

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 205 S. WILMOTH AVENUE

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.

This specific plat of survey is for the consolidation of multiple subdivided lots and portions of conveyance parcels to create a legalized lot for permitting purposes. The lot is located at the corner of Lincoln Way and S. Wilmoth Avenue. This property is owned by Breckenridge Ames Iowa, LLC, and is known as the north parcel of the three Breckenridge development parcels. (See Attachment A, Location Map.) The proposed plat of survey consolidates 10 existing properties into one new 8.36 acre Parcel M for the potential development. (See Attachment B, Proposed Plat of Survey.)

The Electric Department has asked that a ten-foot electric easement be established along the full length of the west property line of Parcel M for existing electrical equipment located in this area. This is shown on the plat. **No other improvements are needed or required in conjunction with the merger of the lots.**

ALTERNATIVES:

1. The Council can adopt the resolution approving the proposed plat of survey conditioned upon receiving an executed supporting easement document as shown on the plat.
2. The Council can deny the proposed plat of survey if it finds that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. The 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.

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 conditioned upon receiving an executed supporting easement document as shown on the plat.

ADDENDUM
PLAT OF SURVEY FOR 205 S. WILMOTH AVENUE

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: Breckenridge Ames Iowa, LLC
Street Address: 205 S. Wilmoth Avenue
Assessor's Parcel #: 0908225020

Legal Description: Lots 5-13 of Block 1 in Garden Subdivision and part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, all in Section 8, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Northwest Corner of said Lot 13: thence S88°48'12"E, 449.51 feet along the North line of said Lots 5-13 to the Northeast Corner of said Lot 5: thence S00°09'35"E, 169.32 feet to the Southeast Corner of said Lot 5: thence S88°46'49"E, 190.66 feet to the Southeast Corner of Lot 3 in said Garden Subdivision: thence S00°20'56"E, 442.69 feet along the West line of S. Wilmoth Avenue to a point on the North line of the South 16.00 feet of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter: thence N88°47'18"W, 321.06 feet along said line: thence S00°20'56"E, 13.62 feet to the North line of Friedrich's 15th Addition to Ames, Iowa: thence N89°12'56"W, 319.80 feet along said line to the Southwest Corner of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter: thence N00°15'32", 137.68 feet along the West line thereof to the Northeast Corner of Lot 1 in C. G. Lee's Subdivision: thence N00°13'19", 490.21 feet to the point of beginning, containing 8.36 acres

