

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 615 KELLOGG AVENUE AND 621 KELLOGG AVENUE/314 7TH STREET

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: 615 Kellogg Avenue
621 Kellogg Avenue/314 7th Street

Assessor's Parcel # 09-02-331-040 (615 Kellogg Avenue)
09-02-331-030 (621 Kellogg Avenue/314 7th Street)

Legal Description: Lot 1 and the North 10 Feet of Lot 2, Block 4, Original Town of Ames

The South 50 Feet of Lot 2, and the North 20 feet of Lot 3, Block 4, Original Town of Ames

Owner: Ascension Lutheran Church

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

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plat of survey has been rendered by the Planning & Housing Department.

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 23.308(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.
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:

Staff 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.

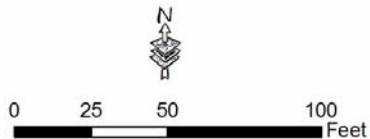
Approval of the resolution will allow the applicant to prepare the official plat of survey incorporating all conditions of approval specified in the resolution. It will further allow the prepared plat of survey to be reviewed and signed by the Planning & Housing Director confirming that it fully conforms to all conditions of approval. Once signed, 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 23.308(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.



Existing Parcel Lines

615 and 621 Kellogg Ave and 314 7th St
Ascension Lutheran Church



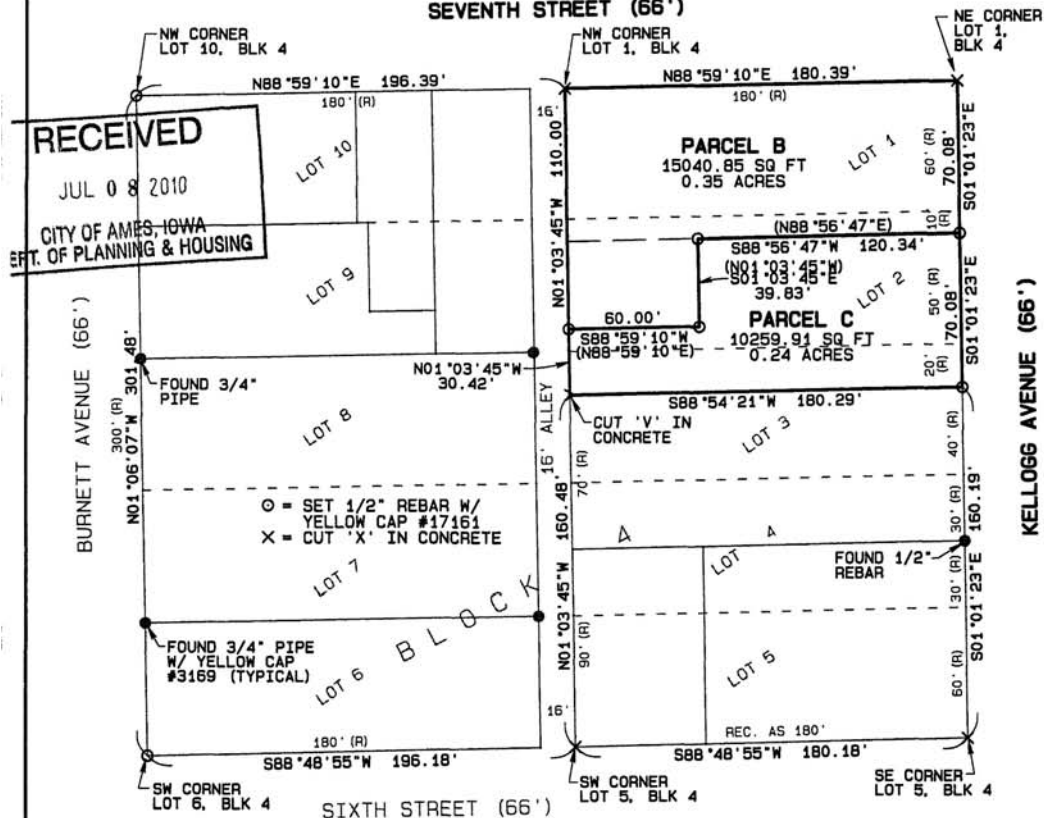
Map Created July 20, 2010 by the
Department of Planning and Housing



R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

PLAT OF SURVEY

SEVENTH STREET (66')



Survey Description-Parcel 'B':
Lot 1 and a part of Lot 2 in Block 4, Original Town of Ames, Story County, Iowa, all being more particularly described as follows: Beginning at the Northeast Corner of said Lot 1; thence S01°01'23"E, 70.08 feet along the East line of said Lots 1 and 2; thence S88°56'47"W, 120.34 feet; thence S01°03'45"E, 39.83 feet; thence S88°59'10"W, 60.00 feet to the West line of said Lot 2; thence N01°03'45"W, 110.00 feet to the Northwest Corner of said Lot 1; thence N88°59'10"E, 180.39 feet to the point of beginning, containing 0.35 acres.

