

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 220 SOUTH DUFF AVENUE

BACKGROUND:

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

- Conveyance parcel (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: 220 South Duff Avenue
Assessor's Parcel #: 09-11-204-030
Legal Description: Parcel D in block 4 Kingsbury's Addition and a part of Sumner Avenue Right of Way vacated, as more particularly described on attached Plat of Survey
Owner: BBNC, LLC

A copy of the proposed plat of survey is attached for Council consideration. **This Plat combines into one parcel the recently vacated Sumner Avenue right-of-way with the adjacent parcel.**

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: Not applicable

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:

1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can 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.

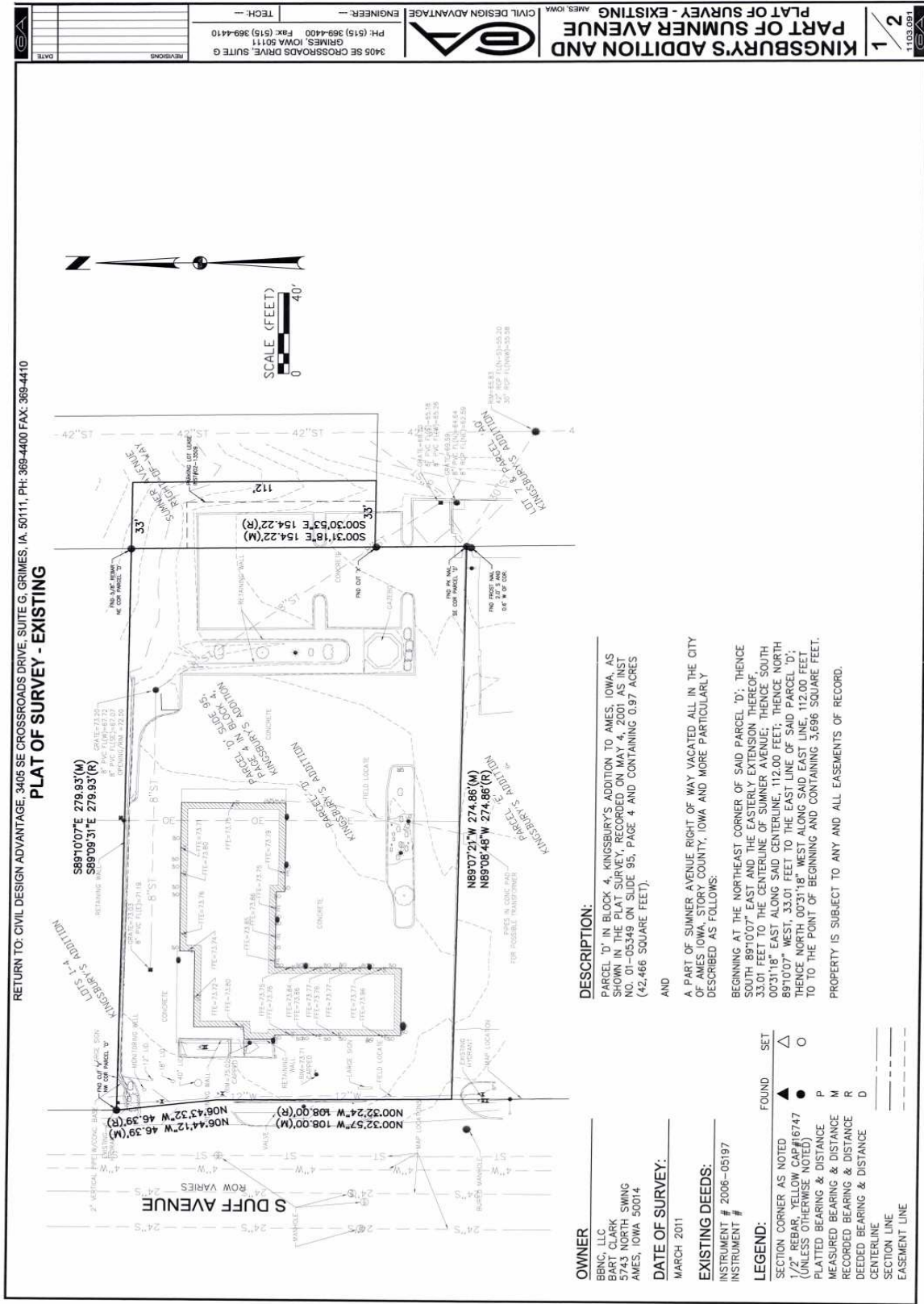
MANAGER'S RECOMMENDED ACTION:

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 and the Planning & Housing Director to review and sign the Plat of Survey. 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.

