ITEM #_	20
DATE	02-09-10

## **COUNCIL ACTION FORM**

SUBJECT:	UBJECT: PLAT OF SURVEY – 228 GRAY	
BACKGROL	IND:	
Application for a proposed plat of survey has been submitted for:		
	Conveyance division of land (per Section 23.307)	
$\boxtimes$	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 a	t:
Street	Address:	228 Gray and 229 Beach (currently)
Asses	sor's Parcel #:	09-09-228-050 and 09-09-229-070
		Legal Description: Lot 5 in Block 5 of College Heights Addition to the City of Ames, Story County, Iowa and the south one half of Lot 8, and all of Lots 9, 10 and 11 in Block 2 of College Heights Second Addition to the City of Ames, story County, Iowa.
Owne	r:	Iowa Beta Alumni Corporation
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 with no conditions.		
	ary decision of a he proposed pl	approval requires all public improvements associated with and at 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.	
$\boxtimes$	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:**

- 1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
- 2. The City Council can deny the proposed plat of survey if it 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.

BOX R. BRADLEY STUMBO P.0. 1664 AMES, IOWA 50010 515-233-3689 PLAT OF SURVEY NW COR. PARCEL B FOUND 1/2 REBAR W/ YELLOW CAP #17161 (PROPOSED) PARCEL BAGE 5 SLIDE 283. 95.1 BEACH AVENUE N00 44 NE CORNER S 1/2, LOT 8, BLK 2 FOUND 1/2" REBAR W/ YELLOW CAP #17161 SECOND N89 \*57 · 51 "E 150.06 NM CORNER, LOT **A**a NW CORNER S 1/2, LOT 8, E FOUND MAG NAIL 150 (P) BLK 5 S1/2, LOT B 25 EASEMENT 8 124 BLOCK 2. (P NW CORNER, LOT 11, BLK 2 SET 1/2" REBAR W/ YELLOW CAP #17161 LOT 9 20 .51 W GRAY AVENUE N89 \*59 23 E 150.02 FRATERNITY BUILDING NE CORNER LOT 11, BLK 2 FOUND 1/2" REBAR W/ YELLOW CAP #17161 150 (P) ш 50.08 PARCEL D 33225.93 S0 FT 0.76 ACRES LOT 10 <u>a</u> <u>a</u> LOT 11 20 .09 GARAGE 1.80 N89 \*58 '44 W 164.07 1.39 SE CORNER LOT 11, BLK 2 FOUND 1/2 REBAR 0.14 W. OF CORNER SW CORNER
LOT 10, BLK 2
NW CORNER
LOT 5, BLK 5
FOUND 1/2"
SMOOTH BAR 13.00 8 NE CORNER LOT 5, BLK 5 FOUND 1/2" REBAR W/ YELLOW CAP LOT 5 102. HOOM. COLLEGE HEIGHTS 32.E LOT 1 300 m 500 .45 LOT A 5. BLOCK rol 5 LOT 3 SW CORNER LOT 5, BLK 5 FOUND 'X' CUT IN CONCRETE SE CORNER LOT 1, BLK 5 FOUND 1/2" SMOOTH BAR GREELEY STREET Survey Description - Parcel D: Lot 5 in Block 5 of College Heights Addition to the City of Ames, Story County, Iowa, and the south one-half of Lot 8, and all of Lots 9, 10 and 11 in Block 2 of College Heights Second Addition to the City of Ames, Story County, Iowa, containing 0.76 acres. PROPRIETOR:
IOWA BETA ALUMNI CORPORATION The Ames City Council approved this Plat of Survey on 2010, with Resolution Number \_\_\_\_\_\_.

I certify that it conforms to all conditions of approval. SURVEY REQUESTED BY: IOWA BETA ALUMNI CORPORATION Planning & Housing Director GRAPHIC SCALE 1"=60' 120 60 180 0 Certification: 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. BRADLEY STURE 17161 Date: . Bradley Stumbo License #17161
license renewal date is December 31, 2011
b #16005PS Date: 1/29/10 Pageldwork Completed: 1/06/10

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Job #16005PS

Fieldwork Completed:

IOWA SURVEYO