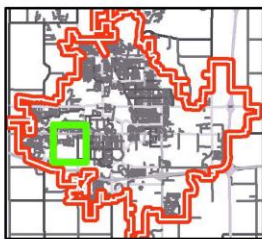
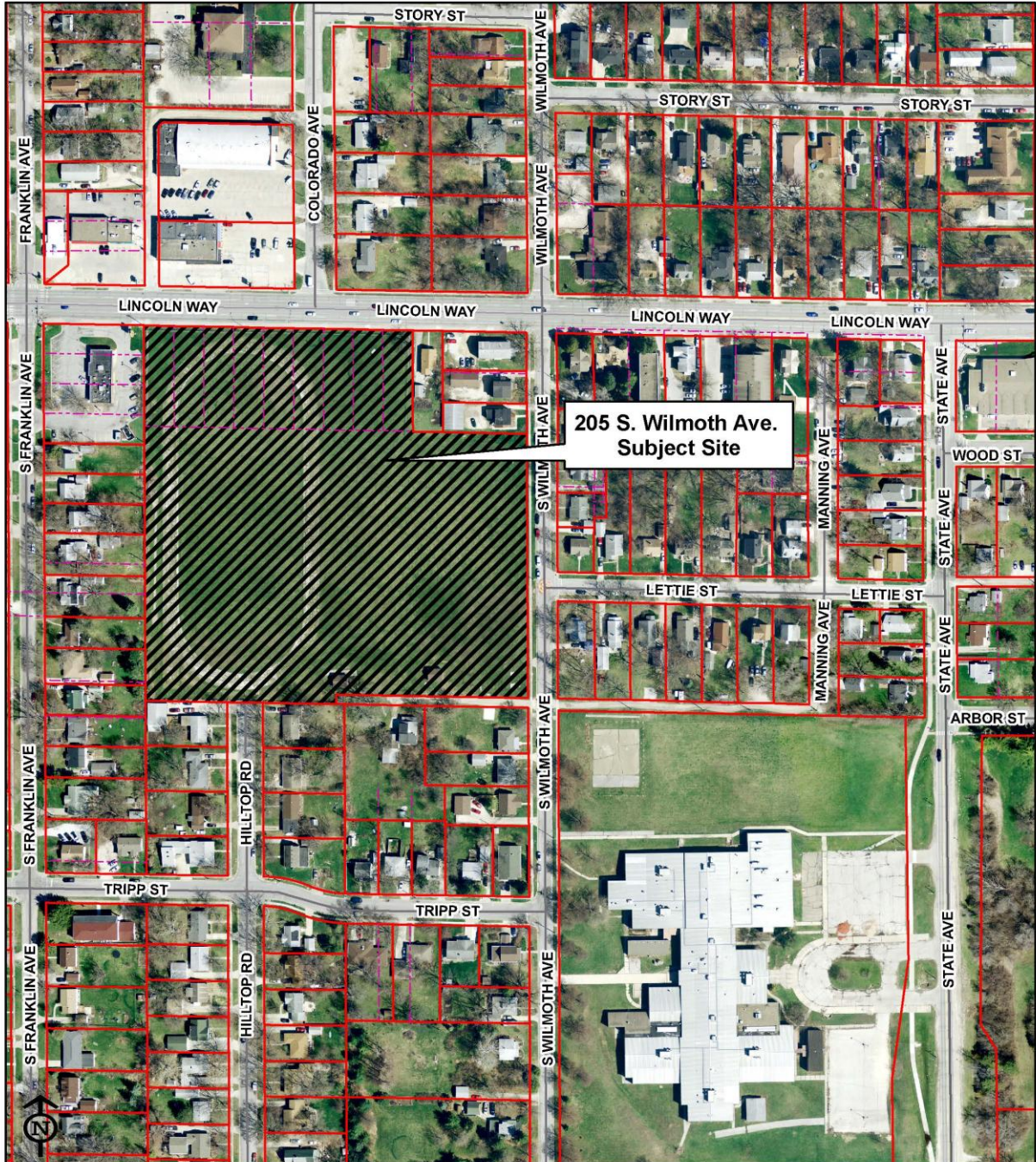
Public Improvements:

