

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 3621 Lincoln Way

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: 3621 Lincoln Way
Assessor's Parcel #: 0905451271 and 0905451275
Legal Description: See attached
Owner: **McDonald's Corporation**

This plat consolidates two platted lots and a portion of a third lot into a single parcel, which will allow the owner to redevelop the site with a new McDonald's restaurant building. A copy of the proposed plat of survey is attached for Council consideration.

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, without conditions.

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 23.308(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 to approve the proposed plat of survey.
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.

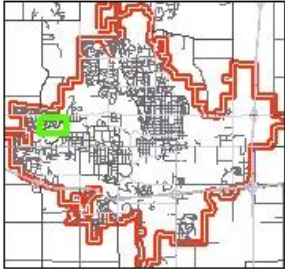
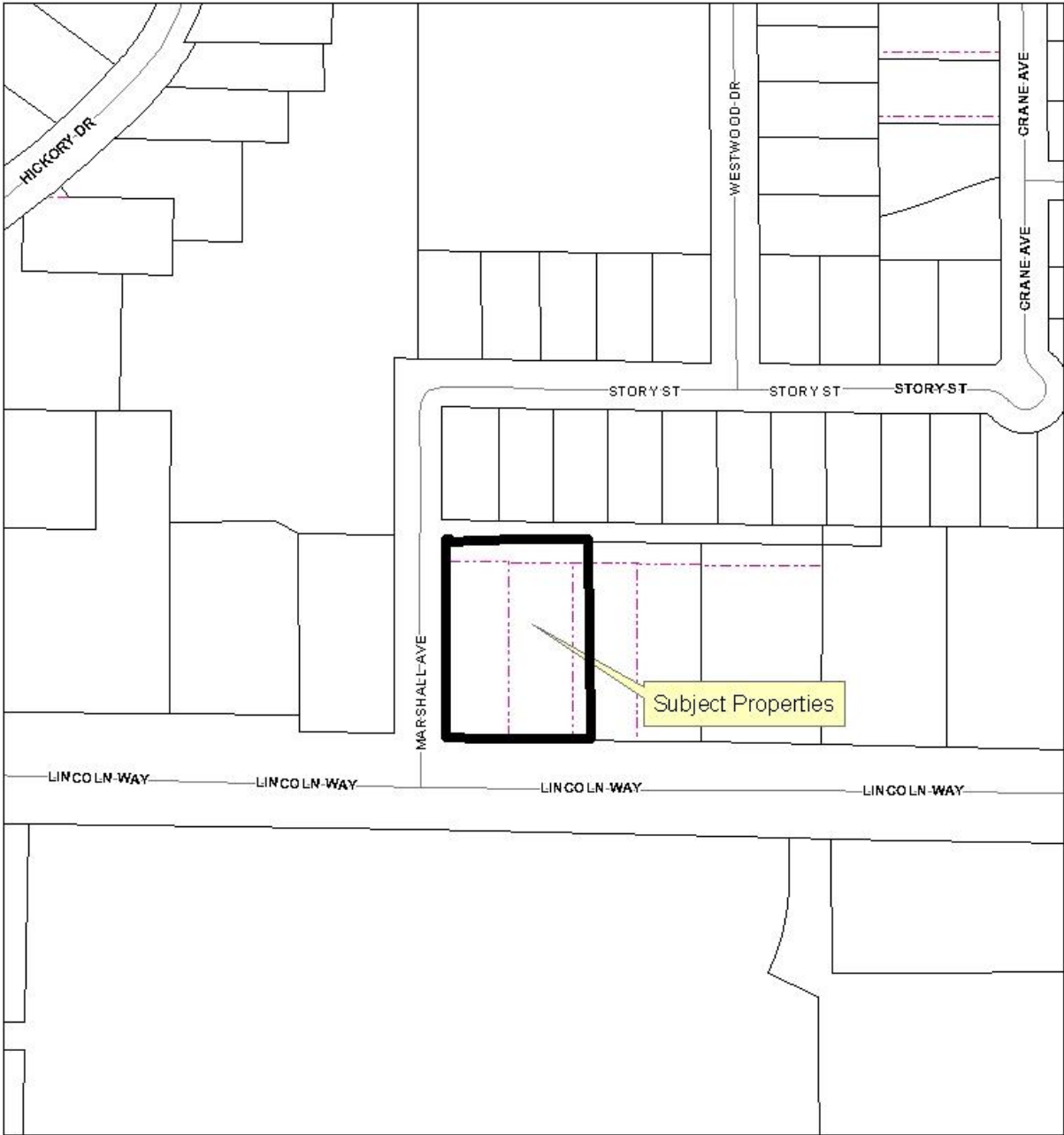
MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Department 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.

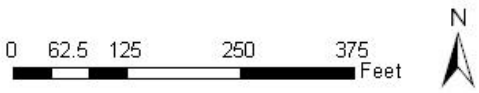
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolution approving the proposed plat of survey.

