

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – SATTERWHITE/CITY OF AMES

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: 447 Westwood Drive rear, 928 Garfield Avenue rear

Assessor's Parcel #: 09-05-400-035; 09-05-202-040

Legal Description: Parcel A as shown on Retracement Plat of Survey recorded on February 3, 2012 in Slide 426, Page 2; and Parcel G as shown on the Amended Plat of Survey recorded on August 24, 2005 in Slide 248, Page 1, both being located in Section 5, Township 83 North, Range 24 West of the 5th P.M. (Abbreviated)

Owner: **Parcel A:** City of Ames; **Parcel G:** Michael C. Satterwhite and Carla A. Weiner

Satterwhite is conveying a portion of his property lying north of College Creek to the City. This plat of survey combines it with a parcel that the City recently acquired from Benson. Satterwhite will retain ownership of the portion lying south of the creek. This acquisition now allows for a connection between Munn Woods to the west and Emma McCarthy Lee Memorial Park. 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:

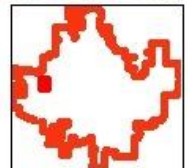
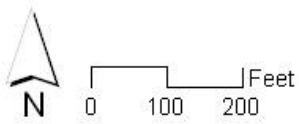
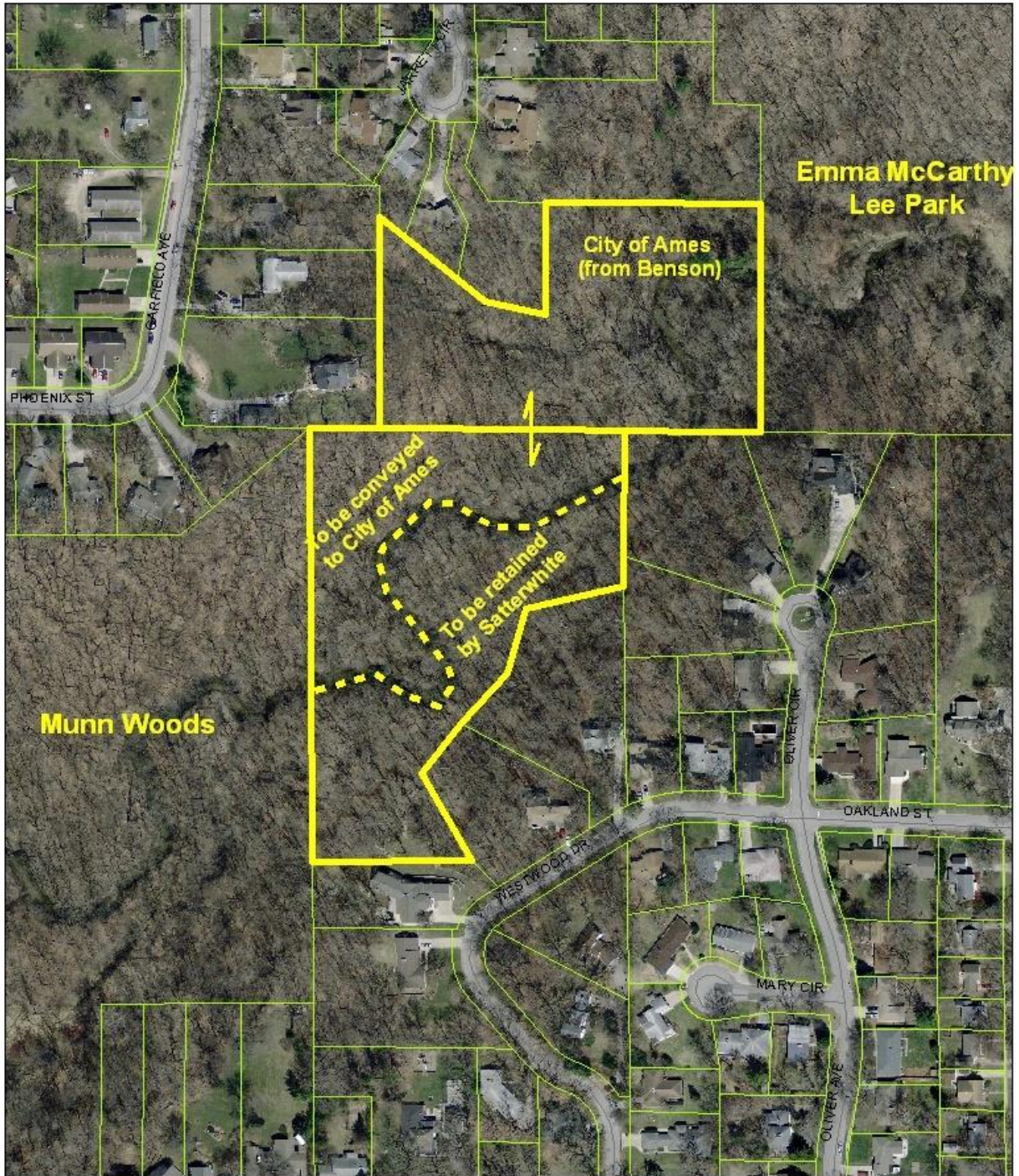
The Planning & Housing Department has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey.

