

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 2200 HAMILTON DRIVE

BACKGROUND:

Subdivision regulations for the City of Ames are part of Chapter 23 of the Ames Municipal Code. The Subdivision Code includes the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The City also uses the Subdivision Code as means of reviewing the status of conveyance parcels, which are non-conforming lots created through a private conveyance of land, to determine if the lot is indeed a buildable lot. A Plat of Survey is a single-step review within Section 23.308 for City Council approval of minor activities, such as boundary line adjustments and conformance determination of conveyance parcels.

The subject properties are Lot 2 of Green Hills Community Subdivision First Addition and Lot 3 of Gateway Green Hills Subdivision Second Addition. (See Attachment A, Location Map and Attachment B, Plat of Survey) The properties are owned by Green Hills Health Care Center, Inc. and Green Hills Resident Association. **This Plat of Survey adjusts the boundary line between the two platted parcels to allow for a future expansion. See Attachment B Proposed Plat of Survey. The proposed property line allows for the future addition to meet building code requirements in relation to the property lines.**

Approval of this plat of survey will allow the applicant to prepare the official plat of survey, and the Planning and Housing Director to review and sign the plat of survey confirming that it fully conforms to all conditions of approval. 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.

ALTERNATIVES:

1. The City Council can adopt the resolution approving 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.

CITY MANAGER'S RECOMMENDED ACTION:

Staff has determined that the proposed plat of survey satisfies all code requirements and has made a preliminary decision of approval. No easements or conditions are required. 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.

**ADDENDUM
PLAT OF SURVEY FOR 2200 HAMILTON DRIVE**

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 site is located at:

Owner Proposed Parcel D: Green Hills Health Care Center, Inc.
Owner Proposed Parcel E: Green Hills Resident Association

Assessor's Parcel #: 0916254025 and 0916252000

Legal Descriptions:

Parcel D: Parcel "D" located in lot 2 of Green Hills Community Subdivision, First Addition in the northeast ¼ of section 16, township 83 north, range 24 west of the 5th P.M., Story County, Iowa

Parcel E: Parcel "E" located in a portion of lot 2 of Greens Hills Community Subdivision, First Addition and all of lot 3 of the Gateway-Green Hills Subdivision, Second Addition in the northeast ¼ of section 16, township 83 north, range 24 west of the 5th P.M., Story County, Iowa

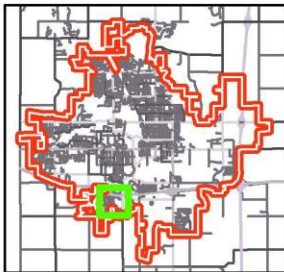
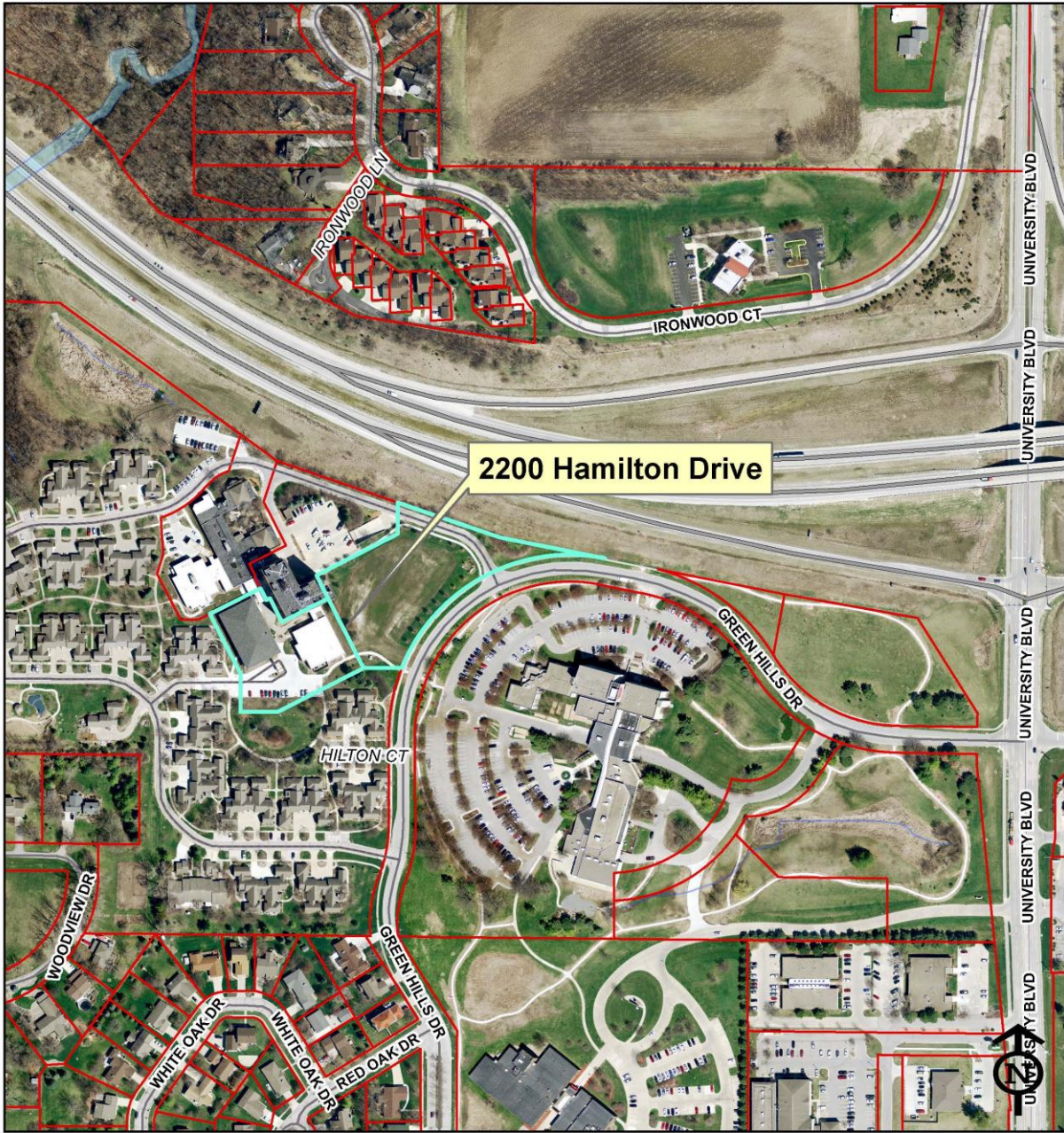
Public Improvements:

