

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 420–450 EAST 7TH STREET (EASTWOOD OF AMES)

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: 420, 430, 440, 450 East 7th Street
Assessor's Parcel #: 09-02-429-000
Legal Description: (See attached)
Owner: Community Housing Initiatives, Inc.

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.

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.

PREPARED BY: TERRY COODY, SNYDER & ASSOCIATES, INC., 2727 NW BYRD BLVD., AMES, IA 50022 (515) 664-2025
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TERRY COODY, SNYDER & ASSOCIATES, INC., 2727 NW BYRD BLVD., AMES, IA 50022 (515) 664-2025

PLAT OF SURVEY

PROPERTY DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWO (2), TOWNSHIP EIGHTY-THREE (83) NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., IN THE CITY OF AMES, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE NE1/4 OF THE SE1/4 OF SEC. 2-T83N-R24W OF THE 5TH P.M., IOWA, 709.1 FEET SOUTH OF THE NW CORNER THEREOF; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF THE AMES CEMETERY 801.6 FEET TO THE SE CORNER OF SAID AMES CEMETERY AT A POINT WHICH IS 682.5 FEET SOUTH OF THE NORTH LINE OF SAID NE1/4 OF THE SE1/4 OF SAID SEC. 2; THENCE SOUTH 216 FEET; THENCE WEST 795.3 FEET TO THE WEST LINE OF SAID NE1/4 OF THE SE1/4 OF SEC. 2; THENCE NORTH 216 FEET TO THE PLACE OF BEGINNING.

ALL TO BE KNOWN AS

PARCEL "M"

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°39'09" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 707.79 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 3, IVES ADDITION, BEING AN OFFICIAL PLAT, AND TO THE POINT OF BEGINNING; THENCE NORTH 88°55'27" EAST ALONG THE SOUTH LINE OF THE AMES CEMETERY, 801.93 FEET TO THE SOUTHEAST CORNER OF SAID AMES CEMETERY; THENCE SOUTH 0°44'30" WEST, 216.07 FEET TO THE NORTHEAST CORNER OF LOT A, BLOCK 1, LEW COLE'S SUBDIVISION, BEING AN OFFICIAL PLAT; THENCE SOUTH 88°55'16" WEST ALONG THE NORTH LINE OF SAID LEW COLE'S SUBDIVISION, 795.11 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND BEING THE SOUTHEAST CORNER OF LOT 3 OF LEE'S SECOND SUBDIVISION OF UNDERWOOD'S ADDITION, BEING AN OFFICIAL PLAT; THENCE NORTH 1°03'53" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 216.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.96 ACRES (172,464 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LEGEND

Survey

Section Corner
1/2" Rebar, Yellow Cap # 18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

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DATE OF SURVEY

01-19-2010

OWNER

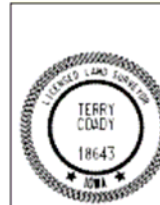
CHI AMES, LLLP

REQUESTED BY

COMMUNITY HOUSING INITIATIVES, INC.
14 West 21st Street
PO Box 473
Spencer, Iowa 51301

BASIS OF BEARING

LOCAL SCALE FACTOR GPS
COORDINATE SYSTEM USING
IaRTN



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.

Terry Coody, PLS Date
License Number 18643
My License Renewal Date is December 31, 2011
Pages or sheets covered by this seal:
Sheets 1 and 2