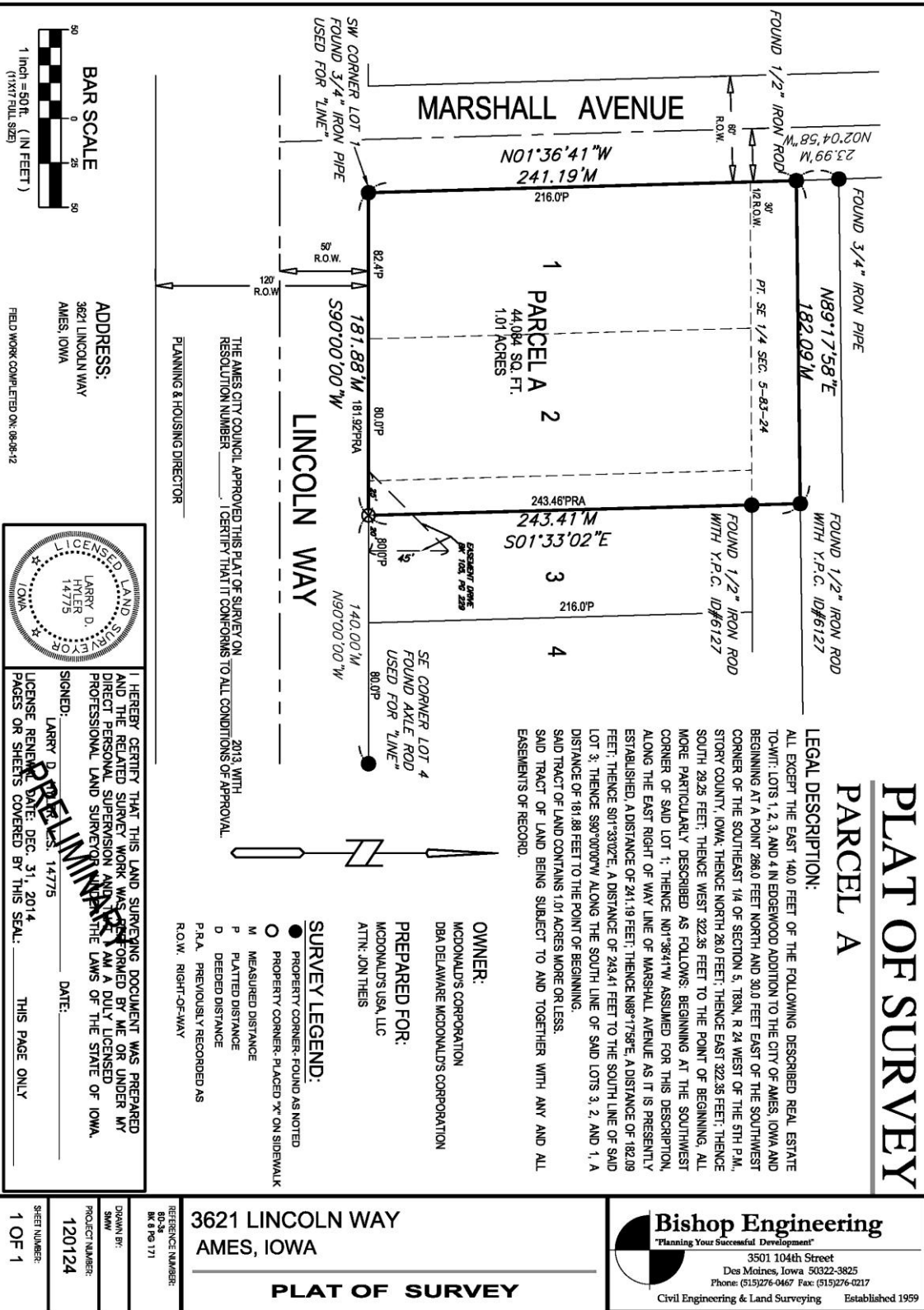
Approval of the resolution will allow the applicant to prepare the official plat of survey and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. Once signed by the Planning & Housing Director, the prepared plat of survey 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 the official plat of survey is not 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 3621 Lincoln Way





PLAT OF SURVEY PARCEL A

LEGAL DESCRIPTION:

ALL EXCEPT THE EAST 140.0 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT: LOTS 1, 2, 3, AND 4 IN EDGEWOOD ADDITION TO THE CITY OF AMES, IOWA AND BEGINNING AT A POINT 288.0 FEET NORTH AND 30.0 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 5, T83N, R 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA; THENCE NORTH 28.0 FEET; THENCE EAST 322.35 FEET; THENCE SOUTH 282.35 FEET; THENCE WEST 322.35 FEET TO THE POINT OF BEGINNING. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N01°36'41"W ASSUMED FOR THIS DESCRIPTION, ALONG THE EAST RIGHT-OF-WAY LINE OF MARSHALL AVENUE AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 241.19 FEET; THENCE N89°17'58"E, A DISTANCE OF 182.09 FEET; THENCE S01°33'02"E, A DISTANCE OF 243.41 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE S90°00'00"W ALONG THE SOUTH LINE OF SAID LOTS 3, 2, AND 1, A DISTANCE OF 181.88 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1.01 ACRES MORE OR LESS. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

OWNER:

MCDONALD'S CORPORATION
DBA DELAWARE MCDONALD'S CORPORATION

PREPARED FOR:

MCDONALD'S USA, LLC
ATTN: JON THIES

SURVEY LEGEND:

- PROPERTY CORNER: FOUND AS NOTED
- PROPERTY CORNER: PLACED 'x' ON SIDEWALK
- M MEASURED DISTANCE
- P PLATTED DISTANCE
- D DEEDED DISTANCE
- P.R.A. PREVIOUSLY RECORDED AS
- R.O.W. RIGHT-OF-WAY



ADDRESS:
3621 LINCOLN WAY
AMES, IOWA

FIELD WORK COMPLETED ON: 08-08-12



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 IN ACCORDANCE WITH THE LAWS OF THE STATE OF IOWA.

SIGNED: LARRY D. HYLER, 14775 DATE: DEC. 31, 2014

LICENSE NUMBER: 14775 THIS PAGE ONLY

3621 LINCOLN WAY
AMES, IOWA

PLAT OF SURVEY

Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959