

COUNCIL ACTION FORM

SUBJECT: 5752 GEORGE WASHINGTON CARVER AVENUE PLAT OF SURVEY

BACKGROUND:

The City's subdivision regulations in Chapter 23 of the Ames Municipal Code include a process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or conveyance parcels in order to create a parcel for development purposes. A plat of survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments.

This proposed plat of survey is for a boundary line adjustment of land owned by the Ames Golf and Country Club (AGCC) in unincorporated Story County. The Plat of Survey creates a separate lot for the majority of the developable area associated with the AGCC.

The existing site is four quarter-quarter sections (minus rights-of-way) comprising 154.51 acres. It is the site of the recently approved The Irons subdivision. With the approval of the subdivision, the Ames Golf and Country Club now wishes to transfer ownership of the bulk of the developable land to the developer. This plat of survey divides the four existing parcels into two parcels. Parcel M contains the bulk of the site intended for single-family and twin homes, and Parcel N is the portion retained by the AGCC. The three lots along 190th Street are not a part of this plat. These lots require no public improvements and will likely be transferred at the time of final plat. The Plat of Survey does not create additional buildable lots, and development of the site still requires a final plat to be approved that complies with the preliminary plat.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will 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, who will submit it for recording in the office of the County Recorder.

ALTERNATIVES:

1. The City Council can 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 RECOMMENDATION:

Staff has determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements. The proposed plat of survey is a precursor to implementing an approved preliminary plat. Additionally, covenants agreeing to voluntary annexation, water territory buyouts, and waiver of protest of assessments have already been received by the City as part of the preliminary plat and subdivision waiver process.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 as described above.

**ADDENDUM
PLAT OF SURVEY FOR 202 SE 5TH STREET**

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:

Owners: Ames Golf and Country Club

Existing Street Address: 5752 George Washington Carver Avenue

Assessor's Parcel #: 05-21-100-105

Legal Description: The NW ¼ of Section 21, Township 84 North, Range 24 West of the Fifth Principle Meridian, Story County, Iowa, except railroad right of way.

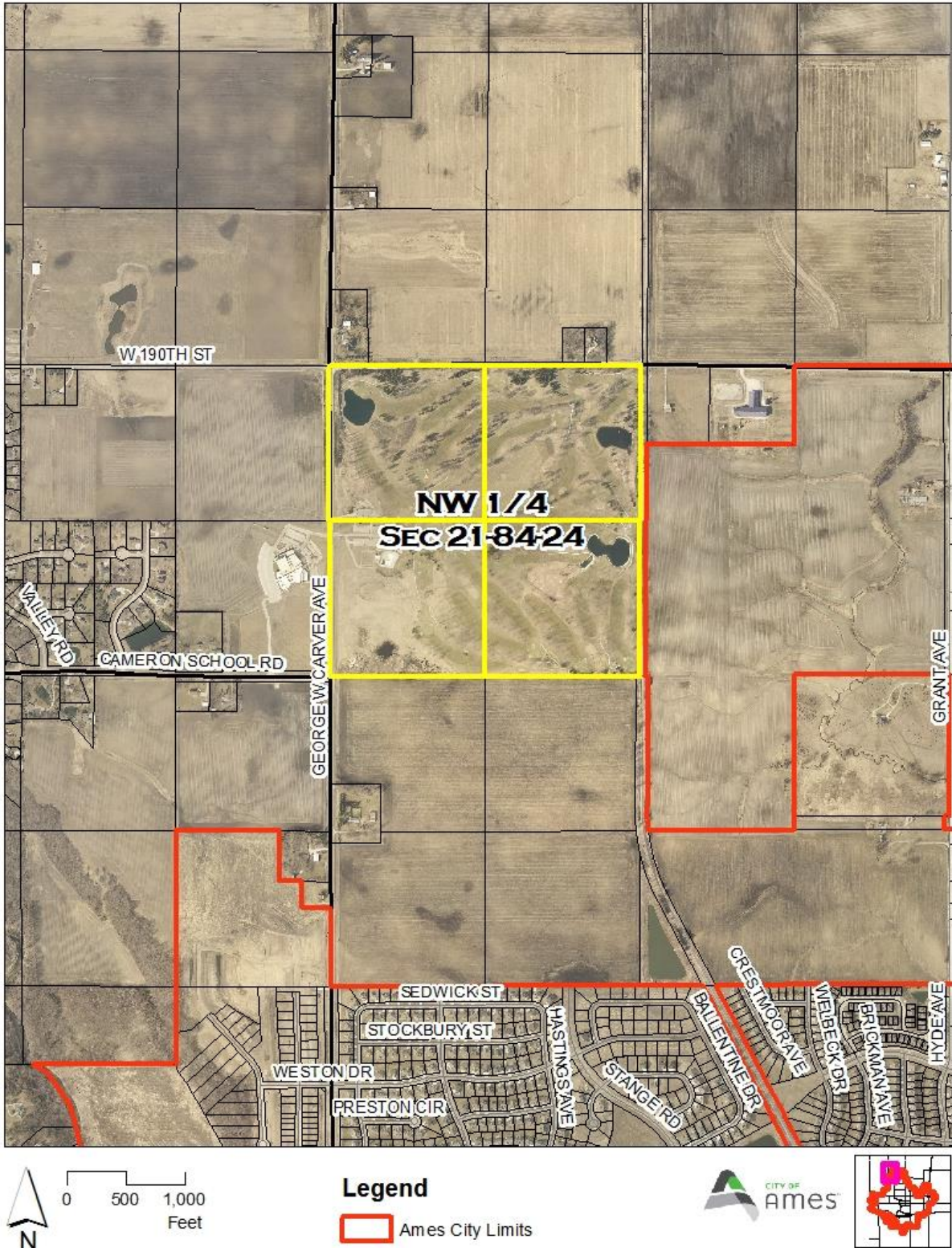
Public Improvements:

