

ITEM # 29
DATE: 10-13-09

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – REPLAT OF LOTS 4-7, THE ESTATES OF NATURE’S CROSSING SUBDIVISION

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- Conveyance division of land (per Section 23.307)
- Boundary line adjustment (per Section 23.308)
- Re-plat to correct error (per Section 23.310)
- Auditor’s plat (per Code of Iowa Section 354.15)

The subject site is located at:

Street Addresses: 4217 and 4303 Cochrane Parkway

Assessor’s Parcel #'s: 09-08-154-040, 09-08-154-050, 09-08-154-060 and
09-08-154-070

Legal Description: Lots 4,5,6 and 7, The Estates of Nature’s Crossing
Subdivision, City of Ames, Story County, Iowa

Owner: Pinnacle Properties Ames LLC (Keith Arneson) and Sharon and Larry Quisenberry

A copy of the proposed plat of survey is attached for Council consideration.

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed plat or survey has been rendered by the Planning & Housing Department, subject to the following conditions:

1. All previous agreements and conditions of approvals regarding The Estates of Nature’s Crossing Subdivision shall apply.
2. The existing Public Access Easement on the East 8 feet of Lot 4; and the Public Utility Easements on the following: North 5 feet of Lot 5; and the North 5 feet and the East 5 feet of Lot 6; and the South 5 feet of that portion of Lot 7 North of Lot 5 and Lot 6; and the West 5 feet of Lot 7 of that portion between Lot 6 and Lot 8 shall be vacated prior to the Planning & Housing Director’s approval of the official plat.

3. Documents establishing the proposed easements as shown on the attached plat: Public Utility Easement on the North 5 feet and East 5 feet of Parcel K and the West 5 feet of Parcel L; Public Access Easement on the North 8 feet of Parcel K, beginning at a point 67 feet East of the NW corner of Parcel K, ending at the NE corner of Parcel K, and the East 8 feet of Parcel K shall be recorded prior to the Planning & Housing Director's approval of the official plat.

The preliminary decision of 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.

Under Section 23.307(5), the Council shall render by resolution a final decision of approval if the Council agrees with the Planning & Housing Director's preliminary decision.

ALTERNATIVES:

The City Council can:

1. Adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. Deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described in Section 23.307 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:

The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

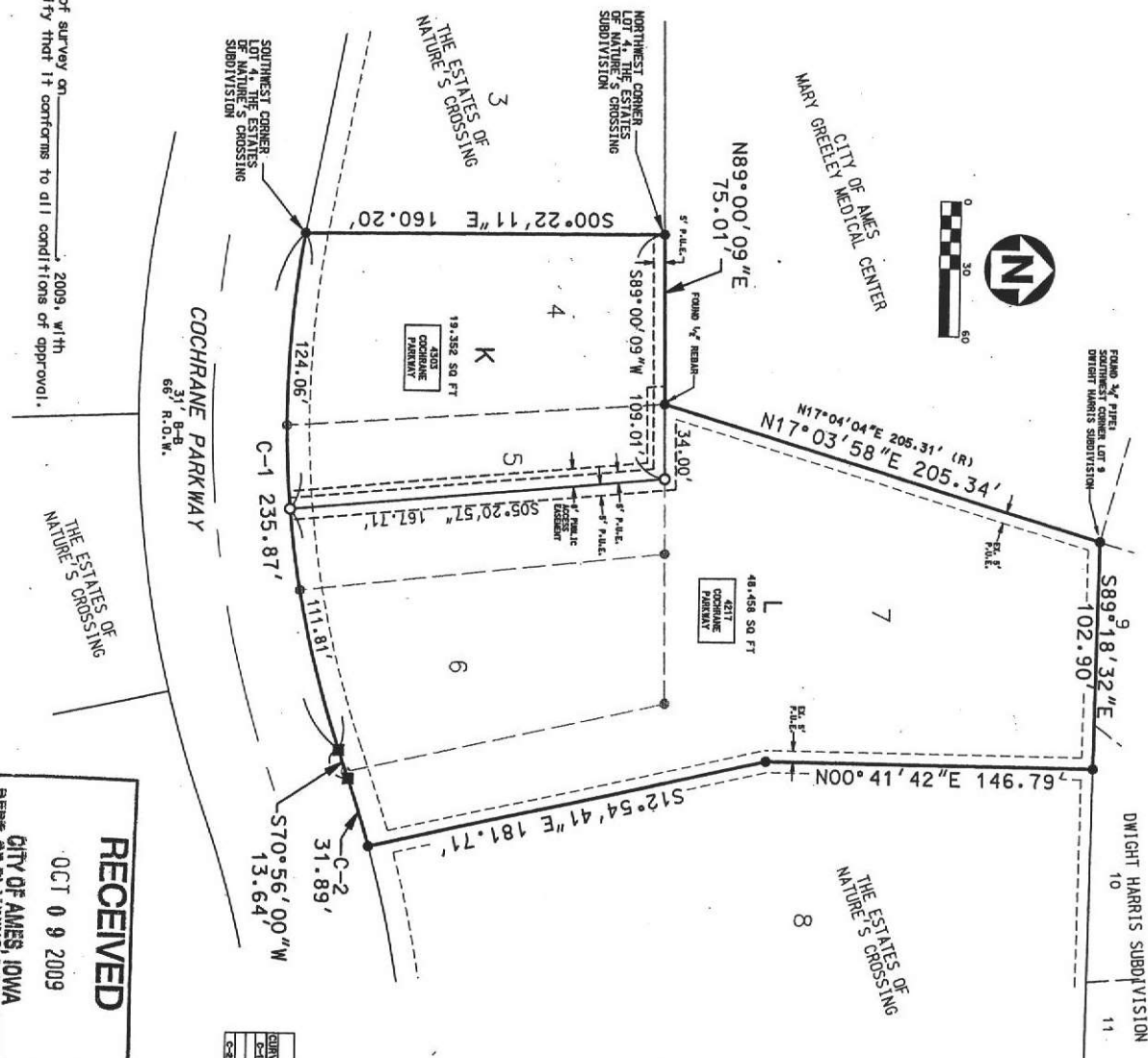
Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to adopt the resolution approving the proposed plat of survey. Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed by the

