

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY - 712 SOUTH 16<sup>TH</sup> 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: 712 South 16<sup>th</sup> Street, east of Creekside  
Assessor's Parcel #: 09-15-225-020; 09-15-225-030  
Legal Description: Parcel N in NE ¼, NE ¼ Sec. 15-83-24 and that part of E ½, SE ¼, NE ¼ lying North of Hwy # 30  
Owner: Randall Corp.

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. Provide a 10' public utility easement around the perimeter of Parcel R

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.

Although not applicable, it was agreed on October 25, 2010, that street improvements to the south side of South 16<sup>th</sup> Street will be made; as stated in the subdivision agreement for the Grand Aspen Subdivision, 4<sup>th</sup> Addition.

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:**

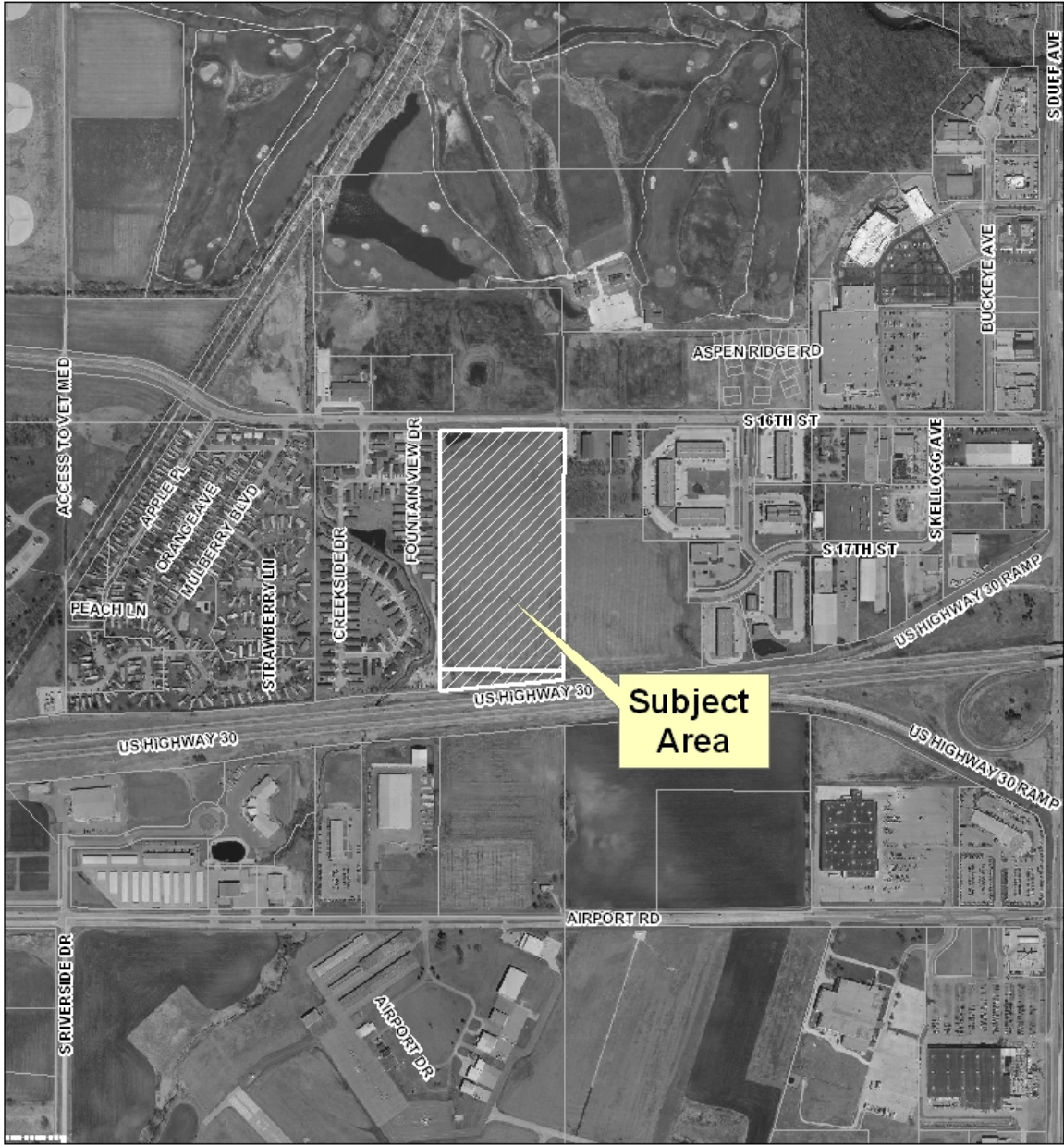
1. The City Council can adopt the resolution approving the proposed plat of survey if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed plat of survey if the City Council finds that the requirements for plats of survey as described 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**  
**712 S. 16th Street**