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



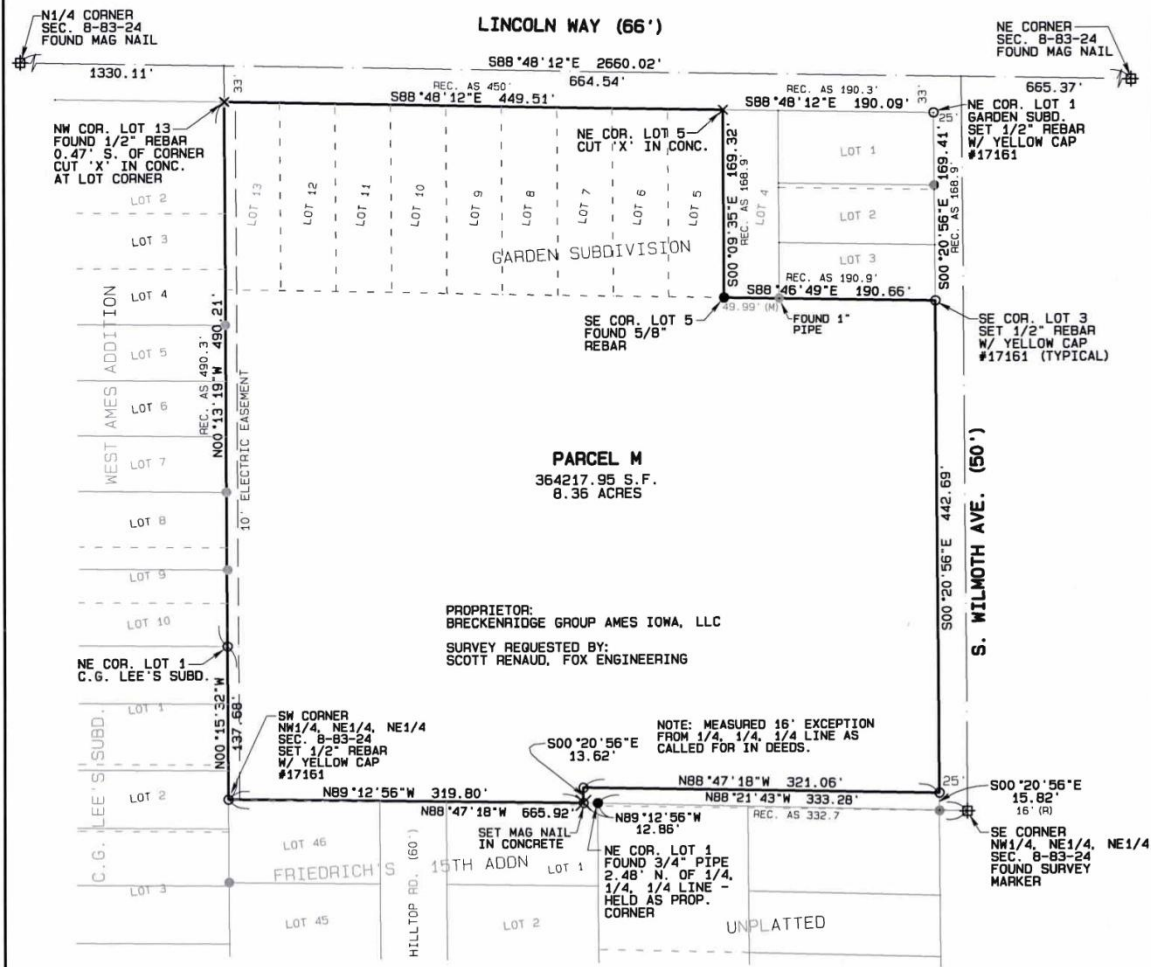
Location Map
205 S. Wilmoth Avenue

Legend	
	LOTS
	PARCELS
	Subject Site

ATTACHMENT B PROPOSED PLAT OF SURVEY

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

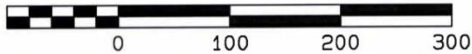
PLAT OF SURVEY



Survey Description-Parcel 'M':
 Lots 5-13 of Block 1 in Garden Subdivision and part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter, all in Section 8, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Northwest Corner of said Lot 13; thence S88°48'12"E, 449.51 feet along the North line of said Lots 5-13 to the Northeast Corner of said Lot 5; thence S00°09'35"E, 169.32 feet to the Southeast Corner of said Lot 5; thence S88°46'49"E, 190.66 feet to the Southeast Corner of Lot 3 in said Garden Subdivision; thence S00°20'56"E, 442.69 feet along the West line of S. Wilmoth Avenue to a point on the North line of the South 16.00 feet of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter; thence N88°47'18"W, 321.06 feet along said line; thence S00°20'56"E, 13.62 feet to the North line of Friedrich's 15th Addition to Ames, Iowa; thence N89°12'56"W, 319.80 feet along said line to the Southwest Corner of said Northwest Quarter of the Northeast Quarter of the Northeast Quarter; thence N00°15'32"W, 137.68 feet along the West line thereof to the Northeast Corner of Lot 1 in C. G. Lee's Subdivision; thence N00°13'19"W, 490.21 feet to the point of beginning, containing 8.36 acres.



GRAPHIC SCALE 1"=100'



The Ames City Council approved this Plat of Survey on _____ 2014, with Resolution No. _____
 I certify that it conforms to all conditions for approval.

 Planning and Housing Director

**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, 2015
 Job #16533 Date: 4/24/14 Page 1 of 1
 Fieldwork Completed: 2/07/13

