

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1712 EAST LINCOLN WAY

BACKGROUND:

The City's subdivision regulations are found in Chapter 23 of the Ames Municipal Code. These regulations include the 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 as a boundary line adjustment for the purpose of consolidating parcels.

This plat of survey is for a proposed consolidation of four existing lots for Shaffer's Auto Body Co., Inc., all for the purpose of combining four existing lots into one lot (See Attachment A - Location Map). The site includes the property at 1712 E. Lincoln Way, which includes 12,7659.53 square feet (2.93 acres). The property is zoned as General Industrial (GI).

During the research for the preparation of this plat, the surveyor discovered that there was no record of E. Lincoln Way abutting this property being dedicated to the City. An Acquisition Plat and dedication has been prepared for approval by the City Council. Public sidewalk exists along E. Lincoln Way. No sidewalk installation along Freel Drive will be triggered by the boundary line adjustment because of the lack of existing sidewalk along the west side of Freel Drive. Additionally, there will be no sidewalk required upon the Freel Drive frontage as part of expansion of the existing facility as sidewalks are only required on one side of an industrial street.

Approval of this plat of survey (Attachment C) 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:
 - a. The acquisition plat and dedication of the north 27.50' feet of E Lincoln Way abutting this property.
 - b. 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:

It is unusual that there can be found no record of a street being officially dedicated by easement or fee simple ownership as right-of-way. Therefore, the proper course of action is to, first, accept the dedication by acquisition plat of the north 27.5 feet of E Lincoln Way abutting 1712 E Lincoln Way. The City Council can then approve the plat of survey. The proposed boundary line adjustment conforms to the underlying zoning standards for lot requirements. Staff has determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code. Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 as described above.

**ADDENDUM
PLAT OF SURVEY FOR 1712 E LINCOLN WAY**

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: Shaffer's Auto Body Co., Inc.

Existing Street Addresses: 1712 E Lincoln Way

Assessor's Parcel #: 0912200035

New Legal Description: Part of Lots 1 and 2 and all of Lots 5 and 6, all in Woodland Acres, City of Ames, Story County, Iowa, all together being described as follows: Beginning at a point on the east line of said Lot 1 which is 27.50 feet of south of the Northeast Corner thereof, said point being on the south right of way line of Lincoln Way; thence S00°12'11"E, 405.87 feet along the east line of said Lots 1, 5 and 6 to the Southeast Corner of said Lot 6; thence S88°39'05"W, 406.99 feet to the Southwest Corner of said Lot 6; thence N00°22'14"W, 222.92 feet along the West line of said Lots 6 and 5 to the Northwest Corner of said Lot 5, thence N89°31'46"E, 207.67 feet along the north line of said Lot 5 to the Southwest Corner of said Lot 2; thence N00°11'34"W, 192.49 feet along the west line of said Lot 2 to the south right of way line of Lincoln Way; thence S89°31'29"E, 199.88 feet along said line to the point of beginning, containing 2.93 acres.

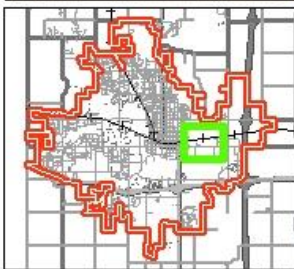
Public Improvements:

