

ITEM #: 15
DATE: 10-27-09

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – PARCEL “L” SW1/4 NE1/4 SEC 11-83-24

BACKGROUND:

Application for a proposed plat of survey has been submitted for the following two actions combined into one:

- 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 Address: 400, 412, 414 South Duff Avenue

Assessor’s Parcel #: 09-11-250-010, 09-11-250-020, 09-11-25-250-032

Legal Description: North 360 feet of East 280 fee of West 320 feet of the SW1/4 or the NE1/4 of Section 11, Township 83 North, Range 24 West of the 5th P.M.

Owner: Tomco, L.L.C. and GTL Investments, L.L.C.

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. (No conditions)

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.

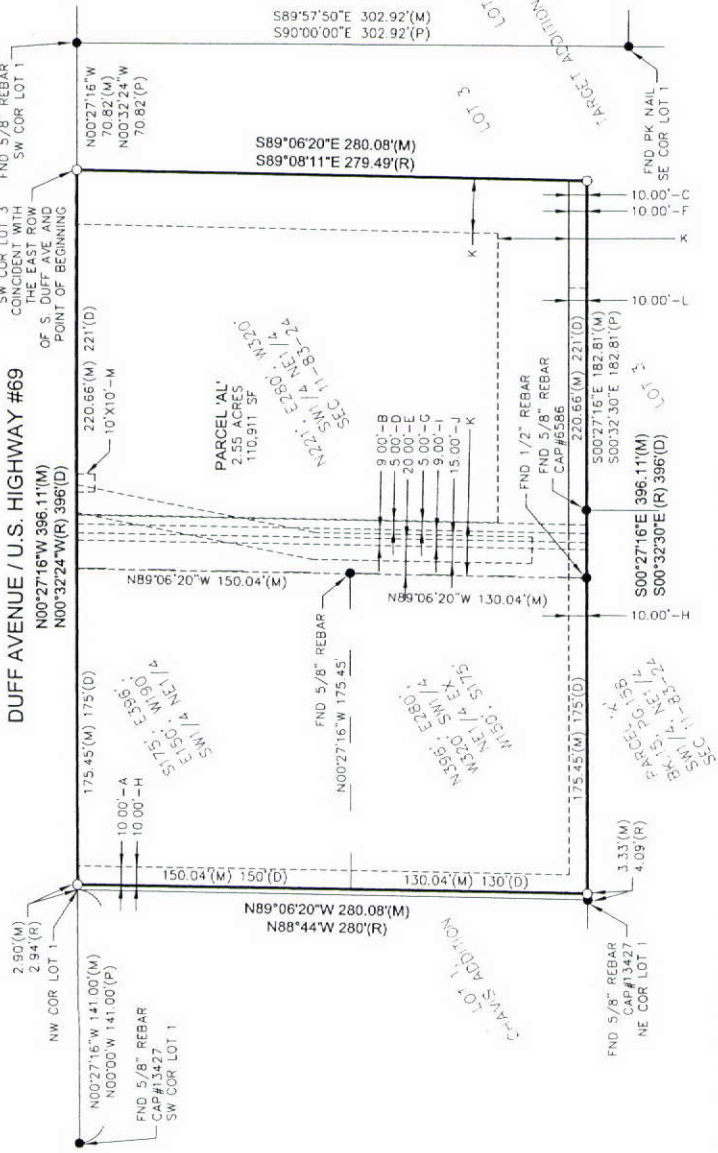
MANAGER'S RECOMMENDED ACTION:

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.

DUFF AVENUE / U.S. HIGHWAY #69



RECEIVED
OCT 21 2009
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

CITY APPROVAL:
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

OWNER:
TOMCO, LLC & GLT INVESTMENTS, LLC
400-412-414 S. DUFF AVE
AMES, IA 50010-6677

PREPARED FOR:
SOUTH DUFF COMMONS LLC
414 S. DUFF AVE
AMES, IA 50010-6677

DATE OF SURVEY:
AUGUST, 2009

LEGEND:

SECTION CORNER AS NOTED (UNLESS OTHERWISE NOTED)	FOUND	SET
1/2" REBAR, YELLOW CAP #16747	▲	△
PLATTED BEARING & DISTANCE	●	○
MEASURED BEARING & DISTANCE	P	M
RECORDED BEARING & DISTANCE	R	R
DEEDED BEARING & DISTANCE	D	D
CENTURINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---
EXISTING DEED LINE	---	---



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS AND PRACTICES SET FORTH BY THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

Michael D. Lee
16747
IOWA
16747

NOT FOR CONSTRUCTION

LICENSE NUMBER 16747
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010
PAGE(S) OF SHEETS COVERED BY THIS SEAL
THIS SHEET ONLY

DATE _____

EASEMENTS:

A. 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 119, PAGE 589
 B. 9 FOOT STORM SEWER EASEMENT RECORDED IN BOOK 119, PAGE 589
 C. 10 FOOT UTILITY EASEMENT RECORDED IN BOOK 121, PAGE 414
 D. 20 FOOT STORM SEWER EASEMENT RECORDED IN BOOK 121, PAGE 414
 E. 20 FOOT JOINT DRIVEWAY EASEMENT RECORDED IN BOOK 122, PAGE 92
 F. 5 FOOT UTILITY EASEMENT RECORDED IN BOOK 122, PAGE 92
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 H. 10 FOOT STORM SEWER EASEMENT RECORDED IN BOOK 122, PAGE 92
 I. 15 FOOT PIPELINE EASEMENT RECORDED IN INSTRUMENT NUMBER 02-18862
 J. INGRESS/EGRESS EASEMENT RECORDED IN INSTRUMENT NUMBER 02-18862
 K. PARKING EASEMENT RECORDED IN INSTRUMENT NUMBER 98-06064
 L. SIGN EASEMENT RECORDED IN INSTRUMENT NUMBER 98-06064

NOTES:

THE GAP AREA BETWEEN THE NORTH LINE OF LOT 1, CHAVIS ADDITION AND THE SOUTH LINE OF PARCEL 'AL' WAS CREATED BY THE DEEDS OF THE PROPERTY. THIS GAP AREA IS ALSO SHOWN ON THE PLAT DRAWINGS OF 426 SOUTH DUFF AND ON FILE WITH THE CITY OF AMES.

PARCEL 'AL' DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE COUNTY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, TARGET ADDITION, AN OFFICIAL PLAT CONGIDENT WITH THE EAST RIGHT OF WAY OF S. DUFF AVENUE; THENCE SOUTH 89°06'20" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 280.08 FEET; THENCE SOUTH 00°27'16" EAST ALONG SAID SOUTHERLY LINE AND THE WEST LINE OF PARCEL 'X', AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 15, PAGE 158, A DISTANCE OF 396.11 FEET; THENCE NORTH 89°06'20" WEST, 280.08 FEET TO THE EAST RIGHT OF WAY OF S. DUFF AVENUE; THENCE NORTH 00°27'16" WEST ALONG SAID EAST RIGHT OF WAY, 396.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.55 ACRES (110,911 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

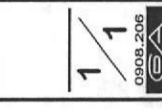
RETURN TO: CIVIL DESIGN ADVANTAGE, 5501 NW 112TH STREET, SUITE G, GRIMES, IA, 50111, PH: 369-4400 FAX: 369-4410

