

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – 1505 & 1511 CURTISS AVENUE**

**BACKGROUND:**

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

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- 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:

- 1505 and 1511 Curtiss Avenue

Assessor's Parcel #:

- 0534475050
- 0534475060

Legal Description:

- Lot 27 and the south 3 feet of Lot 28, Friedrich's 16<sup>th</sup> Addition
- Lot 28, except the south 3 feet, Friedrich's 16<sup>th</sup> Addition

Owners:

- Helen J. Bradshaw (Parcel # 0534475050)
- Jeffrey D. Benson (Parcel # 0534475060)

A copy of the proposed plat of survey is attached for Council consideration. The plat establishes the boundary lines for Parcels A and B.

Pursuant to Section 23.308(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:**

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 23.308 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:**

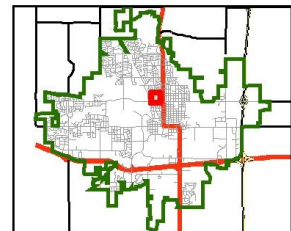
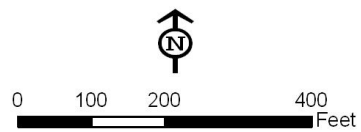
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

**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 23.308(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.



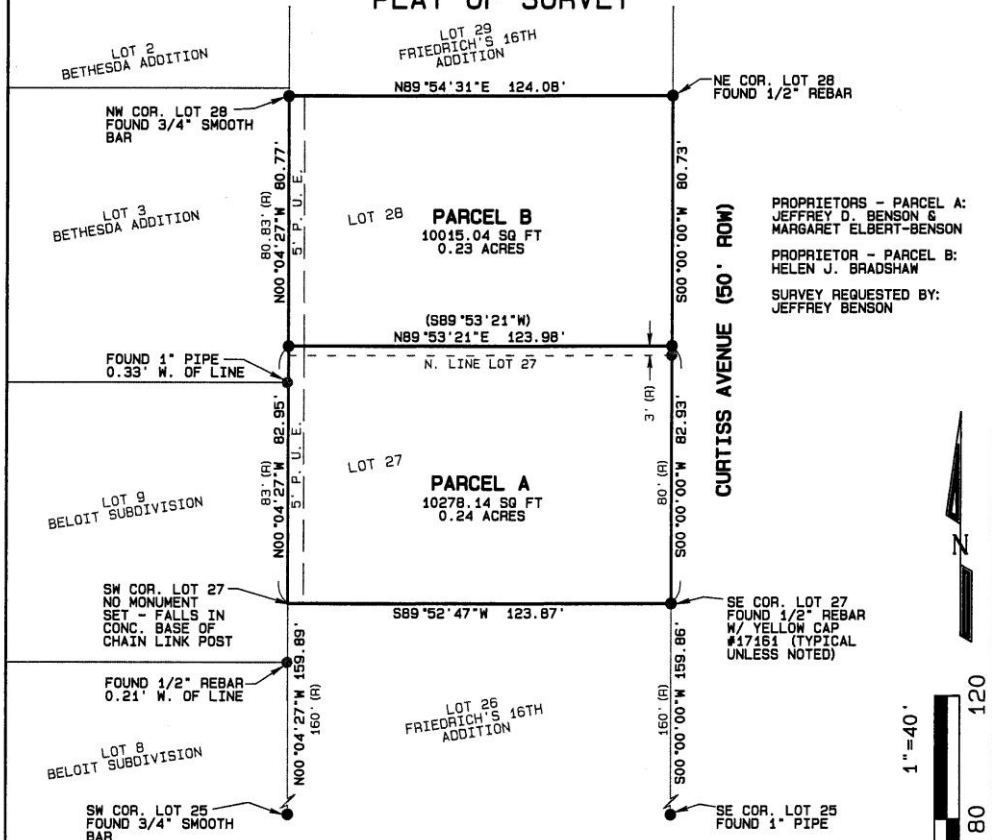
**Location Map**  
**1505-1511 Curtiss**



# PROPOSED PLAT OF SURVEY

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

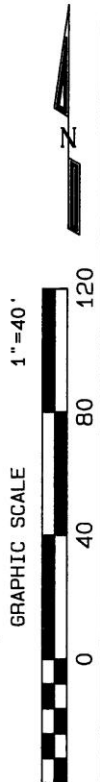
## PLAT OF SURVEY



PROPRIETORS - PARCEL A:  
 JEFFREY D. BENSON &  
 MARGARET ELBERT-BENSON

PROPRIETOR - PARCEL B:  
 HELEN J. BRADSHAW

SURVEY REQUESTED BY:  
 JEFFREY BENSON



**Survey Description - Parcel A:**  
 Lot 27 and the South 3 Feet of Lot 28 in Friedrich's 16th Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Southeast Corner of said Lot 27; thence S89°52'47"W, 123.87 feet to the Southwest Corner of said Lot 27; thence N00°04'27"W, 82.95 feet along the west line of said Lots 27 and 28; thence N89°53'21"E, 123.98 feet to a point on the east line of said Lot 28; thence S00°00'00"W, 82.93 feet along the east line of said Lots 28 and 27 to the Point of Beginning, containing 0.24 acres.

**Survey Description - Parcel B:**  
 Lot 28, except the South 3 Feet thereof, in Friedrich's 16th Addition to the City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Lot 28; thence S00°00'00"W, 80.73 feet along the east line of said Lot 28; thence S89°53'21"W, 123.98 feet to a point on the west line of said Lot 28; thence N00°04'27"W, 80.77 feet along said west line to the Northwest Corner of said Lot 28; thence N89°54'31"E, 124.08 feet to the Point of Beginning, containing 0.23 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_ 2012, with Resolution Number \_\_\_\_\_.  
 I certify that it conforms to all conditions of approval.

Planning & Housing Director \_\_\_\_\_

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, 2013  
 Job #1114PS Date: 8/28/12 Page 1 of 1  
 Fieldwork Completed: 8/27/12

# SKETCH OF LOTS 27 AND 28, FRIEDRICH'S 16<sup>TH</sup> ADDITION

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

## SKETCH OF LOTS 27 AND 28 FRIEDRICH'S 16TH ADDITION CITY OF AMES