The preliminary decision of the Planning Director finds that approval requires all public improvements associated with and required for the proposed plat of survey be:

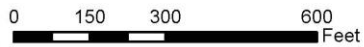
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable.

Note: 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 A
LOCATION MAP



Location Map
2200 Hamilton Drive

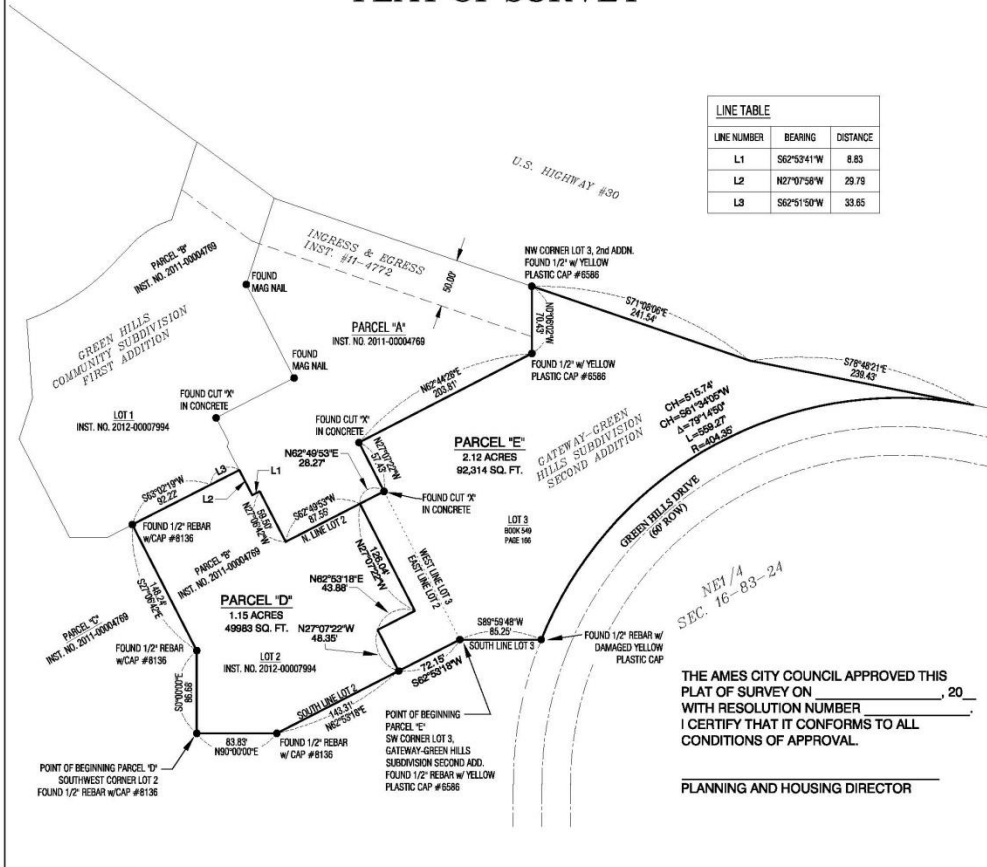


ATTACHMENT B PROPOSED PLAT OF SURVEY

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

PLAT OF SURVEY

LINE TABLE		
LINE NUMBER	BEARING	DISTANCE
L1	S62°53'41"W	8.83
L2	N27°07'56"W	29.79
L3	S62°51'50"W	33.65



THE AMES CITY COUNCIL APPROVED THIS
PLAT OF SURVEY ON _____, 20__
WITH RESOLUTION NUMBER _____
I CERTIFY THAT IT CONFORMS TO ALL
CONDITIONS OF APPROVAL.

PLANNING AND HOUSING DIRECTOR

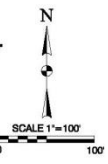
DESCRIPTION PARCEL "D"
PARCEL "D" LOCATED IN LOT 2 OF THE GREEN HILLS COMMUNITY SUBDIVISION, FIRST ADDITION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS LOT 2 AND RECORDED IN INSTRUMENT NO. 2012-0007984 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N90°00'00"E 83.89 ALONG THE SOUTH LINE OF SAID LOT 2; THENCE, N62°53'18"E 143.31 ALONG SAID SOUTH LINE; THENCE, N27°07'22"W 48.35; THENCE, N62°53'18"E 43.86; THENCE, N27°07'22"W 126.04 TO THE NORTH LINE OF SAID LOT 2; THENCE, S62°49'53"W 57.55; THENCE, N27°06'42"W 59.50; THENCE, S62°53'41"W 8.83; THENCE, N27°07'56"W 29.79; THENCE, S62°51'50"W 33.65; THENCE, S63°02'19"W 62.22 TO THE WEST LINE OF SAID LOT 2; THE AFORESAID ALL BEING ALONG THE NORTH LINE OF SAID LOT 2; THENCE, S27°06'42"E 148.24 ALONG SAID WEST LINE; THENCE, S0°00'00"E 86.68 ALONG SAID WEST LINE TO THE POINT OF BEGINNING. PARCEL "D" CONTAINS 1.15 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

DESCRIPTION PARCEL "E"
