

ITEM #: 27
DATE: 06-28-11

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 2721-2723 West Street, 208 Hyland Avenue & 221 Sheldon 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: 2721-2723 West Street
208 Hyland Avenue
221 Sheldon Avenue

Assessor's Parcel #: 2721-2723 West Street: 09-04-303-110
208 Hyland Avenue: 09-04-303-120
221 Sheldon Avenue: 09-04-303-300 to 370

Legal Description: See Attachment

Owners: Hested-Cornwell, LC

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:

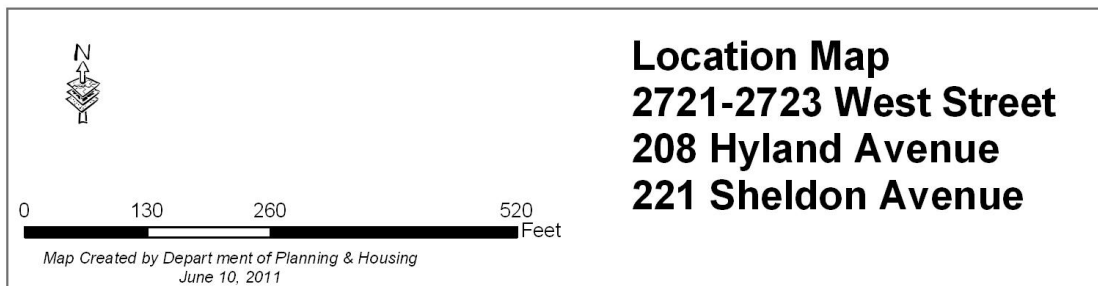
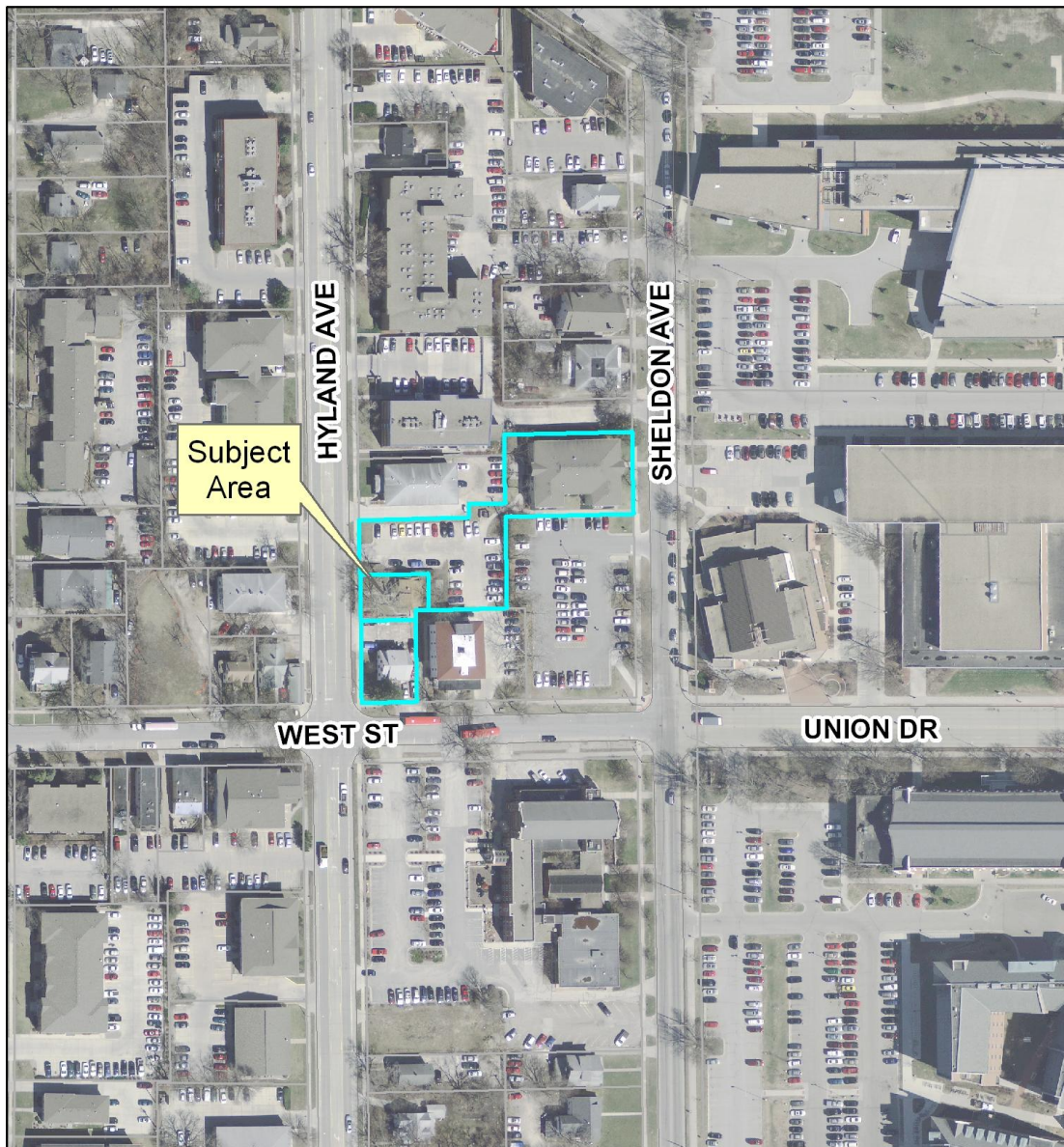
1. The City Council can adopt the resolution approving the proposed plat of survey, which combines three lots into two lots, with the conditions noted if the Council agrees with the Planning & Housing Director's preliminary decision.
2. The City Council can deny the proposed plat of survey if the City 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:

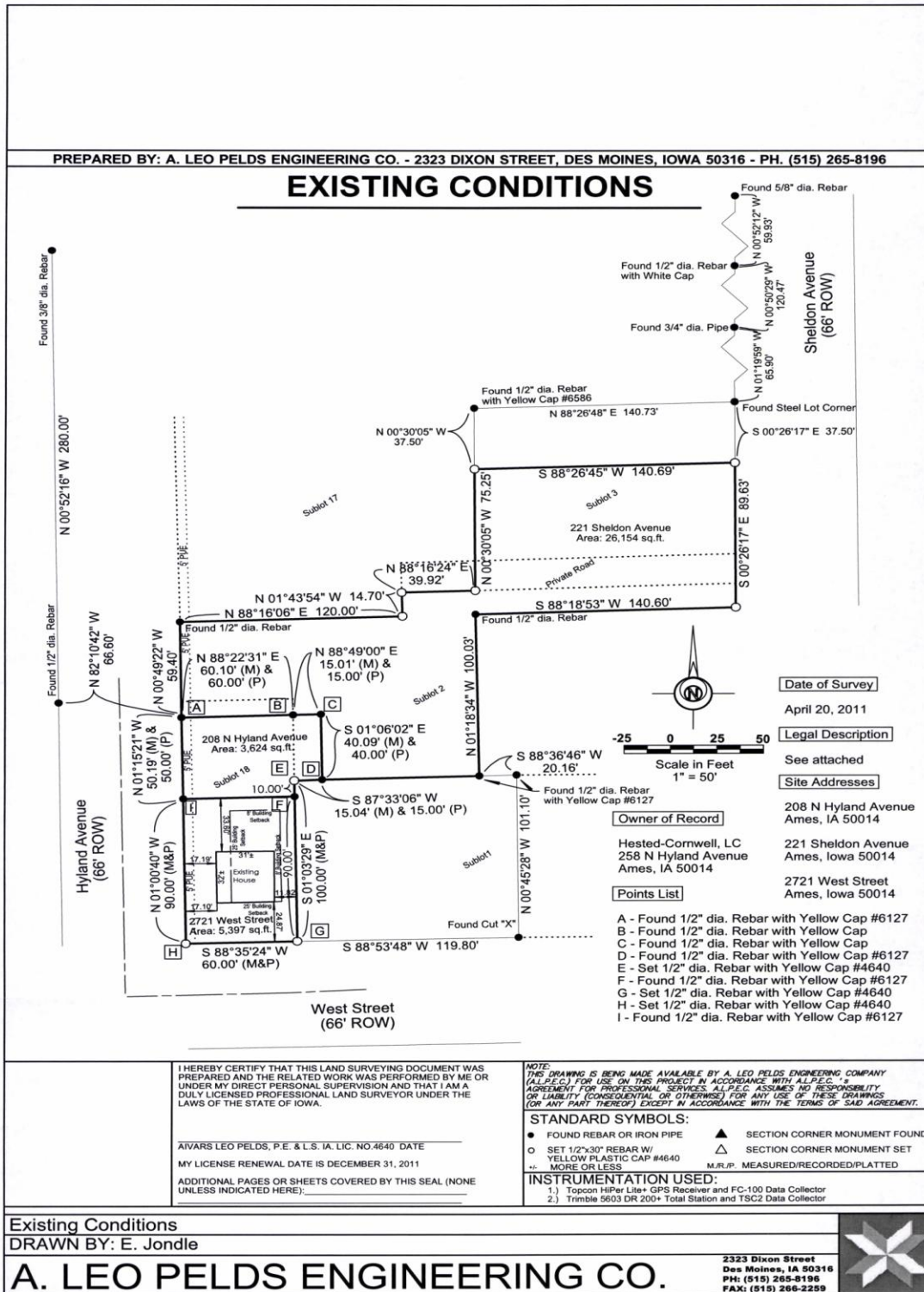
The Planning & Housing Director has determined that the proposed plat of survey that combines three lots into two lots satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