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

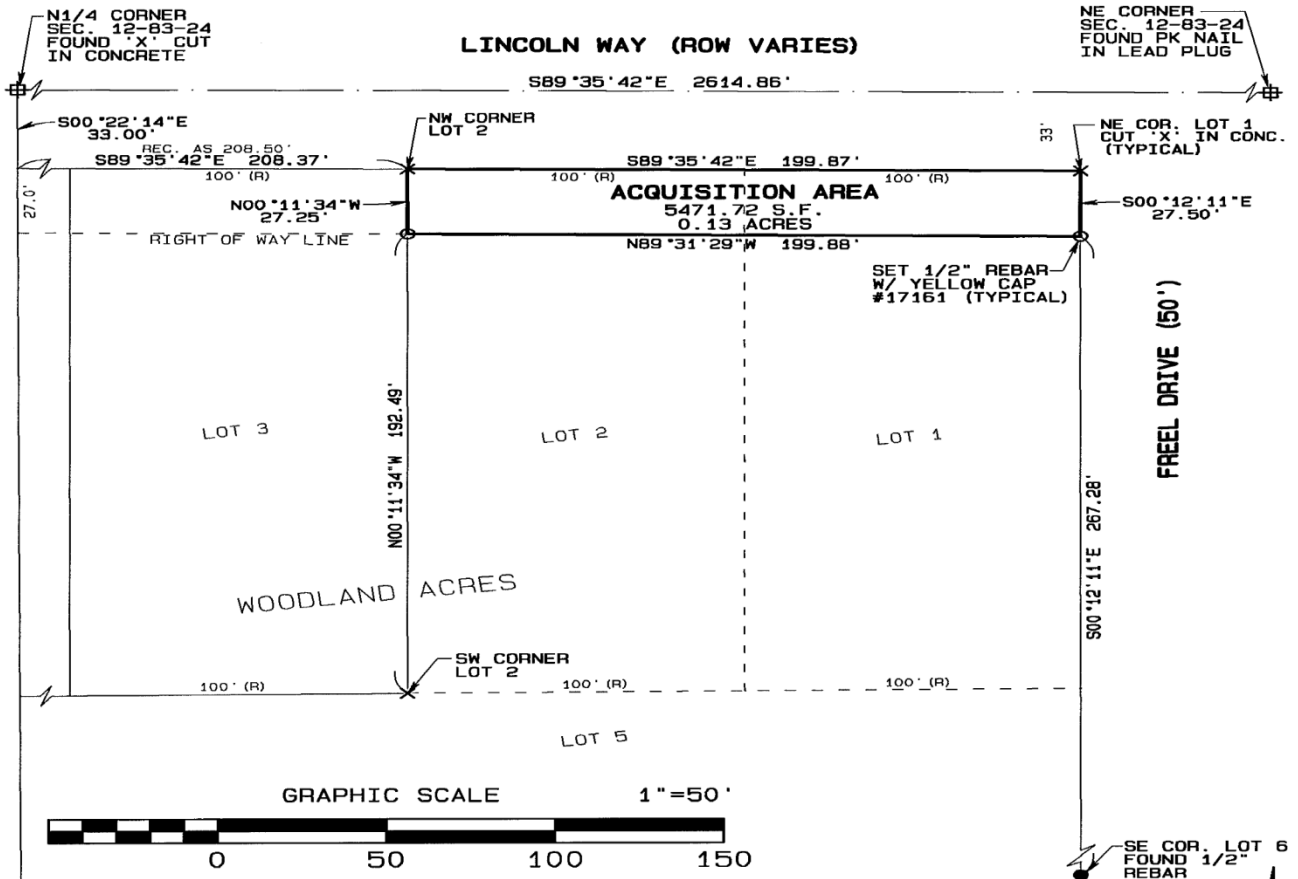


**Location Map
1712 E Lincoln Way**

ATTACHMENT B: ACQUISITION PLAT

ACQUISITION PLAT

LOCATION: IN LOTS 1 & 2 OF WOODLAND ACRES, CITY OF AMES, STORY COUNTY, IOWA
PROPRIETOR: SHAFFER'S AUTO BODY CO., INC.
SURVEYED FOR: DEDICATION OF EXISTING PUBLIC RIGHT OF WAY
SURVEYOR: R. BRADLEY STUMBO, PLS #17161
 STUMBO & ASSOCIATES LAND SURVEYING
 P.O. BOX 1664
 AMES, IA 50010
 515-233-3689



Survey Description-Acquisition Area:
 That part of Lots 1 and 2 in Woodland Acres, City of Ames, Story County, Iowa, previously established as public right of way easement in documents filed in Book 72, Page 473 and Page 571 and listed in a Quit Claim Deed from the Iowa Department of Transportation to the City of Ames, filed in Book 189, Page 133, said part being more particularly described as follows: Beginning at the Northeast Corner of said Lot 1: thence S00°12'11"E, 27.50 feet along the east line of said Lot 1 to the south right of way line of Lincoln Way; thence N89°31'29"W, 199.88 feet along said line to the west line of said Lot 2; thence N00°11'34"W, 27.25 feet to the Northwest Corner of said Lot 2; thence S89°35'42"E, 199.87 feet along the north line of said Lots 2 and 1 to the point of beginning, containing 0.13 acres.

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.

