

ITEM #: 23
DATE: 05-10-11

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 191 WEST RIVERSIDE ROAD & 3909 547TH 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: 191 West Riverside Road and 3909 547th Avenue

Assessor's Parcel #: 191 West Riverside Road 05-23-400-310
3909 547th Avenue 05-23-400-365

Legal Description: See Attachment III

Owner: 191 West Riverside Road: Roland G. & Wilma J. Struss
3909 547th Avenue: Sharon Jenkins & Peter Moore

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. Not Applicable.

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.

The properties are in rural Story County. The proposed plat adjusts a property line between 191 West Riverside Road and 3909 547th Avenue to allow the owners of 3909 547th Avenue to purchase the sliver of land north of their property and south of West Riverside Road. See Attachment II for property sketch and Attachment III for proposed plat of survey. The new property line will be the centerline of West Riverside Road.

ALTERNATIVES:

1. The City Council can adopt the resolution approving the proposed plat of survey with the conditions noted 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.

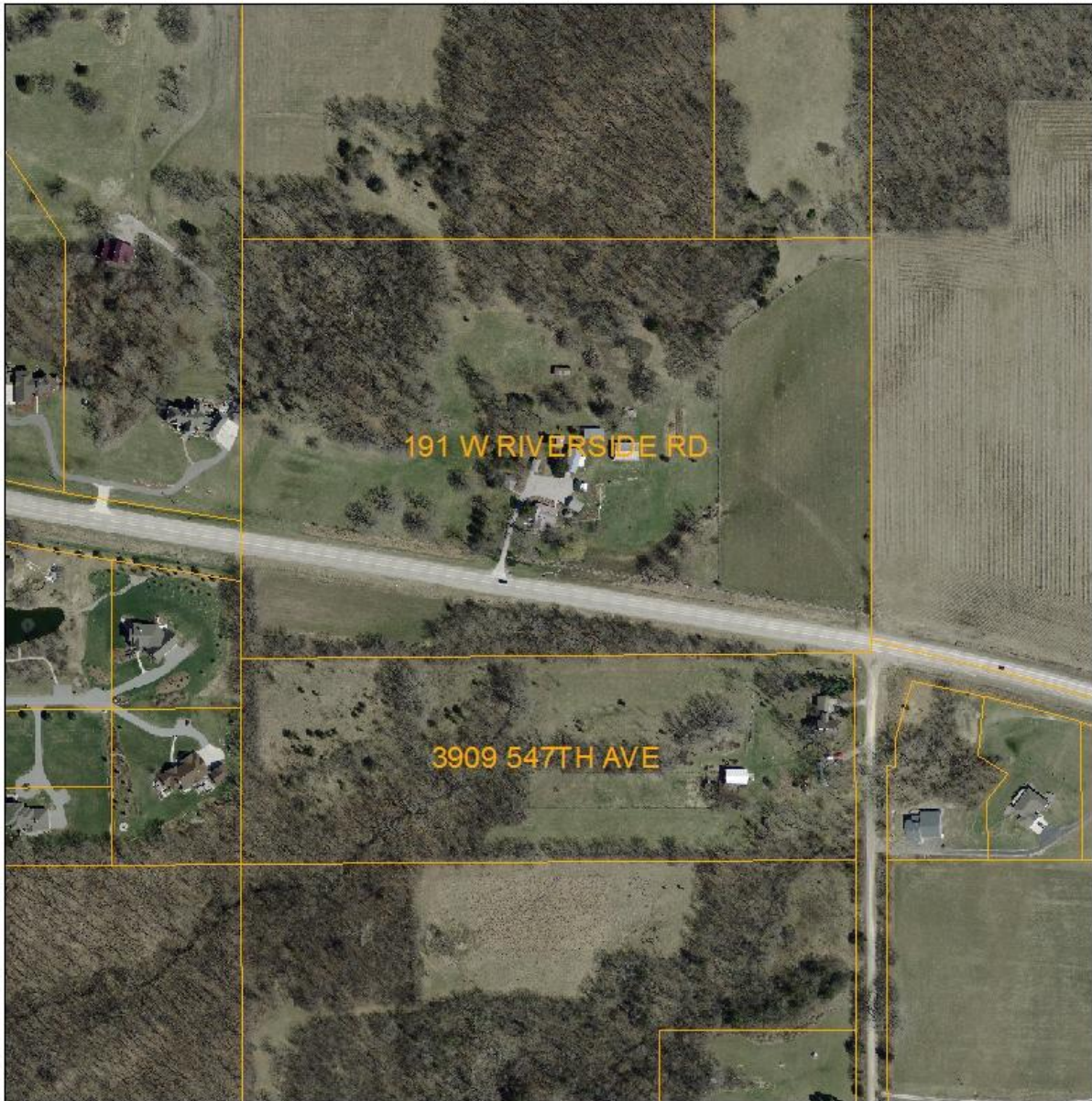
MANAGER'S RECOMMENDED ACTION:

The Planning & Housing Director has determined that the proposed plat of survey to adjust the property lines between two properties 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.

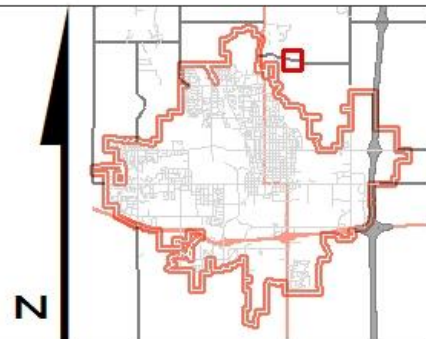
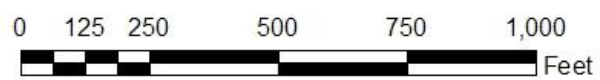
It should be noted that according to Section 23.307(10), the official plat of survey will not be recognized as a binding plat of survey for permitting purposes until a copy of the signed and recorded plat of survey is filed with the Ames City Clerk's office, and a digital image in Adobe PDF format has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

ATTACHMENT I: GENERAL LOCATION

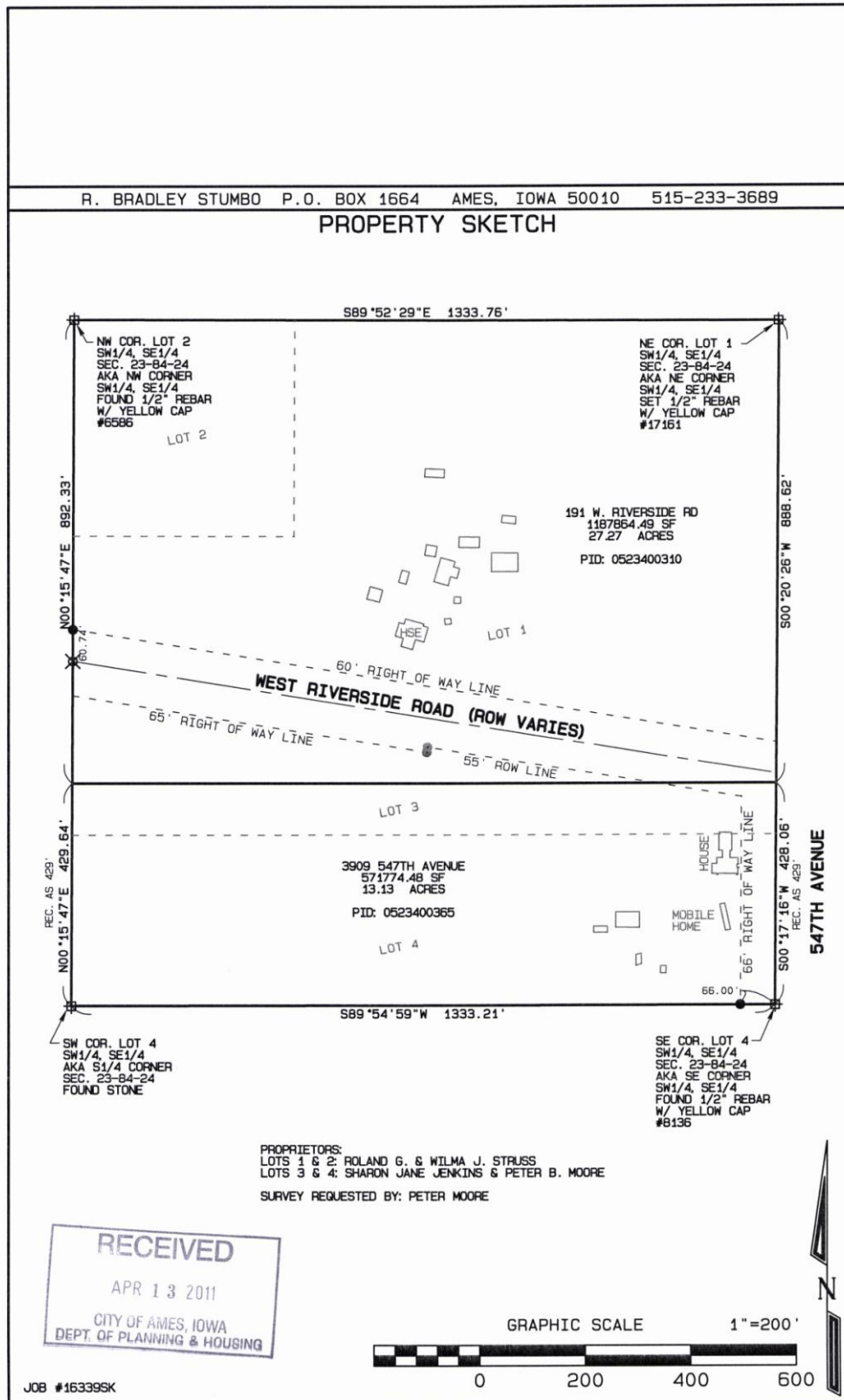


Location Map

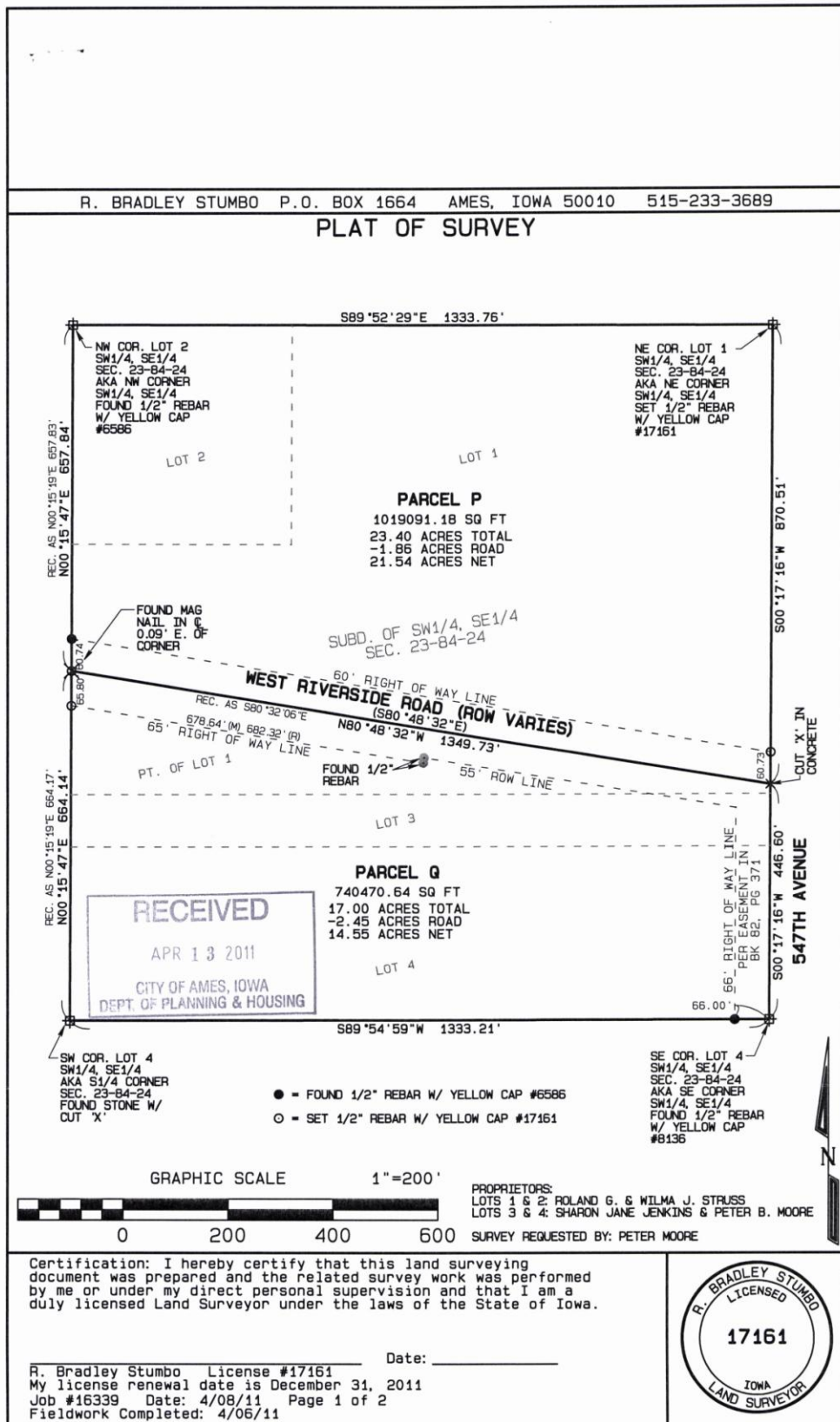
191 W Riverside Road
and 3909 547th Avenue