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. 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.



Existing Conditions



Proposed Plat of Survey

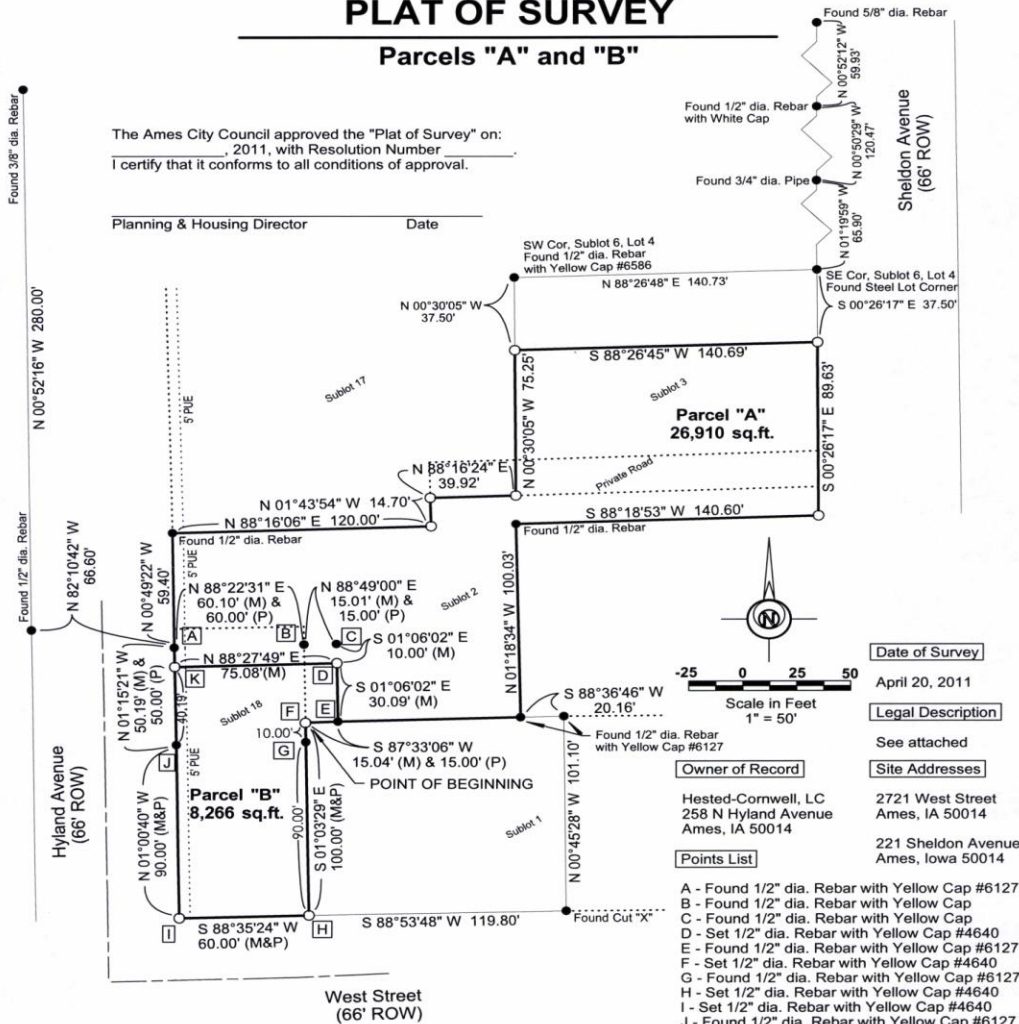
PREPARED BY: A. LEO PELDS ENGINEERING CO. - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515) 265-8196

