

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 4303 COCHRANE PARKWAY AND 400 SOUTH DAKOTA AVENUE

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.

Mary Greeley Medical Center owns the parcel on which the Israeli Family Hospice House is located at 400 S. Dakota Avenue. The MGMC board was approached by the Dan Buhr, the property owner of 4303 Cochrane Parkway about purchasing a portion of the land at the rear of the MGMC parcel. This proposed plat of survey adjusts the boundary line between the two properties, transferring 29,987 square feet from MGMC to Buhr. The new parcels will retain their current addresses. A location map is found in Attachment 1.

Both parcels are legally platted lots. There is a shared use path within an existing easement between 4217 and 4303 Cochrane Parkway. An easement document has been created and will be placed over the shared use path on the portion of MGMC property that is being transferred to Buhr. The easement ensures continued access by the public and allowing for city maintenance of the trail. The MGMC Board of Trustees is scheduled to approve the sale of the property and the easement at its meeting on February 27th. The closing on the property will not occur until the easement is recorded.

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 adopt the resolution approving the proposed plat of survey, subject to the condition that the easement has been approved by the MGMC and recorded prior to the recording of the 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 for the consolidation of the properties for the boundary line adjustment and has made a preliminary decision of approval. With approval of the easement for access through the area, there are no other conditions needed to meet the standards of the Subdivision Code. 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 4303 COCHRANE PARKWAY AND 400 S DAKOTA AVE.

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: City of Ames, dba Mary Greeley Medical Center
Daniel and Angelia Buhr

Existing Street Address: 400 S Dakota Avenue
4303 Cochrane Parkway

Assessor's Parcel #: 09-08-150-005
09-08-154-104

Legal Description: Parcel B in the SW ¼ of NW ¼ of Section 8,
Township 83 North, Range 24 West of the 5th PM,
City of Ames, Story County, Iowa