ATTACHMENT II: PROPERTY SKETCH-EXISTING BOUNDARIES



ATTACHMENT III: PROPOSED PLAT OF SURVEY (TWO PAGES)



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Job #16339

Proprietors:
Lots 1 & 2: Roland G. & Wilma J. Struss
Lots 3 & 4: Sharon Jane Jenkins & Peter B. Moore

Survey Description-Parcel 'P':

A part of Lot 1 and all of Lot 2 in the Subdivision of the Southwest Quarter of the Southeast Quarter of Section 23, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, all being more particularly described as follows: Commencing at the South Quarter Corner of said Section 23, thence N00°15'47"E, 664.14 feet along the West line of said Southwest Quarter of the Southeast Quarter to the center of West Riverside Road and the point of beginning; thence continuing N00°15'47"E, 657.84 feet to the Northwest Corner of said Lot 2; thence S89°52'29"E, 1333.76 feet to the Northeast Corner of said Lot 1; thence S00°17'16"W, 870.51 feet along the East line of said Lot 1, said line also being the East line of the Southwest Quarter of the Southeast Quarter of said Section 23 to the centerline of West Riverside Road; thence N80°48'32"W, 1349.73 feet along said centerline to the point of beginning, containing 23.40 acres, which includes 1.86 acres of existing public right of way.

Survey Description-Parcel 'Q':

A part of Lot 1 and all of Lots 3 and 4 in the Subdivision of the Southwest Quarter of the Southeast Quarter of Section 23, Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, all being more particularly described as follows: Beginning at the Southwest Corner of said Lot 4, said point also being the South Quarter Corner of said Section 23; thence N00°15'47"E, 664.14 feet along the West line of said Southwest Quarter of the Southeast Quarter to the centerline of West Riverside Road; thence S80°48'32"E, 1349.73 feet along said centerline to the East line of said Lot 1, said line also being the East line of the Southwest Quarter of the Southeast Quarter of said Section 23; thence S00°17'16"W, 446.60 feet to the Southeast Corner of both Lot 4 and the Southwest Quarter of the Southeast Quarter of said Section 23; thence S89°54'59"W, 1333.21 feet to the point of beginning, containing 17.00 acres, which includes 2.45 acres of existing public right of way.

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