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. (no additional improvements required as a boundary line adjustment)

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- Existing Conditions



Attachment B-Plat of Survey

RETURN TO: CIVIL DESIGN ADVANTAGE, 3406 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA, 50111, PH: 389-4400 FAX: 389-4410

PLAT OF SURVEY

LEGAL DESCRIPTION:

PARCEL 'M'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 008°48' EAST ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 786.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°53'12" EAST, 177.88 FEET; THENCE SOUTH 28°45'49" EAST, 624.86 FEET; THENCE SOUTH 89°53'12" WEST, 307.25 FEET; THENCE SOUTH 008°48' EAST, 181.89 FEET; THENCE NORTH 89°53'12" EAST, 74.00 FEET; THENCE SOUTH 008°48' EAST, 196.65 FEET; THENCE NORTH 89°53'12" EAST, 110.00 FEET; THENCE SOUTH 008°48' EAST, 127.76 FEET; THENCE NORTH 89°47'33" EAST, 288.00 FEET; THENCE SOUTH 072°37' EAST, 798.10 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 69°47'33" WEST, ALONG SAID SECTION 21, 64 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 008°48' EAST, 177.88 FEET TO THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 786.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1939 ACRES (813,846 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PARCEL 'N'
A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 89°56'35" EAST ALONG THE NORTH LINE OF SAID SECTION 21, A DISTANCE OF 2837.33 FEET TO NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 008°29' WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1318.36 FEET; THENCE SOUTH 072°53' WEST, 1038.54 FEET TO THE WEST LINE OF SAID SECTION 21; THENCE SOUTH 89°56'35" EAST, 1980.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°53' WEST, 1981.00 FEET; THENCE SOUTH 89°47'33" WEST, 288.00 FEET; THENCE NORTH 89°53'12" WEST, 110.00 FEET; THENCE NORTH 008°48' EAST, 196.65 FEET; THENCE SOUTH 89°53'12" WEST, 74.00 FEET; THENCE NORTH 008°48' WEST, 181.89 FEET; THENCE NORTH 89°53'12" EAST, 307.25 FEET; THENCE NORTH 28°45'49" WEST, 624.86 FEET; THENCE SOUTH 89°53'12" WEST, 177.88 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 008°48' WEST ALONG SAID WEST LINE, 786.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 140.28 ACRES (6,109,768 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____ 2016, WITH RESOLUTION NUMBER _____ I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.
PLANNING & HOUSING DIRECTOR

AREA SUMMARY

PARCEL 'M':	140,393 SQ.FT.
NW 1/4 NW 1/4	31,518 SQ.FT.
SW 1/4 NW 1/4	599,009 SQ.FT.
SE 1/4 NW 1/4	813,846 SQ.FT.
TOTAL	1,724,779 SQ.FT.
PARCEL 'N':	6,109,768 SQ.FT.
NW 1/4 NW 1/4	1,867,072 SQ.FT.
SW 1/4 NW 1/4	1,987,604 SQ.FT.
SE 1/4 NW 1/4	435,127 SQ.FT.
TOTAL	6,109,768 SQ.FT.