PARCEL "E" LOCATED IN A PORTION OF LOT 2 OF THE GREEN HILLS COMMUNITY SUBDIVISION, FIRST ADDITION AND ALL OF LOT 3 OF THE GATEWAY-GREEN HILLS SUBDIVISION, SECOND ADDITION IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, S62°53'18"W 72.15 ALONG THE SOUTH LINE OF SAID LOT 2; THENCE, N27°07'22"W 48.35; THENCE, N62°53'18"E 43.86; THENCE, N27°07'22"W 57.43 ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 3; THENCE, N62°42'28"E 203.81; THENCE, N0°06'02"W 70.43; THENCE, S71°06'06"E 239.43 TO THE NORTH-WESTERLY RIGHT OF WAY LINE OF GREEN HILLS DRIVE, AS PRESENTLY ESTABLISHED; THE AFORESAID ALL BEING ALONG THE NORTH LINE OF SAID LOT 3; THENCE, SOUTH-WESTERLY 559.27 ALONG THE ARC OF A 404.35 RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF S61°34'05"W AND A CHORD DISTANCE OF 515.74 ALONG SAID NORTH-WESTERLY RIGHT OF WAY LINE; THENCE, S89°59'46"W 85.25 ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING. PARCEL "E" CONTAINS 2.12 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

OWNERS OF RECORD: GREEN HILLS HEALTH CARE CENTER, INC. AND GREEN HILLS RESIDENTS ASSOCIATION
SURVEY REQUESTED BY: GREEN HILLS HEALTH CARE CENTER, INC.
FIELD WORK COMPLETED: 2-12-2014

NOTE:
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

- LEGEND:**
- ▲ GOVERNMENT CORNER MONUMENT FOUND
 - ▲ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
 - PARCEL OR LOT CORNER MONUMENT FOUND
 - SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
 - () RECORDED AS



GREEN HILLS HEALTH CARE CENTER SURVEY
IN LOT 2 OF THE GREEN HILLS COMMUNITY SUBDIVISION, FIRST ADDITION
CITY OF AMES, STORY COUNTY, IOWA

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.

Travis R. Stewart, PLS _____ date _____
Iowa License Number 17162
My License Renewal Date is December 31, 2019
Pages or sheets covered by this seal: THIS SHEET

Clapsaddle-Garber Associates, Inc.
18 East Main Street
Marshalltown, Iowa 50158
PH 641-752-6701
www.clapsaddegarber.com

DRAWN	SHEET NO.
WLB	1
DATE	PROJECT NO.
3-11-2014	75366.05