

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – 129 HAYWARD 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: 129 Hayward Avenue

Assessor's Parcel #: 09-09-125-213; 09-09-125-096; 09-09-125-100;  
09-09-125-200

Legal Description: See Plat. Page 1 of 2

Owner: State of Iowa (ISU Business Office)

A copy of the proposed plat is attached showing the four existing parcels that are proposed to be combined into a single Parcel "H". A location map showing the four separate existing parcels is included on page 5. This proposed boundary line adjustment is the site of the intermodal facility, west of Campustown. The minor site development plan was approved on October 25 and the consolidation of the parcels into a single parcel was a condition of approval, necessary before any construction activities occur on the site.

Pursuant to Section 23.307(4)(c), a preliminary decision of approval for the proposed plat of survey has been rendered by the Planning & Housing Department, subject to the following conditions:

None.

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.

## PLAT OF SURVEY

### PARCEL "H" DESCRIPTION

PARCEL F AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT 2006-9492 BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY IOWA.

AND

PARCEL G AS SHOWN ON THE PLAT OF SURVEY RECORDED IN INSTRUMENT 2006-9493 BEING A PART OF LOT 2 OF THE AUDITOR'S PLAT OF BLOCKS 3, 4, AND 5 OF BEARDSHEAR'S ADDITION AND WALTERS SUBDIVISION OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA.

AND

A PART OF OUTLOT 1 AND VACATED ALLEY'S ADJACENT THERETO AND ALL OF STORY'S LOT, ALL BEING A PART OF RESLER & MILLER ADDITION TO AMES, IOWA, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL F SAID CORNER ALSO BEING ON THE NORTH LINE OF SAID OUTLOT 1; THENCE NORTH 00°18'59" WEST ALONG THE WEST LINE OF SAID PARCEL F, 157.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL F; THENCE NORTH 89°54'23" EAST ALONG THE NORTH LINE OF SAID PARCEL F, 120.00 FEET; THENCE NORTH 76°30'05" EAST CONTINUING ALONG SAID NORTH LINE, 122.03 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F AND THE NORTHWEST CORNER OF SAID PARCEL G; THENCE NORTH 67°43'19" EAST ALONG THE NORTH LINE OF SAID PARCEL G, 254.60 FEET; THENCE NORTH 30°00'28" EAST CONTINUING ALONG SAID NORTH LINE, 31.04 FEET; THENCE NORTH 64°04'12" EAST CONTINUING ALONG SAID NORTH LINE, 152.87 FEET TO THE NORTHEAST CORNER OF SAID PARCEL G; THENCE SOUTH 00°21'55" EAST ALONG THE EAST LINE OF SAID PARCEL G, 151.96 FEET; THENCE NORTH 89°48'06" WEST CONTINUING ALONG SAID EAST LINE, 23.00 FEET; THENCE SOUTH 00°22'50" EAST CONTINUING ALONG SAID EAST LINE, 225.86 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G AND THE NORTHEAST CORNER OF SAID STORY'S LOT; THENCE CONTINUING SOUTH 00°22'50" EAST ALONG THE EAST LINE OF SAID STORY'S LOT, 110.01 FEET TO THE SOUTHEAST CORNER OF SAID STORY'S LOT; THENCE NORTH 89°49'44" WEST ALONG THE SOUTH LINE OF SAID STORY'S LOT, 396.40 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 00°18'59" EAST ALONG THE EASTERLY EXTENSION OF THE EAST LINE OF SAID OUTLOT 1, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE NORTH 89°49'44" WEST ALONG SAID CENTERLINE, 121.44 FEET; THENCE SOUTH 00°18'59" EAST CONTINUING ALONG SAID CENTERLINE, 84.00 FEET TO A CORNER ON THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN BOOK 147, PAGE 398 IN THE OFFICE OF THE STORY COUNTY RECORDER'S; THENCE NORTH 89°49'43" WEST ALONG SAID WESTERLY LINE, 88.15 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH SHELTON AVENUE NORTH; THENCE NORTH 00°18'59" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 202.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.99 ACRES (217,502 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

RECEIVED

JAN 20 2011

CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

REQUESTED BY

IOWA STATE UNIVERSITY

DATE OF SURVEY

01-14-11

OWNER

STATE OF IOWA  
BUSINESS OFFICE  
1350 BEARDSHEAR HALL  
AMES, IA 50011

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 17161	●	○
1/2" Rebar, Orange Cap # 19515	■	□
ROW Marker	✕	⊗
ROW Nail	⊙	⊗
Control Point	⊙	⊗
Plancher Point	⊙	⊗
Measured Distance	—	—
Recorded As	—	—
Deed Distance	—	—
Calculated Distance	—	—
Minimum Protection	—	—
Centerline	—	—
Section Line	—	—
1/4 Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

PARCEL "H" PLAT OF SURVEY  
REQUESTED BY IOWA STATE UNIVERSITY  
SNYDER & ASSOCIATES

Sheet 1 of 2



