

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 311 ASH 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: 311 Ash Avenue
Assessor's Parcel #'s: 09-09-202-130
Legal Description: Attached on proposed plat of survey
Owner: Iowa Farm House Association

Enclosed is a copy of the proposed Plat of Survey (Attachment B), which combines the existing parcel (Attachment A) with a recently vacated alley. The proposed parcel conforms to the lot size, width, and frontage requirements of the Residential High Density (RH) zoning district.

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

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:

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 rendered a preliminary decision to approve the proposed Plat of Survey.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby adopting a 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.

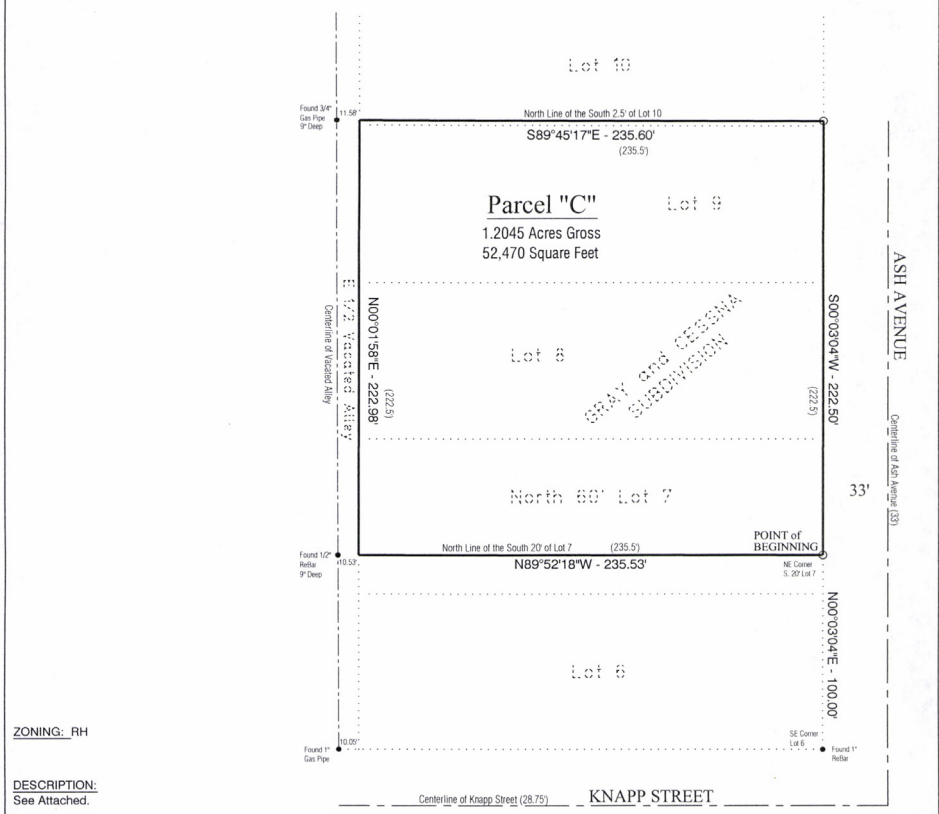
According to Section 23.307(10), the official Plat of Survey will not be recognized as a binding Plat of Survey for permitting purposes until a copy of the signed and recorded Plat of Survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.

Attachment A: Existing Layout

I Instrument: 2011- 00005492
 M Date: Jun 14, 2011 11:09:13A
 D Rec Fee: 10.00 E-Com Fee: 1.00
 G Aud Fee: .00 Trans Tax: .00
 R Rec Management Fee: 1.00
 Non-Standard Page Fee: .00
 Filed for record in Story County, Iowa
 Susan L. Vande Kamp, County Recorder

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

PLAT OF SURVEY



ZONING: RH

DESCRIPTION:
See Attached.

The Ames City Council approved the "Plat of Survey" on:
June 6, 2011, with Resolution Number 11-262
 I certify that it conforms to all conditions of approval.

[Signature]
 Planning & Housing Director

- LEGEND:**
- ▲ GOVERNMENT CORNER MONUMENT FOUND
 - △ GOVERNMENT CORNER MONUMENT SET
1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
 - PARCEL OR LOT CORNER MONUMENT FOUND
 - SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #8136
 - () RECORDED AS
 - ORIGINAL PLATTED LINES