and

Parcel K of Lot 4 and part of Lot 5 of Estates of
Nature's Crossing Subdivision

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: Location

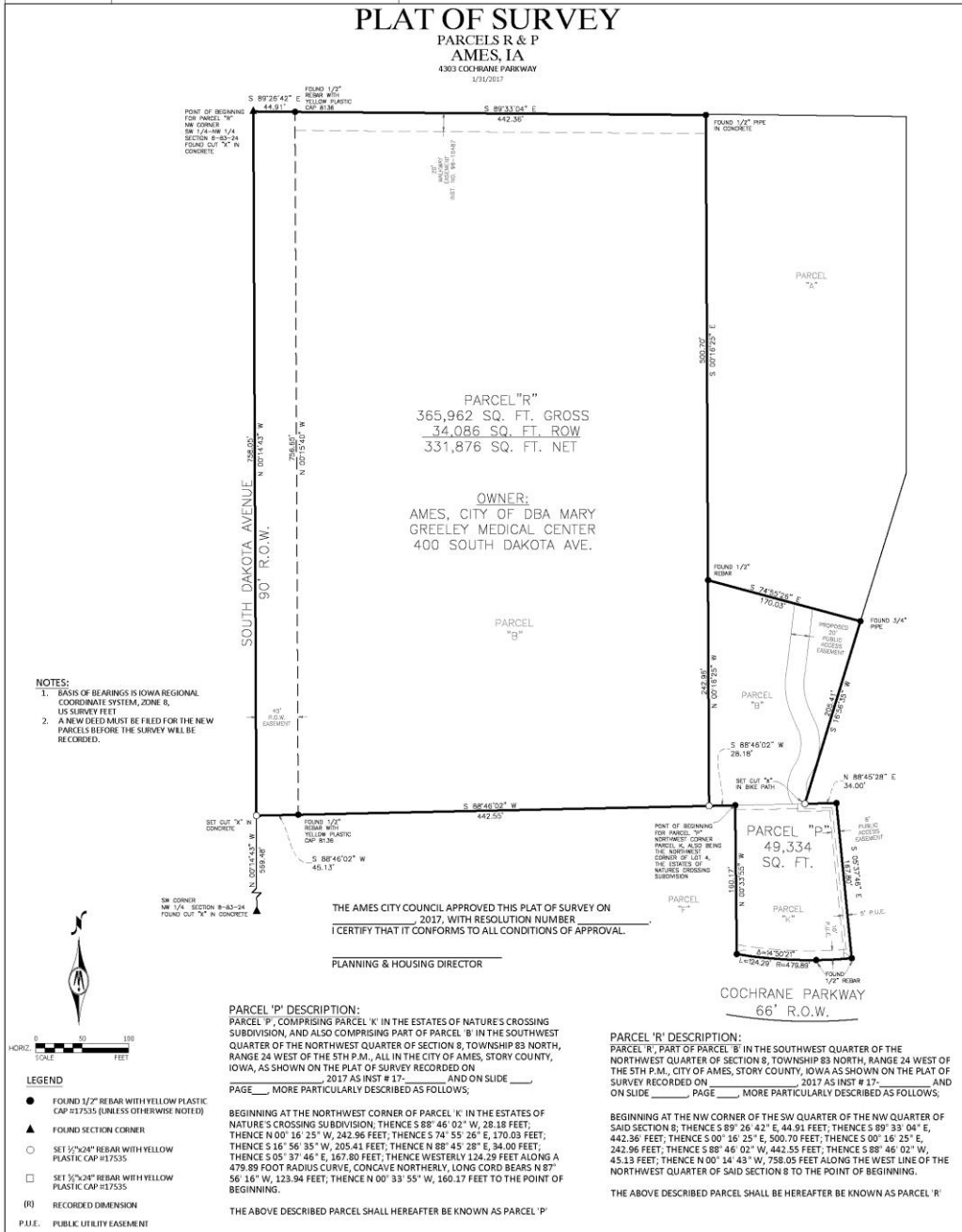


Attachment B: Plat of Survey

INDEX LEGEND	
LOCATION:	400 SOUTH DAKOTA AVE. AMES, IA. 50014 AND 4303 COCHRANE PKWY. AMES, IA. 50014
REQUESTOR:	DANIEL BUHR
PROPRIETOR:	BUHR, DANIEL AND ANGELA 4303 COCHRANE PKWY. AMES, IA. 50014 AMES, CITY OF DBA MARY GREELEY MEDICAL CENTER 400 SOUTH DAKOTA AVE. AMES, IA. 50014
SURVEYOR:	EUGENE DREYER
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE DREYER, BOLTON & MENK, INC. 2730 FORD ST., P.O. BOX 668 AMES, IA. 50010-2331 (4303)

PLAT OF SURVEY

PARCELS R & P
AMES, IA
4303 COCHRANE PARKWAY
1/31/2017



- NOTES:**
1. BASIS OF BEARINGS IS IOWA REGIONAL COORDINATE SYSTEM, ZONE 8, US SURVEY FEET
 2. A NEW DEED MUST BE FILED FOR THE NEW PARCELS BEFORE THE SURVEY WILL BE RECORDED.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____, 2017, WITH RESOLUTION NUMBER _____
I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR _____

PARCEL 'P' DESCRIPTION:
PARCEL 'P', COMPRISING PARCEL 'K' IN THE ESTATES OF NATURE'S CROSSING SUBDIVISION, AND ALSO COMPRISING PART OF PARCEL 'B' IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP R3 NORTH, RANGE 24 WEST OF THE 5TH P.M., ALL IN THE CITY OF AMES, STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY RECORDED ON _____, 2017 AS INST # 17, _____ AND ON SLIDE _____, PAGE _____, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF PARCEL 'K' IN THE ESTATES OF NATURE'S CROSSING SUBDIVISION, THENCE S 89° 46' 02" W, 28.18 FEET, THENCE N 00° 16' 25" W, 242.96 FEET, THENCE S 74° 59' 26" E, 170.03 FEET, THENCE S 16° 56' 35" W, 205.41 FEET, THENCE N 88° 45' 28" E, 34.00 FEET, THENCE S 05° 37' 46" E, 167.80 FEET, THENCE WESTERLY 124.29 FEET ALONG A 479.59 FOOT RADIUS CURVE, CONCAVE NORTHERLY, LONG CHORD BEARS N 87° 56' 16" W, 123.94 FEET, THENCE N 00° 33' 55" W, 160.17 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL 'P'

PARCEL 'R' DESCRIPTION:
PARCEL 'R', PART OF PARCEL 'B' IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP R3 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AS SHOWN ON THE PLAT OF SURVEY RECORDED ON _____, 2017 AS INST # 17, _____ AND ON SLIDE _____, PAGE _____, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF THE SW QUARTER OF THE NW QUARTER OF SAID SECTION 8; THENCE S 89° 26' 42" E, 44.91 FEET; THENCE S 89° 33' 04" E, 442.36 FEET; THENCE S 00° 16' 25" E, 500.70 FEET; THENCE S 00° 18' 25" E, 242.96 FEET; THENCE S 88° 46' 02" W, 442.55 FEET; THENCE S 88° 46' 02" W, 45.13 FEET; THENCE N 00° 14' 43" W, 758.05 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL SHALL BE HEREAFTER BE KNOWN AS PARCEL 'R'

I hereby certify that this land surveying document was prepared by me and the related field 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

EUGENE R. DREYER, L.S.
REG. NO. 17535 DATE _____
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2019
PAGES OR SHEETS COVERED BY THIS SEAL: _____
SURVEYOR SHEETS COVERED: _____

PLAT OF SURVEY
BOUNDARY LINE ADJUSTMENT
PARCELS R & P

BOLTON & MENK
2730 FORD ST., P.O. BOX 668
AMES, IOWA 50010
Phone: (515) 233-6200
Email: Ames@bolton-and-menk.com
www.bolton-and-menk.com

OWNER, PARCEL 'P'
BUHR, DANIEL AND ANGELA
4303 COCHRANE PARKWAY
AMES, IOWA 50014

OWNER, PARCEL 'R'
AMES, CITY OF DBA MARY
GREELEY MEDICAL CENTER
400 SOUTH DAKOTA AVE.
AMES, IOWA 50014

SHEET
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OF
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