DATE	
REVISIONS	
ADDRESSED CITY COMMENTS	
50-15-09	

5501 NW 112TH SUITE G GRIMES, IOWA 50111
 PH: (515) 369-4400 FAX: (515) 369-4410
 ENGINEER: _____
 TECH: _____



PARCEL 'AL' - SW1/4 NE1/4
 SEC 11-83-24
 PLAT OF SURVEY



RECEIVED
 OCT 21 2009
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

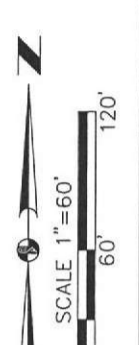
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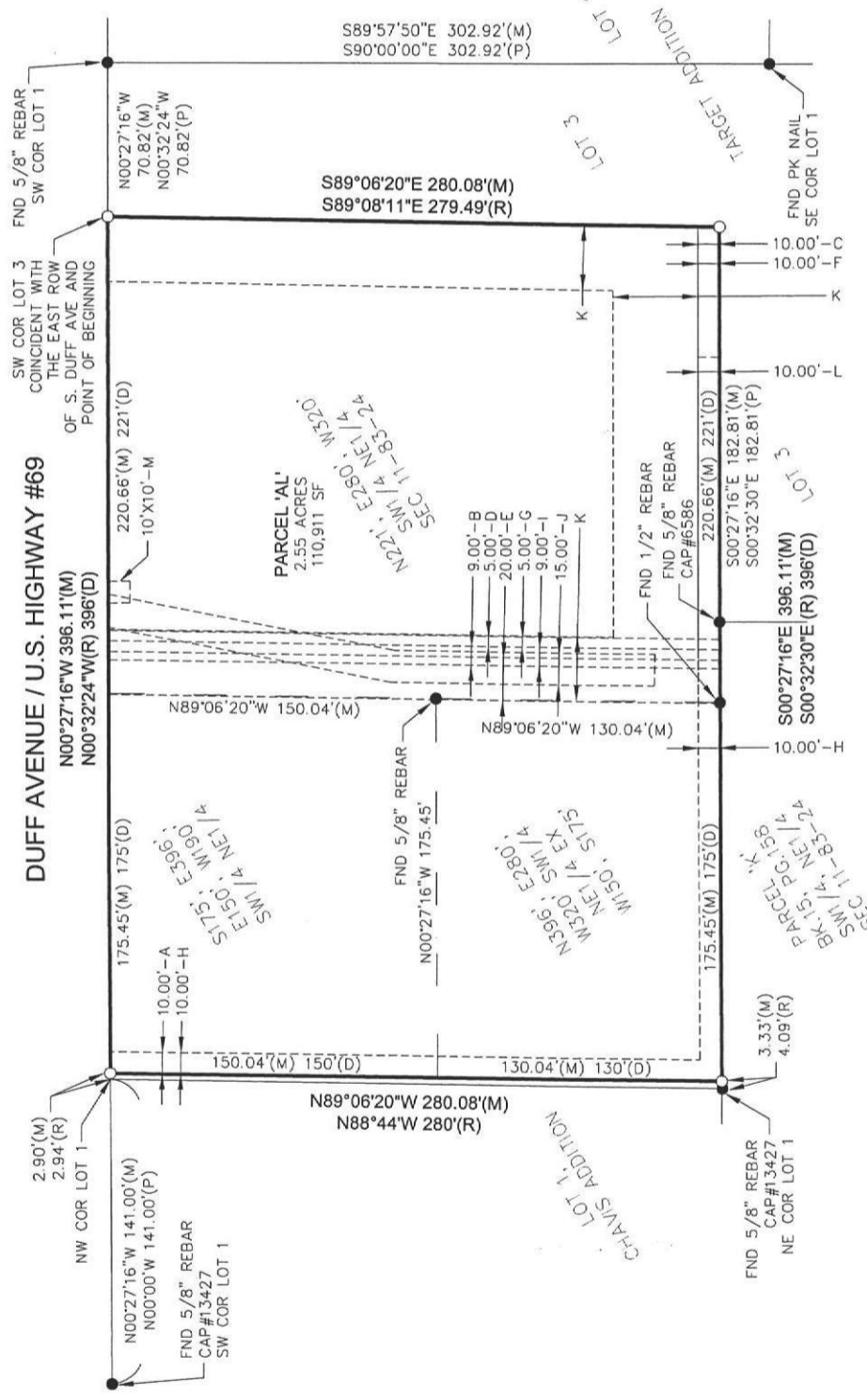
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- SECTION CORNER AS NOTED FOUND SET
 - 1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED) ●
 - PLATTED BEARING & DISTANCE P
 - MEASURED BEARING & DISTANCE M
 - RECORDED BEARING & DISTANCE R
 - DEEDED BEARING & DISTANCE D
 - CENTERLINE _____
 - SECTION LINE _____
 - EASEMENT LINE _____
 - EXISTING DEED LINE _____



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 Michael D. Lee
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