OWNER OF RECORD: IOWA FARM HOUSE ASSOCIATION
 SURVEY REQUESTED BY: NATE WITZEL
 FIELD WORK COMPLETED: 4-28-11

	<p>PLAT OF SURVEY Lots 8 and 9, & parts of Lots 7 and 10, Gray & Cessna Subdivision Ames, Iowa</p>	<p>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 Professional Land Surveyor under the laws of the State of Iowa.</p> <p><i>[Signature]</i> 6-14-11 Kenneth D. Janssen, PLS date Iowa License Number 8136 My License Renewal Date is December 31, 2011 Pages or sheets covered by this seal: _____ THIS SHEET</p>								
<p>Clapsaddle-Garber Associates, Inc. 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgaconsultants.com</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN</td> <td>SHEET NO.</td> </tr> <tr> <td>Ken</td> <td>1 of 2</td> </tr> <tr> <td>DATE</td> <td>PROJECT NO.</td> </tr> <tr> <td>5-20-11</td> <td>75597.05</td> </tr> </table>	DRAWN	SHEET NO.	Ken	1 of 2	DATE	PROJECT NO.	5-20-11	75597.05
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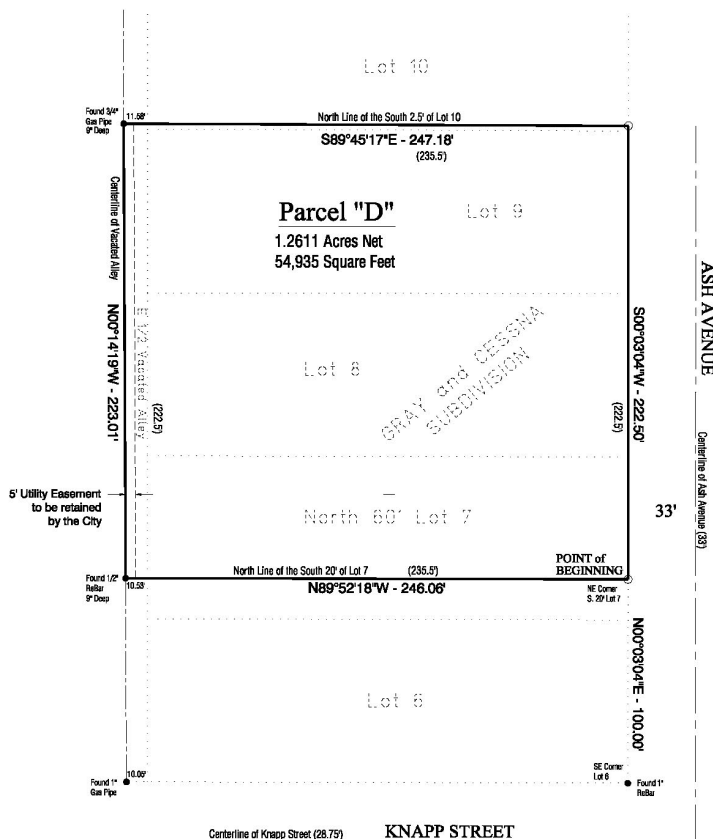
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SLIDE 408 PAGE 1

Attachment B: Proposed Plat

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLOTOWN, IOWA 50158 - PHONE 641-752-6701

PLAT OF SURVEY



ZONING: RH

DESCRIPTION:
See Attached.

The Ames City Council approved the "Plat of Survey" on: _____, 2011, with Resolution Number _____.

I Certify that it conforms to all conditions of approval.

Planning & Housing Director

OWNER OF RECORD: IOWA FARM HOUSE ASSOCIATION
SURVEY REQUESTED BY: NATE WITZEL
FIELD WORK COMPLETED: 4-28-11

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- () RECORDED AS
- ORIGINAL PLATTED LINES

	<p>PLAT OF SURVEY Lots 8 and 9, & parts of Lots 7 and 10, & adjacent Alley, Gray & Cessna Subdivision Ames, Iowa</p>	<p>Clapsaddle-Garber Associates, Inc 16 East Main Street Marshalltown, Iowa 50158 Ph 641-752-6701 www.cgsaonline.com</p>				
	<p>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 Professional Land Surveyor under the laws of the State of Iowa.</p> <p>Kenneth D. Janssen, PLS _____ date Iowa License Number 8136 My License Renewal Date is December 31, 2011 Pages or sheets covered by this seal: THIS SHEET</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DRAWN Ken</td> <td>SHEET NO. 1 of 2</td> </tr> <tr> <td>DATE 9-13-11</td> <td>PROJECT NO. 75597.05</td> </tr> </table>	DRAWN Ken	SHEET NO. 1 of 2	DATE 9-13-11	PROJECT NO. 75597.05
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DATE 9-13-11	PROJECT NO. 75597.05					

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DESCRIPTION

Plat of Survey
Iowa Farm House Association

Parcel "D":

Parcel "C"; in Lots Seven (7), Eight (8), Nine (9) and Ten (10) of Gray and Cessna Subdivision; in 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 June 14, 2011 and recorded as Instrument # 11-05492 on Slide 408 at Page 1; and the East-half of the vacated alley abutting Parcel "C"; all more particularly described as follows:

"Commencing at the Southeast (SE) corner of Lot Six (6), Gray and Cessna Subdivision of Lot Four (4), Parker's Addition, in the City of Ames, Story County, Iowa; thence N 00° 03' 04" E, 100.00 feet along the west line of Ash Avenue, to the Northeast (NE) corner of the South Twenty (20) feet of Lot Seven (7), in said Gray and Cessna Subdivision, and the Point of Beginning; thence N 89° 52' 18" W, 246.06 feet along the north line of the South 20 feet of said Lot 7; thence N 00° 14' 19" W, 223.01 feet along the centerline of the Vacated Alley, in Gray and Cessna Subdivision; thence S 89° 45' 17" E, 247.18 feet along the north line of the South 2.5 feet of Lot 10, in Gray and Cessna Subdivision; thence S 00° 03' 04" W, 222.50 feet along the west line of Ash Avenue, to the Point of Beginning."

ALTERNATE DESCRIPTION:

Parcel "D"; in Lots Seven (7), Eight (8), Nine (9), Ten (10), and the East-half of the Vacated Alley, all in Gray and Cessna Subdivision; in 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 _____, 2011 and recorded as Instrument # 11-_____ on Slide _____ at Page ____.

Parcel contains: 54,935 square feet or 1.2611 Acres Net.

Kenneth D. Janssen P.E., L.S.
License Renewal 12-31-11

September 13, 2011
CGA Consultants
CGA-File # 75597 (Parcel-D.Farmhouse.Des)

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Plat on page 1