EASTWOOD OF AMES

PLAT OF SURVEY - Pt of The NE1/4 of The SE1/4 Sec 2-83-24

SNYDER & ASSOCIATES

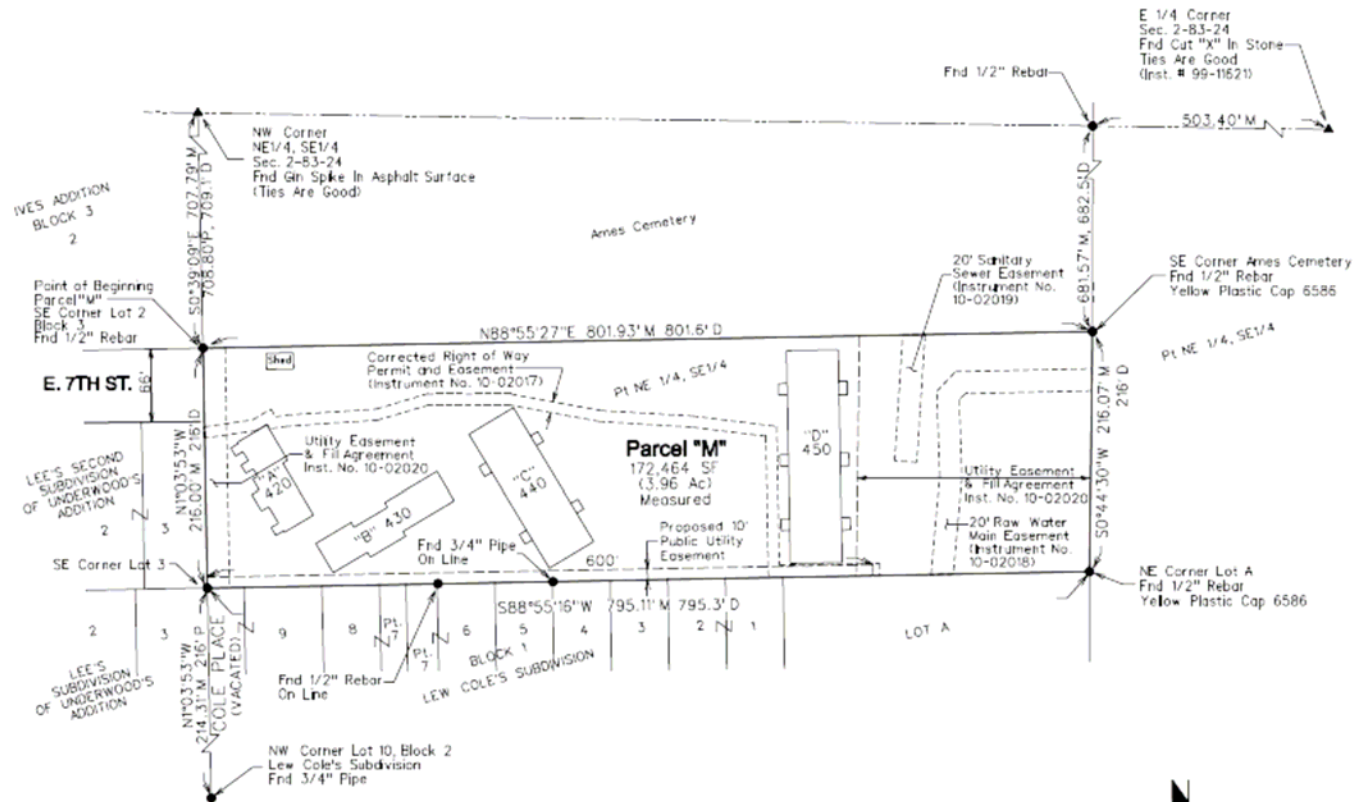
2727 NW BYRD BLVD.
AMES, IOWA 50022
(515) 664-2025



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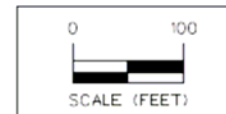
Sheet 1 of 2

PLAT OF SURVEY



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



Prepared by	SNYDER & ASSOCIATES
Checked by	TLC
Drawn by	DAVID
Date	08/17/10
Project No.	110-0670
Sheet No.	2 of 2

EASTWOOD OF AMES
PLAT OF SURVEY - Pt. of The NE 1/4 of The SE 1/4 of Sec 2-83-24 AMES, IOWA
SNYDER & ASSOCIATES



110-0670
 Sheet 2 of 2