Survey Description-Parcel 'C':
A part of Lot 2 and the North 20.00 feet of Lot 3 in Block 4, Original Town of Ames, Story County, Iowa, all being more particularly described as follows: Commencing at the Northeast Corner of said Block 4; thence S01°01'23"E, 70.08 feet along the East line of said Block 4 to the point of beginning; thence continuing S01°01'23"E, 70.08 feet; thence S88°54'21"W, 180.29 feet to the West line of said Lot 3; thence N01°03'45"W, 30.42 feet; thence N88°59'10"E, 60.00 feet; thence N01°03'45"W, 39.83 feet; thence N88°56'47"E, 120.34 feet to the point of beginning, containing 0.24 acres.

The Ames City Council approved this Plat of Survey on _____, 2010, with Resolution No. _____. I certify that it conforms with all conditions of approval.

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.

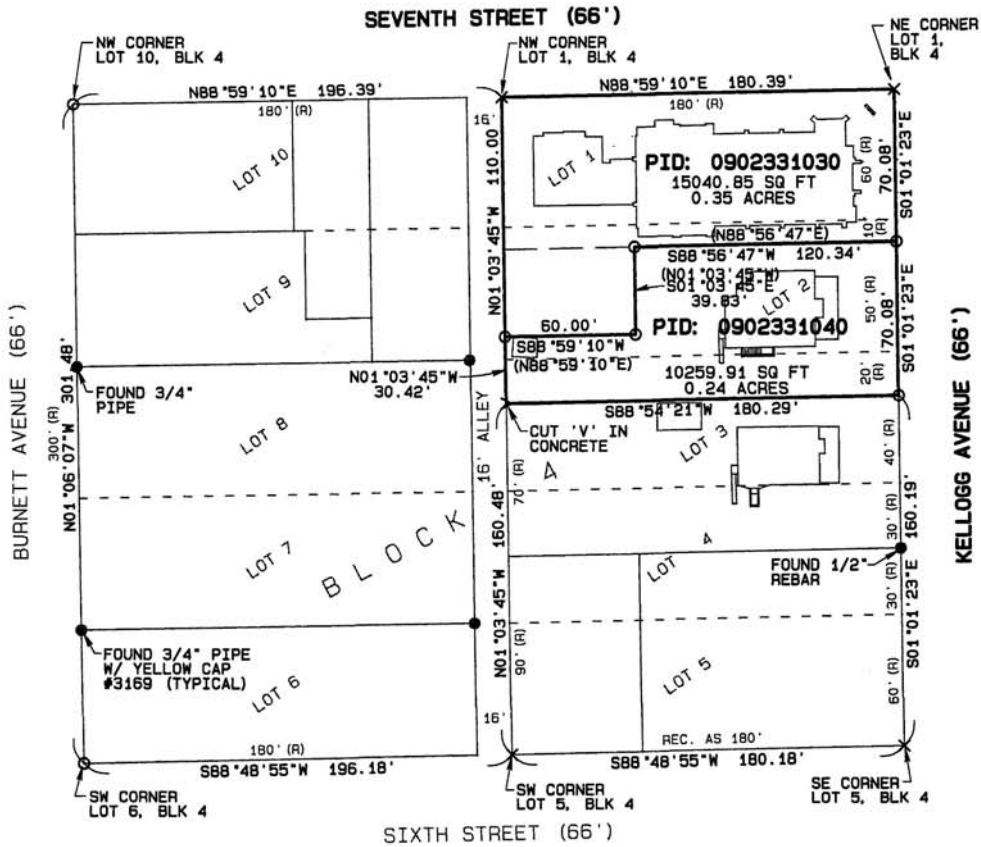
R. Bradley Stumbo License #17161
My license renewal date is December 31, 2011
Job #16257 Date: 7/07/10 Page 1 of 1
Fieldwork Completed: 6/07/10

Date: _____



SKETCH OF TAX PARCELS

0902331030 & 0902331040



RECEIVED
 JUL 08 2010
 CITY OF AMES, IOWA
 DEPT. OF PLANNING & HOUSING