OWNER:
AMES GOLF & COUNTRY CLUB
5752 OW CARVER AVENUE
AMES, IOWA 50010

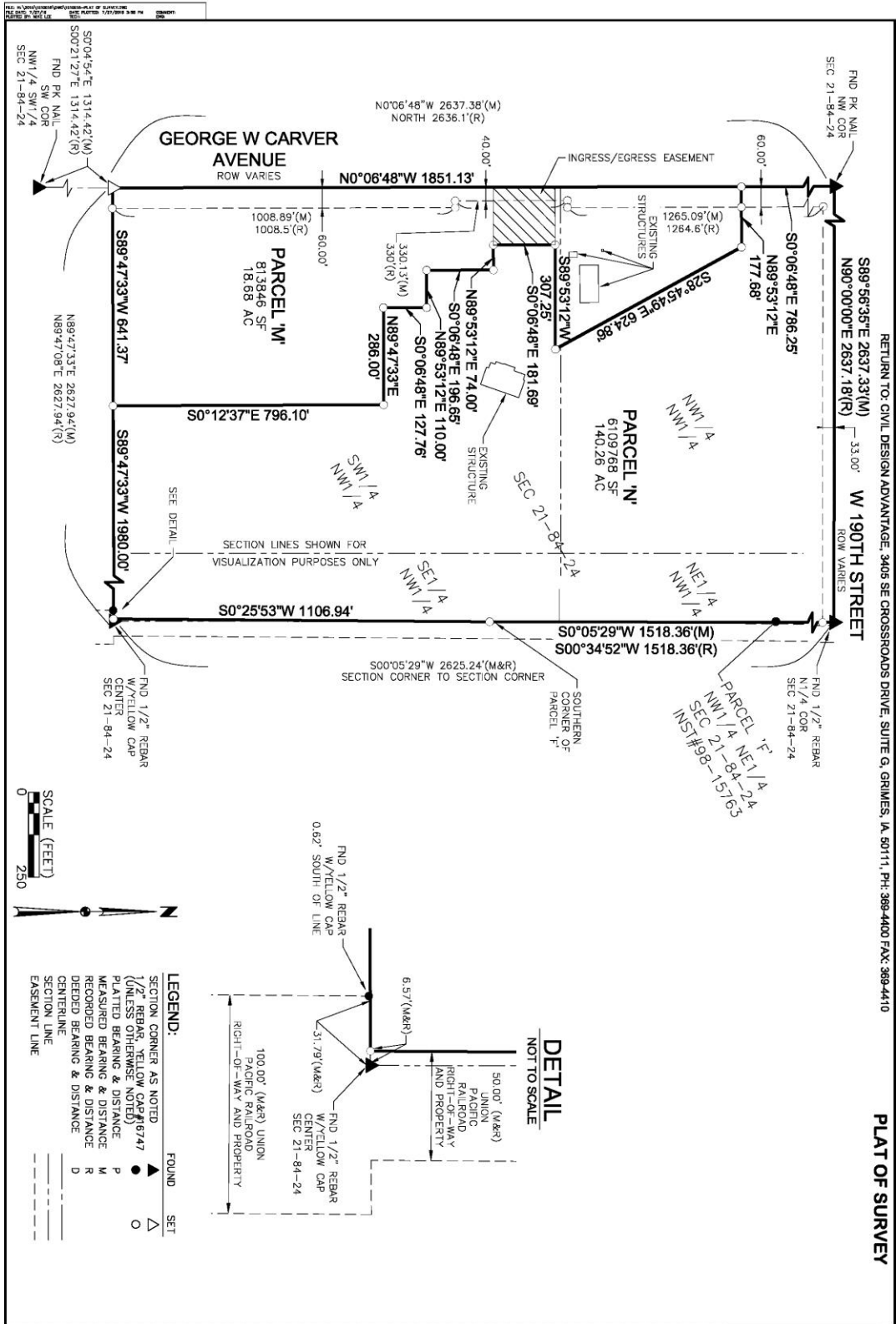
DATE OF SURVEY:
FEBRUARY 23, 2016

LEGEND:	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP#16747 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
DECEDED BEARING & DISTANCE	D	
DATE OF SURVEY		
SECTION LINE	---	
EASEMENT LINE	----	

PRELIMINARY
FOR CONSTRUCTION

1. 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 CONTROL UNDER THE AMES CITY ENGINEERING SEAL AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF IOWA.
PROFESSIONAL ENGINEER, STATE OF IOWA, DECEMBER 31, 2016
SHEETS ONE AND TWO

1 1510 618	PARCELS 'M' AND 'N' PT NW1/4 SEC. 21-84-24 PLAT OF SURVEY	CIVIL DESIGN ADVANTAGE	3406 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410	REVISIONS _____ _____ _____	DATE _____ _____
	STORY COUNTY, IOWA	ENGINEER:	TECH:	_____ _____	_____ _____



PARCELS 'M' AND 'N' PT NW1/4 SEC. 21-84-24 PLAT OF SURVEY

8709 COUNTY, IOWA CIVIL DESIGN ADVANTAGE

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 389-4400 FAX: (515) 389-4410

REVISIONS	DATE

ENGINEER: _____ TECH: _____