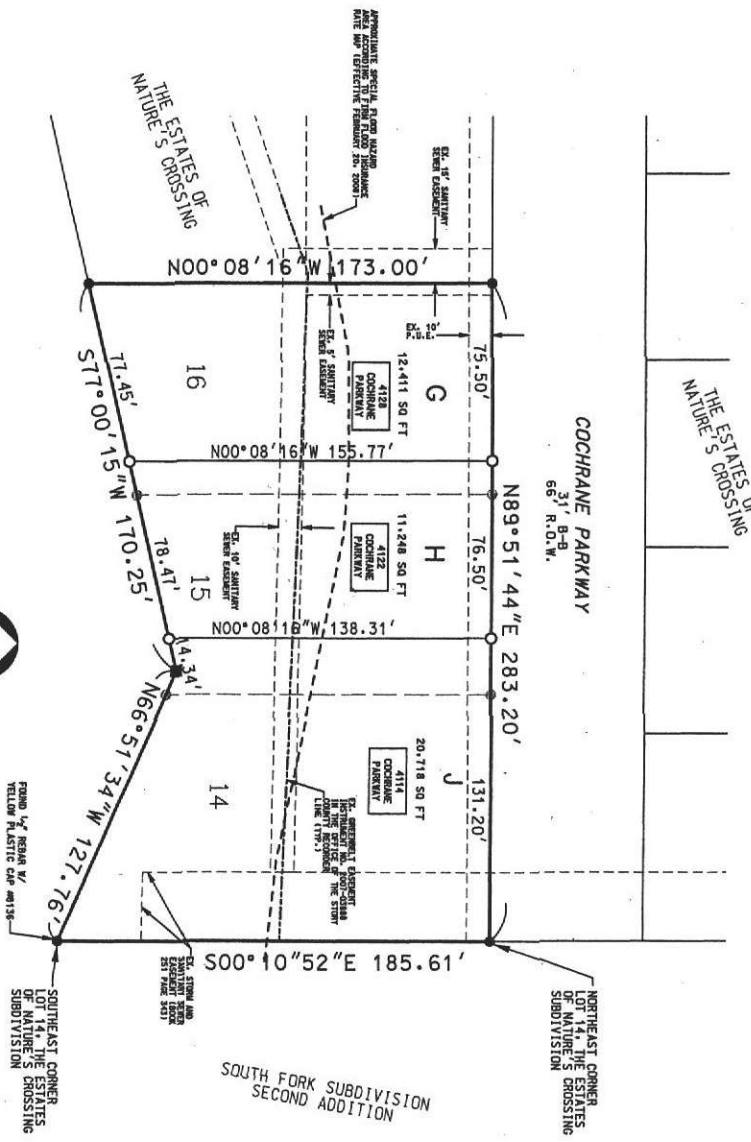
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

**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

**RECEIVED**  
 OCT 09 2009  
 CITY OF AMES, IOWA  
 DEPT. OF PLANNING & HOUSING



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 \_\_\_\_\_

**Proprietor:**  
 Pinnacle Properties Ames LLC  
 2425 Yorkshire Circle  
 Ames, IA 50010

**Requested By:**  
 Pinnacle Properties Ames LLC  
 2425 Yorkshire Circle  
 Ames, IA 50010

**LEGEND**

- Found 5/8" rebar with yellow plastic cap at 17355.....■
- Found 1/2" rebar with yellow plastic cap at 17355.....●
- Found 1/2" rebar with yellow plastic cap at 17355.....○
- Public Utility Easement.....P.U.E.
- Surface Water Easement.....S.W.E.
- Street Easement.....S.E.
- Sanitary Sewer Easement.....S.S.E.
- Water Main Easement.....W.M.E.
- Record Dimension.....(R.D.)

**NOTES**

1. The East Line of Lot 14 of The Estates of Nature's Crossing Subdivision bears S00°10'52"E as shown on the Final Plat filed 04/20/2007, Instrument No. 2007-05884 in the Office of the Story County Recorder.
2. Easements as shown. No new easements created with this plat.
3. This survey meets or exceeds Iowa Code 555.8 (15).
4. Special flood hazard area shown on this map is for information only. The area was not surveyed and accuracy is not guaranteed. The area may be altered by any FEMA approved map amendments.

**DESCRIPTION**

Lot 14, Lot 15, and Lot 16 of The Estates of Nature's Crossing Subdivision, City of Ames, 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 \_\_\_\_\_, 2009 in the Office of the Story County Recorder.

**ALTERNATE DESCRIPTION G:**

Parcel 'G' in Lot 16 of Nature's Crossing 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 \_\_\_\_\_, 2009 in the Office of the Recorder of Story County, Iowa.

**ALTERNATE DESCRIPTION H:**

Parcel 'H' in Lots 15 and 16 of Nature's Crossing 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 \_\_\_\_\_, 2009 in the Office of the Recorder of Story County, Iowa.

**ALTERNATE DESCRIPTION J:**

Parcel 'J' in Lots 14 and 15 of Nature's Crossing 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 \_\_\_\_\_, 2009 in the Office of the Recorder of Story County, Iowa.



I hereby certify that this land surveying document was prepared 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.

Eugene R. Dreyer, P.L.S.  
 License Number: 17535  
 Date: \_\_\_\_\_  
 My license renewal date is December 31, 2010  
 Sheets covered by this seal: 1 of 1

PLAT OF SURVEY  
 AMES, IA

REVISIONS	
NO.	DESCRIPTION



AMES OFFICE  
 223 S. Walnut Ave., Ste D  
 Ames, Iowa 50010  
 (515) 232-1103  
 www.hws.com