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.

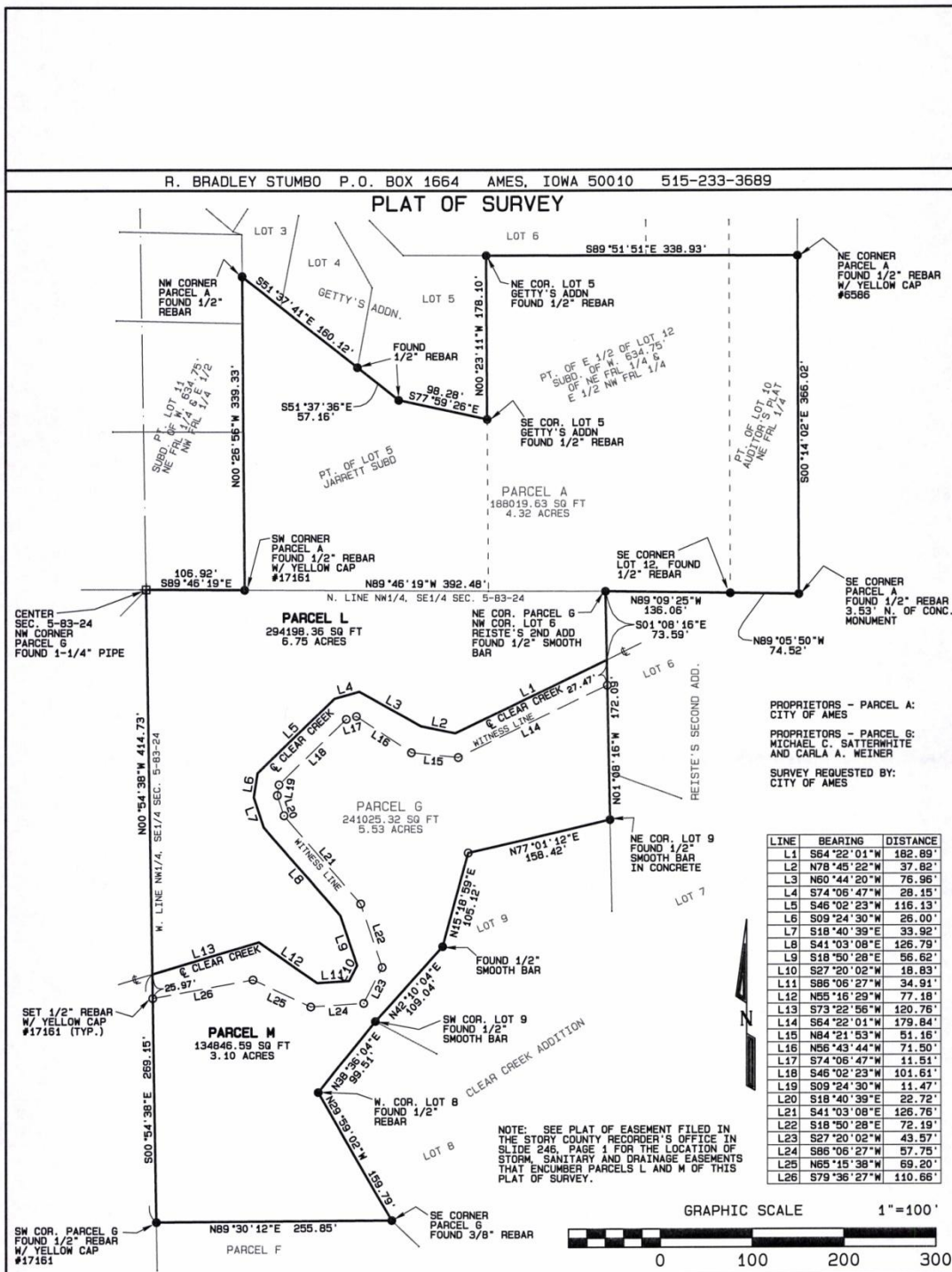
Approval of the resolution will allow the applicant to prepare the official plat of survey and the Planning & Housing Director to review and sign the plat of survey confirming that it fully conforms to requirements. Once signed by the Planning & Housing Director, the prepared plat of survey may then 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.

ATTACHMENT 1



ATTACHMENT 2



STUMBO & ASSOCIATES
LAND SURVEYING
 510 S. 17TH STREET, SUITE #102
 AMES, IOWA 50010
 PH. 515-233-3689 • FAX 515-233-4403

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.

R. Bradley Stumbo License #17161 Date: _____
 My license renewal date is December 31, 2013
 Job #15603PS Date: 6/07/12 Page 1 of 2
 Fieldwork Completed:

