

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY (BOUNDARY LINE ADJUSTMENT) FOR 1921 AMES HIGH DRIVE**

**BACKGROUND:**

The City's subdivision regulations found in Chapter 23 of the Ames Municipal Code 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 for the consolidation of conveyance parcels and for boundary line adjustments.

**This proposed plat of survey is for a boundary line adjustment of two existing parcels addressed as 1921 Ames High Drive to create one parcel. These parcels are currently occupied by Ames High School. The parcels are zoned Government/Airport District zoning (S-GA). The existing parcels have been in their current configuration since 1963. The proposed change results in one new parcel, labeled as Parcel H. The proposed new parcel is being created in coordination with construction of the new Ames High School. The consolidation of the two existing parcels must be done in order to create a legal lot for approval of the Minor Site Development Plan and other permitting purposes.**

The parcels contain both floodway and floodway fringe near the southwest corner of the property in a natural wooded area. Easements across the property, including for trail access along the south property line, are maintained. No public improvements are necessitated with the plat of survey, street improvements and changes to driveways will occur with the construction of the high school

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.
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 23.309 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 Subdivision Code requirements for a boundary line adjustment of existing parcels and has made a preliminary decision of approval. There are no prescribed zoning standards for lots within S-GA zoning. The boundary line adjustment does not trigger infrastructure requirements unless there is a gap in completion of existing infrastructure, although changes will occur with construction of the high school

**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 1921 AMES HIGH 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: Ames Community School District  
Existing Street Address: 1921 Ames High Drive  
Assessor's Parcel #: 05-34-300-000 and 05-34-325-000

Legal Description:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET AND WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE, ALL BEING IN SECTION 34, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND CONTAINING 70.05 ACRES (3,051,188 S.F.).

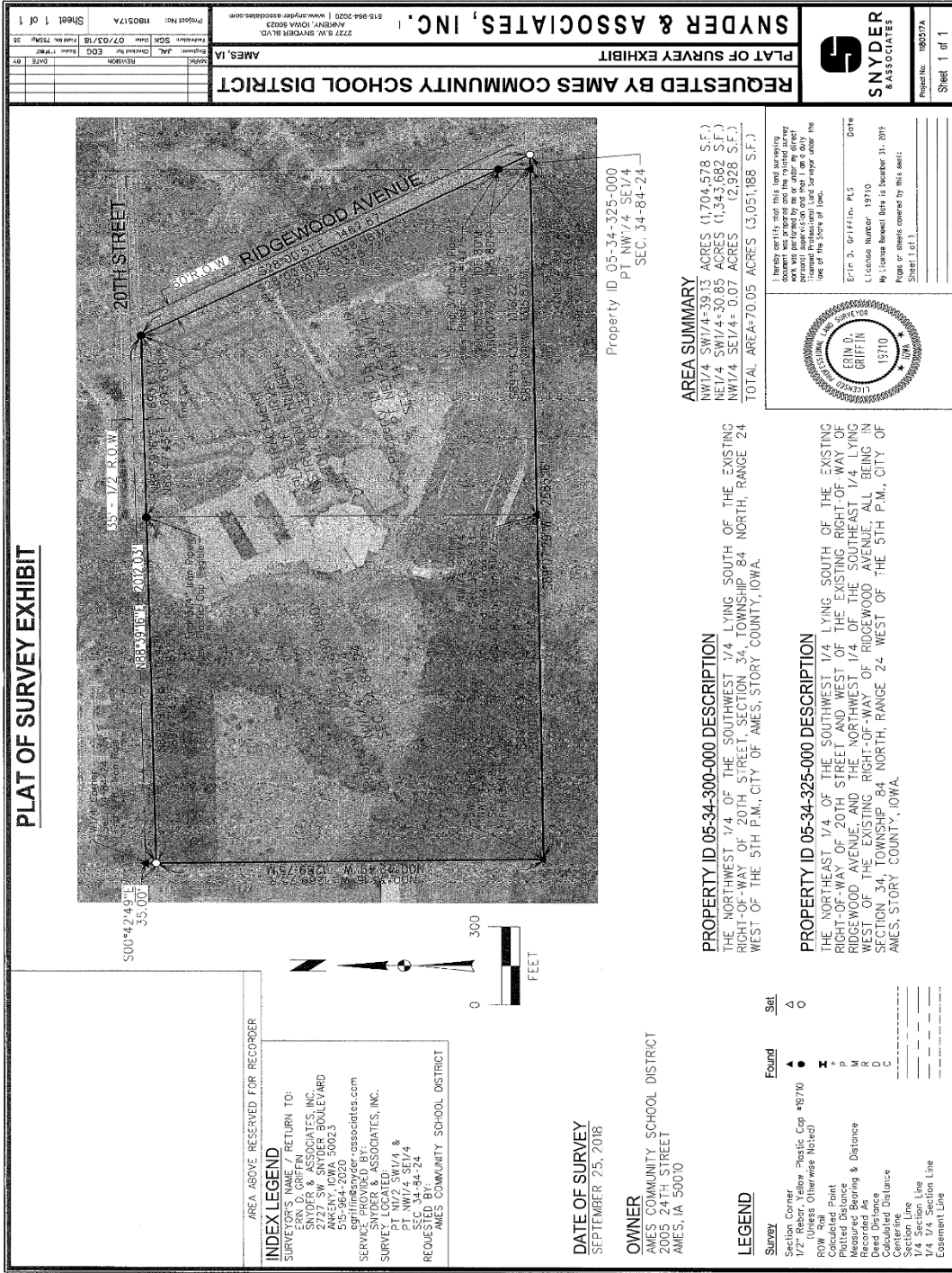
#### Public Improvements:

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)

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



**INDEX LEGEND**

AREA ABOVE RESERVED FOR RECORDER

SURVEYOR'S NAME / RETURN TO:  
 ERIN D. GRIFFIN ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 AMES, IOWA 50003  
 515-984-2020

SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.

SURVEY LOCATED AT:  
 PT NW1/4 SE1/4  
 SEC. 34-84-24

REQUESTED BY:  
 AMES COMMUNITY SCHOOL DISTRICT

**DATE OF SURVEY**  
 SEPTEMBER 25, 2018

**OWNER**  
 AMES COMMUNITY SCHOOL DISTRICT  
 2005 24TH STREET  
 AMES, IA 50010

**LEGEND**

Found	Set
Section Corner (Metal Cap #18770)	Δ
1/2" (Unless Otherwise Noted)	○
ROW Road	—
Calculated Point	+
Measured Bearing & Distance	M R
Recorded As	R D
Dead Distance	D
Centerline	---
Section Line	----
1/4 Section Line	----
Easement Line	----

**PLAT OF SURVEY EXHIBIT**

**REQUESTED BY AMES COMMUNITY SCHOOL DISTRICT**

**SNYDER & ASSOCIATES, INC.**

Project No: 180307A  
 Sheet 1 of 1

**AREA SUMMARY**

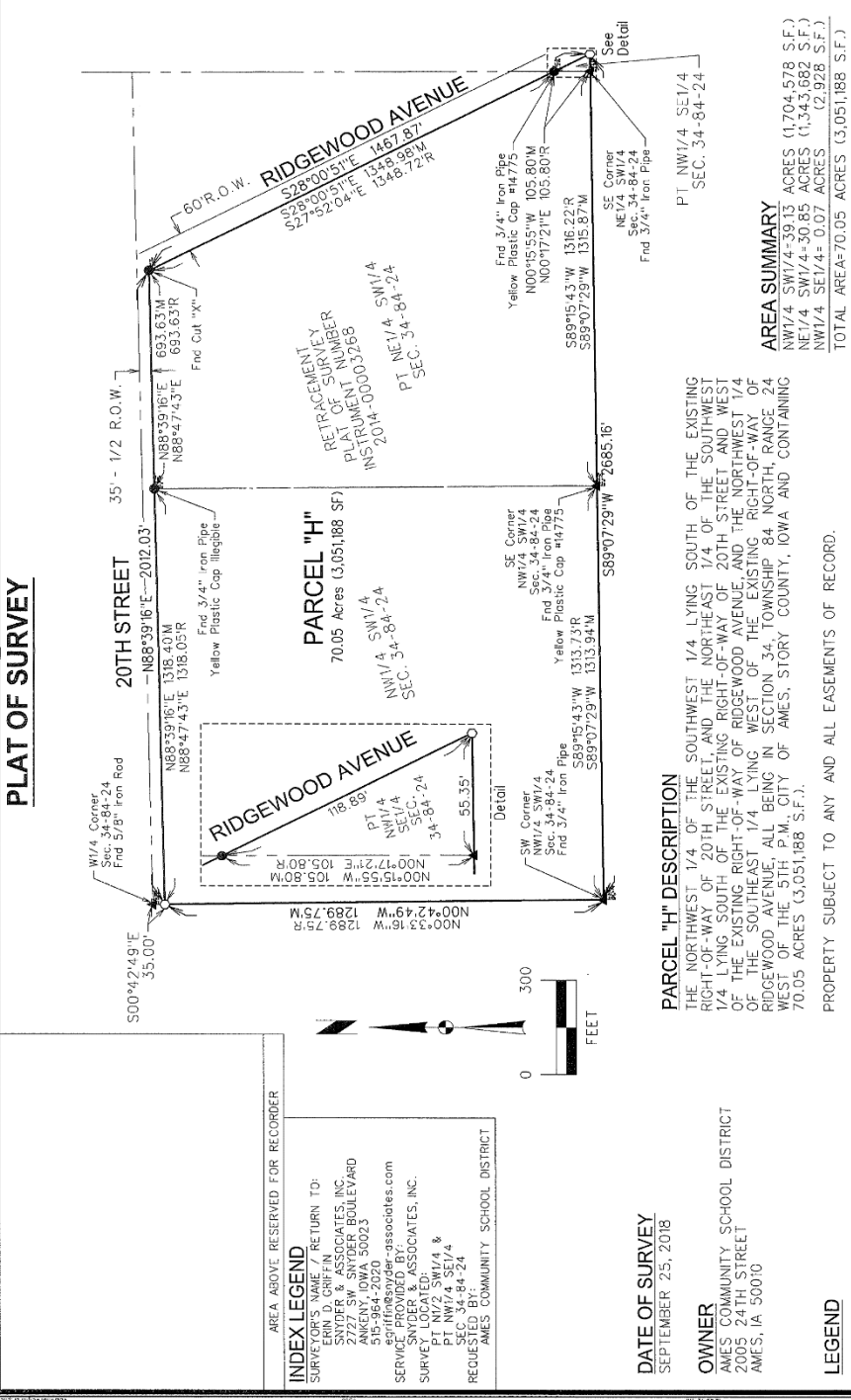
NW1/4 SW1/4-39.13 ACRES (1,704,578 S.F.)  
 NE1/4 SW1/4-30.85 ACRES (1,343,682 S.F.)  
 NW1/4 SE1/4-0.07 ACRES (2,928 S.F.)  
**TOTAL AREA-70.05 ACRES (3,051,188 S.F.)**