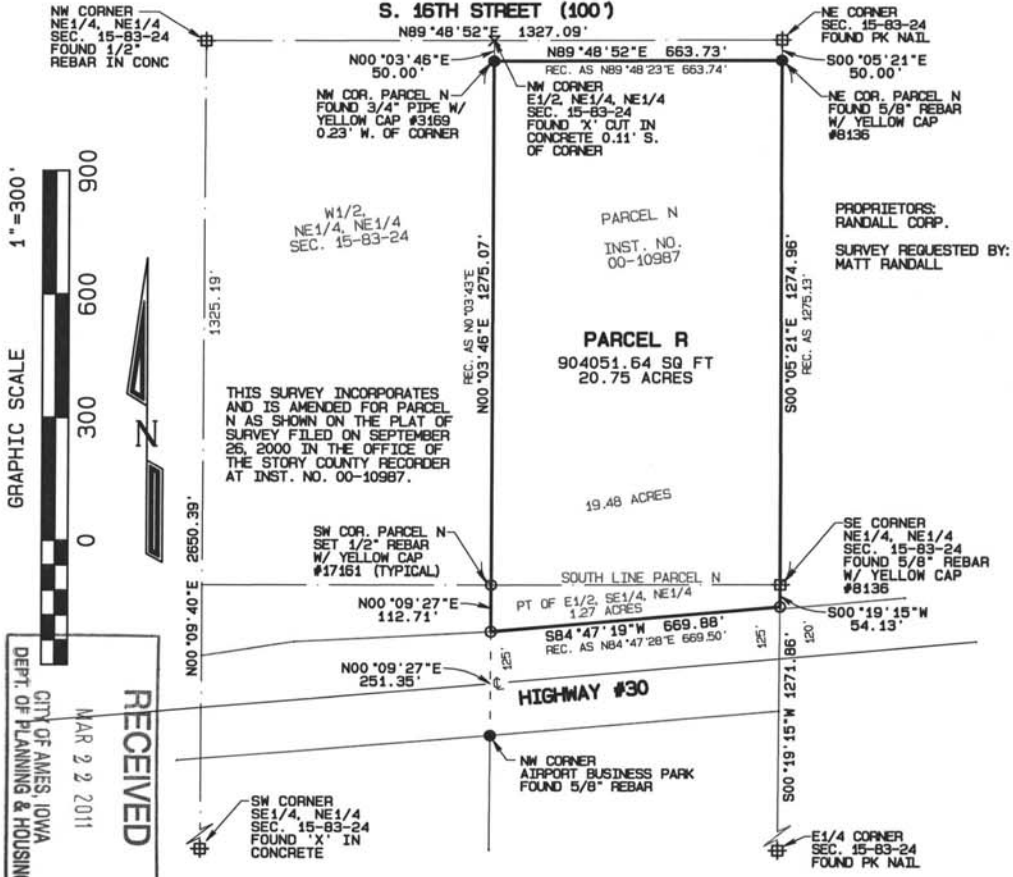
0    437.5    875    1,750  
 Feet



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

### PLAT OF SURVEY

#### S. 16TH STREET (100')



GRAPHIC SCALE 1"=300'

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009  
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RECEIVED  
MAR 22 2011  
CITY OF AMES, IOWA  
DEPT. OF PLANNING & HOUSING

THIS SURVEY INCORPORATES AND IS AMENDED FOR PARCEL N AS SHOWN ON THE PLAT OF SURVEY FILED ON SEPTEMBER 26, 2000 IN THE OFFICE OF THE STORY COUNTY RECORDER AT INST. NO. 00-10987.

PROPRIETORS: RANDALL CORP.  
SURVEY REQUESTED BY: MATT RANDALL

**Survey Description-Parcel R:**  
Parcel R in the Northeast Quarter of the Northeast Quarter, as shown on the Plat of Survey filed in the office of the Story County Recorder at Inst. No. 00-10987, and that part of the East one-half of the Southeast Quarter of the Northeast Quarter lying North of Highway #30, all in Section 15, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa, being more particularly described as follows: Beginning at the Northeast Corner of said Parcel N; thence S00°05'21"E, 1274.96 feet to the Southeast Corner of said Northeast Quarter of the Northeast Quarter; thence S00°19'15"W, 54.13 feet along the East line of said Southeast Quarter of the Northeast Quarter to the North line of said Highway #30; thence S84°47'19"W, 669.88 feet along said line to the West line of said East one-half of the Southeast Quarter of the Northeast Quarter; thence N00°09'27"E, 112.71 feet along said West line to the Southwest Corner of said Parcel N; thence N00°03'46"E, 1275.07 feet to the Northwest Corner of said Parcel N; thence N89°48'52"E, 663.73 feet to the point of beginning, containing 20.75 acres.

The Ames City Council approved this Plat of Survey on \_\_\_\_\_, 2011, with Resolution No. \_\_\_\_\_. I certify that it conforms to all conditions for approval.

Planning and Housing Director \_\_\_\_\_

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 Date: \_\_\_\_\_  
My license renewal date is December 31, 2011  
Job #4103A Date: 3/21/11 Page 1 of 1  
Fieldwork Completed: 3/11/11