EXISTING PLAT OF SURVEY



RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA, 50111, PH: 369-4400 FAX: 369-4410

PLAT OF SURVEY - EXISTING

| | | |
|--|--|--|
| | CIVIL DESIGN ADVANTAGE ENGINEER: _____ TECH: _____ 3405 SE CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PH: (515) 369-4400 FAX: (515) 369-4410 | PART OF SUMMER AVENUE PLAT OF SURVEY - EXISTING AMES, IOWA 1 2 1:100.00 |
|--|--|--|

OWNER
 BBNC, LLC
 BART CLARK
 5743 NORTH SWING
 AMES, IOWA 50014

DATE OF SURVEY:
 MARCH 2011

EXISTING DEEDS:
 INSTRUMENT # 2006-05197
 INSTRUMENT # _____

LEGEND:

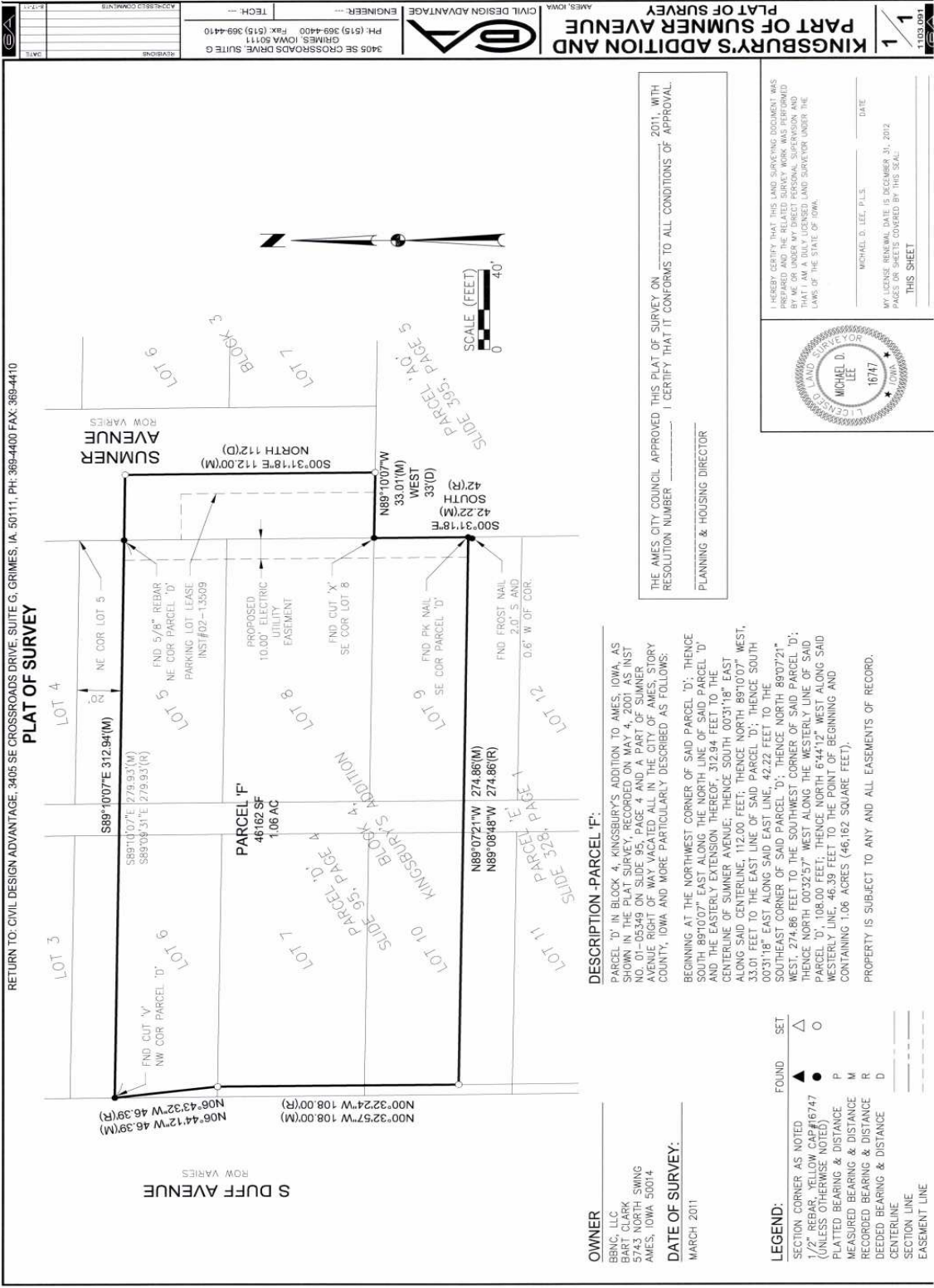
| | | | |
|------------------------------|---------|-------|---|
| SECTION CORNER AS NOTED | ▲ | FOUND | △ |
| 1/2" REBAR, YELLOW CAP#16747 | ● | SET | ○ |
| (UNLESS OTHERWISE NOTED) | | | |
| PLATTED BEARING & DISTANCE | P | | |
| MEASURED BEARING & DISTANCE | M | | |
| RECORDED BEARING & DISTANCE | R | | |
| DECEDED BEARING & DISTANCE | D | | |
| CENTERLINE | --- | | |
| SECTION LINE | ---- | | |
| EASEMENT LINE | - - - - | | |