**ERIN D. GRIFFIN**  
 IOWA SURVEYOR  
 LICENSE NUMBER 19170  
 EXPIRES 12/31/2019

I hereby certify that this land surveying 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.

Erin D. Griffin, PLS  
 License Number 19170  
 My License Renewal Date is December 31, 2019  
 Name or initials covered by this seal:  
 Sheet 1 of 1

## **Attachment B- Plat of Survey**



I hereby certify that this plat, containing the description and bearings and distances of the lines and corners of the land surveyed, was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

ERIN D. GRIFFIN, RLS  
 License Number: 19110  
 My License Renewal Date is December 31, 2019  
 Signs or charts covered by this seal:  
 Sheet 1 of 1

**PARCEL "H" DESCRIPTION**  
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE EXISTING RIGHT-OF-WAY OF 20TH STREET AND WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE EXISTING RIGHT-OF-WAY OF RIDGEWOOD AVENUE, ALL BEING IN SECTION 34, TOWNSHIP 84 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA AND CONTAINING 70.05 ACRES (3,051,188 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**FLOOD ZONE**  
 PARCEL LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FIRM PANEL 19169C0142E, EFFECTIVE FEBRUARY 20, 2008.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON [DATE] 2018, WITH RESOLUTION NUMBER [NUMBER], CERTIFYING THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR

**INDEX LEGEND**  
 AREA ABOVE RESERVED FOR RECORDER  
 SURVEY TO BE RETURNED TO:  
 ERIN D. GRIFFIN  
 SNYDER & ASSOCIATES, INC.  
 2727 SW SNYDER BOULEVARD  
 AMES, IOWA 50003  
 515-964-2020  
 ergriffin@snyder-associates.com

SERVICE PROVIDED BY:  
 SNYDER & ASSOCIATES, INC.  
 PT. NW1/2 SW1/4 &  
 PT. NW1/4 SE1/4  
 SEC. 34-84-24  
 AMES COMMUNITY SCHOOL DISTRICT

**DATE OF SURVEY**  
 SEPTEMBER 25, 2018

**OWNER**  
 AMES COMMUNITY SCHOOL DISTRICT  
 2005 24TH STREET  
 AMES, IA 50010

**LEGEND**

Symbol	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #1970 (Unless Otherwise Noted)	●	○
Row Nail Post	■	
Plotted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Old Distance	D	
Centering	C	
Section Line	---	
1/4 Section Line	----	
Easement Line	----	