DRAFT

R. Bradley Stumbo License #17161 Date: _____
 My license renewal date is December 31, 2017
 Job # _____ Date: _____ Fieldwork Completed: _____ Page 1 of _____



STUMBO & ASSOCIATES LAND SURVEYING

ATTACHMENT C: PLAT OF SURVEY

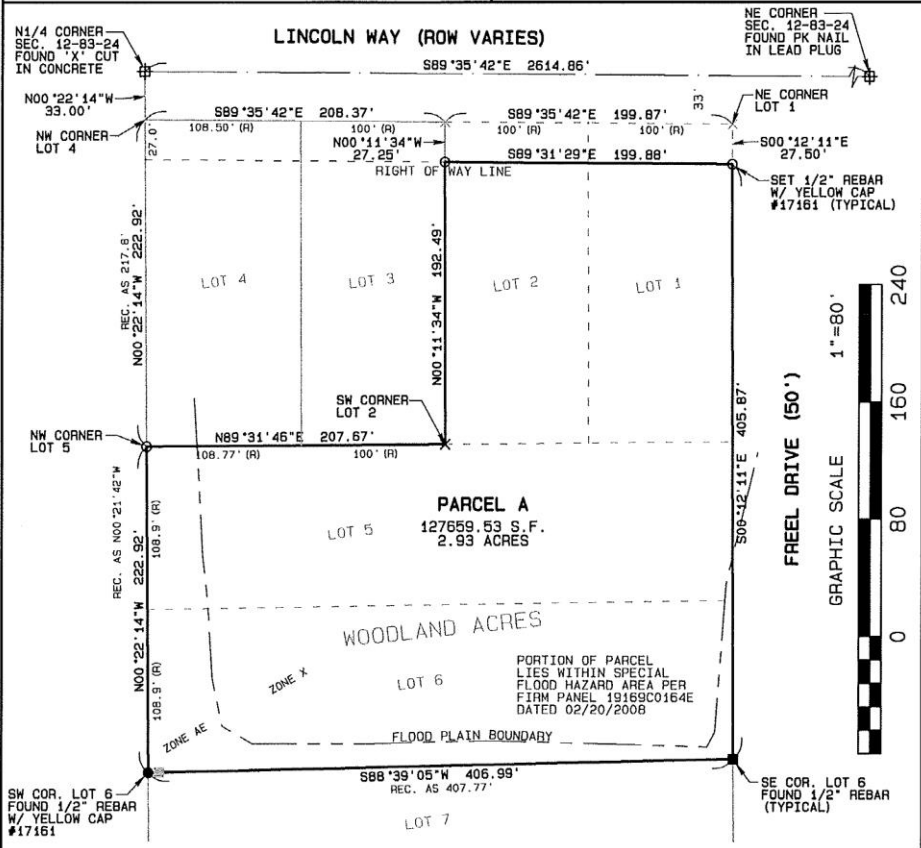
PLAT OF SURVEY

LOCATION: IN LOTS 1, 2, 5 & 6, WOODLAND ACRES, CITY OF AMES, STORY COUNTY, IOWA

PROPRIETOR: SHAFFER'S AUTO BODY CO., INC.

REQUESTED BY: BOB SHAFFER

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
STUMBO & ASSOCIATES LAND SURVEYING
P. O. BOX 1664
AMES, IA 50010
515-233-3689



Survey Description-Parcel 'A':
Part of Lots 1 and 2 and all of Lots 5 and 6, all in Woodland Acres, City of Ames, Story County, Iowa, all together being described as follows: Beginning at a point on the east line of said Lot 1 which is 27.50 feet south of the Northeast Corner thereof, said point being on the south right of way line of Lincoln Way; thence S00°12'11"E, 405.87 feet along the east line of said Lots 1, 5 and 6 to the Southeast Corner of said Lot 6; thence S88°39'05"W, 406.99 feet to the Southwest Corner of said Lot 6; thence N00°22'14"W, 222.92 feet along the West line of said Lots 6 and 5 to the Northwest Corner of said Lot 5; thence N89°31'46"E, 207.67 feet along the north line of said Lot 5 to the Southwest Corner of said Lot 2; thence N00°11'34"W, 192.49 feet along the west line of said Lot 2 to the south right of way line of Lincoln Way; thence S89°31'29"E, 199.88 feet along said line to the point of beginning, containing 2.93 acres.

The Ames City Council approved this Plat of Survey on _____, 2017, with Resolution No. _____. I certify that it conforms to all conditions for approval.

Planning and Housing Director

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.



R. Bradley Stumbo License #17161 Date: _____
My license renewal date is December 31, 2017
Job #14653POS Date: 2/15/17 Fieldwork Completed: 1/06/17 Page 1 of 1

STUMBO & ASSOCIATES LAND SURVEYING