Planning & Housing Director, the prepared plat of survey may then be signed by the surveyor, making it the official plat of survey, which may then be recorded in the office of the County Recorder.

It should be noted that according to Section 23.307(10), the official plat of survey shall not be 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.

PLAT OF SURVEY

AMES OFFICE
223 S. Walnut Ave., Ste D
Ames, Iowa 50010
(515) 232-1103
www.hws.com



LEGEND

- Found 5/4" rebar with yellow plastic cap with yellow plastic cap #17555, or as noted.....
- Found 1/2" rebar with yellow plastic cap #17555, or as noted.....
- Set 1/2" rebar with yellow plastic cap #17555.....
- Public Utility Easement.....
- Surface Water Easement.....
- Storm Sewer Easement.....
- Sanitary Sewer Easement.....
- Water Main Easement.....
- Record Dimension.....

NOTES

1. The West Line of Lot 4 of The Estates of Nature's Crossing Subdivision bears S00°22'11"E as shown on the Plat of Survey Filed in the Office of the Recorder of Story County, Iowa, 2007-03884 in the Office of the Story County Recorder.
2. Easements as shown.
3. This survey marks or exceeds Iowa Code 355.8 (15).

DESCRIPTION

Lot 4, Lot 5, Lot 6, and Lot 7 of The Estates of Nature's Crossing Subdivision, City of Ames, Story County, Iowa.

ALTERNATE DESCRIPTION K:

Parcel 'K' in Lots 4 and 5 of Nature's Crossing Subdivision to the City of Ames, Story County, Iowa as shown on the Plat of Survey Filed in the Office of the Recorder of Story County, Iowa, 2009 and recorded as Instrument #111600 Page 1.

ALTERNATE DESCRIPTION L:

Parcel 'L' in Lots 5, 6, and 7 of Nature's Crossing Subdivision to the City of Ames, Story County, Iowa as shown on the Plat of Survey Filed in the Office of the Recorder of Story County, Iowa, 2009 and recorded as Instrument #111600 Page 1.

CHANGING CURVE RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C-1	235.87'	111.81'	157.11'	S05°20'57" W
C-2	31.89'	13.64'	31.89'	S70°56'00" W

RECEIVED
OCT 09 2009
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Professional:
Pinnacle Properties Ames LLC
2426 Yorkshire Circle
Ames, IA 50010
Sharon Sue Oulsenberry &
LARRY DEE OULSEN BERRY
1503 Cochran Parkway
Ames, IA 50014
Pinnacle Properties Ames LLC
2426 Yorkshire Circle
Ames, IA 50010

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.
Eugene R. Drayer, P.L.S. Date
5153
My license renewal date is December 31, 2010
Sheets covered by this seal: 1 of 1

PLAT OF SURVEY
AMES, IA

REVISIONS	
NO.	DESCRIPTION



The Ames City Council approved this plat of survey on _____, 2009, with Resolution Number _____ I certify that it conforms to all conditions of approval.
Planning & Housing Director _____