

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY - 520 & 528 SOUTH DUFF AVENUE

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 Address: 520 & 528 South Duff Avenue

Assessor's Parcel #'s: 0911251200 & 0911251060

Legal Description: 520: Lot 4 Chavis Addition, and the south 20 feet of Lot 5
528: Lot 2 Walmart Subdivision, First Addition

Owners: 520: Ted and Dawn Sage
528: Garden Spot Real Estate (Jeff Mosiman)

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. That the bearings and distances be corrected to match the legal description.

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:

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 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:

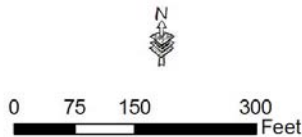
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

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.

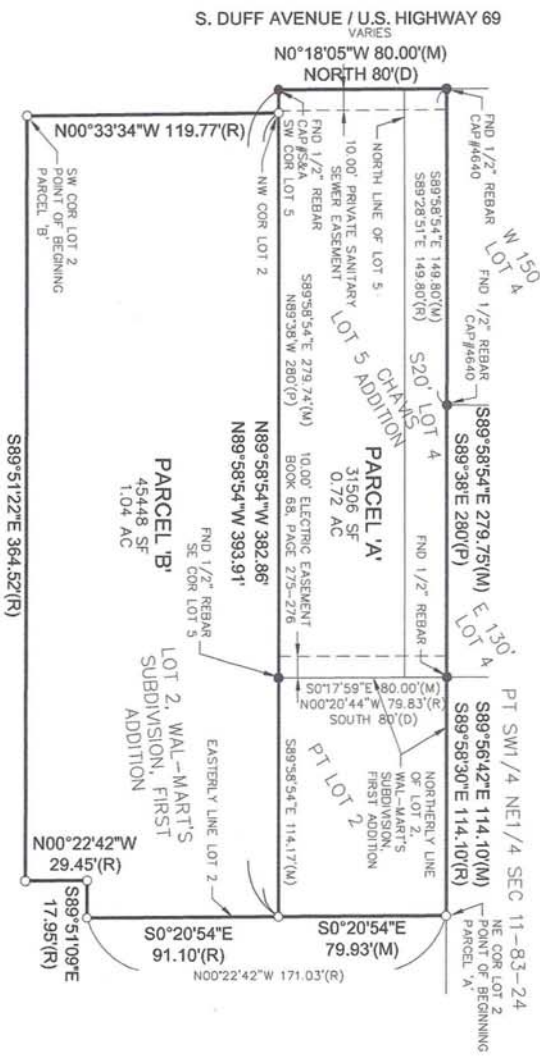
It should be noted that according to Section 23.307(10), the official plat of survey shall not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has been submitted to the Planning & Housing Department.



Location Map
520 & 528 South Duff Avenue



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



AREA SUMMARY PARCEL A:
PT OF LOT 2 = 0.21 AC (9,126 SF)
LOT 5 AND PT LOT 4 = 0.51 AC (22,280 SF)
TOTAL = 0.72 AC (31,506 SF)

DATE OF SURVEY:
MARCH, 2010

OWNER / PREPARED FOR:
TED A. & DAWN D. SAGE REVOCABLE TRUST
2717 WHITE OAK DRIVE
AMES, IOWA 50014

AND:
GARDEN SPOT REAL ESTATE
PO BOX 229
AMES, IA 50010-0229

LEGEND:

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR YELLOW CAP #6747	●	△
(UNLESS OTHERWISE NOTED)		
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEED BEARING & DISTANCE	D	
CENTERLINE	---	---
EASEMENT LINE	---	---

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____ 2010, WITH RESOLUTION NUMBER _____ I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

PLANNING & HOUSING DIRECTOR

LEGAL DESCRIPTION - PARCEL A:

THE SOUTH 20 FEET OF LOT 4 AND ALL OF LOT 5, CHAVIS ADDITION, AN OFFICIAL PLAT AND PART OF LOT 2, WAL-MART'S SUBDIVISION, FIRST ADDITION, AN OFFICIAL PLAT ALL IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 07°05'42" EAST ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 79.93 FEET; THENCE NORTH 89°58'54" WEST ALONG THE EAST EXTENSION OF THE SOUTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID LOT 5, CHAVIS ADDITION, 393.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°18'05" WEST ALONG THE WEST LINE OF SAID LOT 5 AND THE SOUTH 20 FEET OF LOT 4, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°58'54" EAST ALONG THE NORTH LINE OF THE SOUTH 20 FEET OF SAID LOT 4, A DISTANCE OF 279.75 FEET TO A POINT OF INTERSECTION ON THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 89°58'42" EAST ALONG SAID NORTHERLY LINE, 114.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.72 ACRES (31,506 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGAL DESCRIPTION - PARCEL B:

A PART OF LOT 2, WAL-MART'S SUBDIVISION, FIRST ADDITION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°32'16" WEST, 119.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°58'54" EAST, 382.86 FEET TO THE EASTERLY LINE OF SAID LOT 2; THENCE SOUTH 00°20'54" EAST ALONG SAID EASTERLY LINE, 91.10 FEET; THENCE NORTH 89°49'21" WEST ALONG SAID EASTERLY LINE, 17.95 FEET; THENCE SOUTH 00°20'54" EAST ALONG SAID EASTERLY LINE, 29.45 FEET; THENCE NORTH 89°51'54" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 364.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES (45,448 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

S 20' LOT 4 & LOT 5, CHAVIS ADDITION LOT 2, WAL-MART'S SUBDIVISION, FIRST ADDITION PLAT OF SURVEY		5501 NW 112th SUITE G GRIMES, IOWA 50111 PH: (515) 369-4400 Fax: (515) 369-4410		REVISOR	DATE
AMES, IOWA		CIVIL DESIGN ADVANTAGE		ADDED PARCEL W	3-10-10
		ENGINEER: MDL		REVISED PARCEL W	3-10-10
		TECH: MDL		ADDED PARCEL W	3-10-10