DESCRIPTION:
 PARCEL 'D' IN BLOCK 4, KINGSBURY'S ADDITION TO AMES, IOWA, AS SHOWN IN THE PLAT SURVEY, RECORDED ON MAY 14, 2001, AS INST NO. 01-05349 ON SLIDE 95, PAGE 4 AND CONTAINING 0.97 ACRES (42,466 SQUARE FEET).

AND

A PART OF SUMMER AVENUE RIGHT OF WAY VACATED ALL IN THE CITY OF AMES IOWA, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'D'; THENCE SOUTH 89°10'07" EAST AND THE EASTERLY EXTENSION THEREOF, 33.01 FEET TO THE CENTERLINE OF SUMMER AVENUE; THENCE SOUTH 00°31'18" EAST ALONG SAID CENTERLINE, 112.00 FEET; THENCE NORTH 89°10'07" WEST, 33.01 FEET TO THE EAST LINE OF SAID PARCEL 'D'; THENCE NORTH 0°31'18" WEST ALONG SAID EAST LINE, 112.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.696 SQUARE FEET.
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPOSED PLAT OF SURVEY



CIVIL DESIGN ADVANTAGE
AMES, IOWA
ENGINEER: _____
TECH: _____
PH: (515) 369-4400 FAX: (515) 369-4410
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

KINGSBURY'S ADDITION AND PART OF SUMMER AVENUE
PLAT OF SURVEY

1/1
1/1

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____ 2011, WITH RESOLUTION NUMBER _____ I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR

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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL D. LEE, P.L.S. DATE _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012. PAGES OR SHEETS COVERED BY THIS SCALE: THIS SHEET



DESCRIPTION - PARCEL 'F':
 PARCEL 'D' IN BLOCK 4, KINGSBURY'S ADDITION TO AMES, IOWA, AS SHOWN IN THE CITY SURVEY RECORDS OF AMES, IOWA, INST NO. 01-05349 ON SLIDE 05, PAGE 4, AND A PART OF SUMMER AVENUE RIGHT OF WAY VACATED ALL IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 'D'; THENCE SOUTH 89°10'07" EAST ALONG THE NORTH LINE OF SAID PARCEL 'D' AND THE EASTERLY EXTENSION THEREOF, 312.94 FEET TO THE CENTERLINE OF SUMMER AVENUE; THENCE SOUTH 00°31'18" EAST ALONG SAID CENTERLINE, 112.00 FEET; THENCE NORTH 89°10'07" WEST, 33.01 FEET TO THE EAST LINE OF SAID PARCEL 'D'; THENCE SOUTH 00°31'18" EAST ALONG SAID EAST LINE, 42.22 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'D'; THENCE NORTH 89°07'21" WEST, 274.86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'D'; THENCE NORTH 00°32'57" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 'D', 108.00 FEET; THENCE NORTH 6°44'12" WEST ALONG SAID WESTERLY LINE, 46.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.06 ACRES (46,162 SQUARE FEET).
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER:
 BBNC, LLC
 BART CLARK
 5743 NORTH SWING
 AMES, IOWA 50014

DATE OF SURVEY:
 MARCH 2011

LEGEND:
 SECTION CORNER AS NOTED
 1/2" REBAR, YELLOW CAP #16747
 (UNLESS OTHERWISE NOTED)
 PLATTED BEARING & DISTANCE P
 MEASURED BEARING & DISTANCE M
 RECORDED BEARING & DISTANCE R
 DEEDED BEARING & DISTANCE D
 CENTERLINE
 SECTION LINE
 EASEMENT LINE

FOUND SET
 ● ▲ ○
 ● ▲ ○