PLAT OF SURVEY

Parcels "A" and "B"

The Ames City Council approved the "Plat of Survey" on: _____, 2011, with Resolution Number _____
I certify that it conforms to all conditions of approval.

Planning & Housing Director	Date
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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

AIVARS LEO PELDS, P.E. & L.S. IA. LIC. NO.4640 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE
UNLESS INDICATED HERE): _____

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO FELD'S ENGINEERING COMPANY
(ALP.E.C) FOR USE ON THIS PROJECT IN ACCORDANCE WITH ALP.E.C.'s
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STANDARD SYMBOLS:

- | | |
|---|----------------------------------|
| ● FOUND REBAR OR IRON PIPE | ▲ SECTION CORNER MONUMENT FOUND |
| ○ SET 1/2"x30" REBAR W/
YELLOW PLASTIC CAP #4640 | △ SECTION CORNER MONUMENT SET |
| +/- MORE OR LESS | M/R/P. MEASURED/RECORDED/PLATTED |

INSTRUMENTATION USED:

- 1.) Topcon HiPer Lite+ GPS Receiver and FC-100 Data Collector
- 2.) Trimble 5603 DR 200+ Total Station and TSC2 Data Collector

PLAT OF SURVEY

DRAWN BY: E. Jondle

A. LEO PELDS ENGINEERING CO.

FILE: S:/Cornwell-Hested/POS - 208 Hyland 6-20-11

**2323 Dixon Street
Des Moines, IA 50316
PH: (515) 265-8196
FAX: (515) 266-2259**



Legal Descriptions

Legal Descriptions:

Parcels "A" and "B"

Otis, Illsley and Parsons Subdivision, Section 4-83N-24W

Parcel "A":

Sublot 3 of Lot 5, Except the North 3.5 feet thereof; AND a parcel of land 18.5 feet wide North and South by 180 feet long East and West, lying North of Sublot 2 and East of Sublot 17, Except the West 40 feet thereof; AND the North 20 feet of Sublot 18 of Lot 5; AND Sublot 2 of Lot 5, Except the East 140 feet of the South 100 feet, and Except the West 15 feet of the South 30 feet of the East 240 feet thereof; ALL in Otis, Illsley and Parsons Subdivision of Lot 4 and part of Lot 5, in the West-half of the Southwest Quarter of Section 4, Township 83 North, Range 24 West of the 5th P.M., in the City of Ames, Story County, Iowa.

Parcel "B":

Sublot 18, except the North 20.0 ft., of Otis, Illsley and Parson's Subdivision of Lot 5 in the W 1/2, SW 1/4, Sec. 4, T83N, R24W of the 5th P.M.; also commencing at the SW Cor. of Lot 2 in said Otis, Illsley and Parson's Subdivision of Lot 5 (which is also the NW Cor. of Lot 1 in said Subdivision); thence North 30.0 ft; thence East 15.0 ft.; thence South 30.0 ft.; thence West 15.0 ft. to the point of beginning, of Otis, Illsley and Parson's Subdivision of Lot 5 in the W 1/2, SW 1/4, Sec. 4, T83N, R24W of the 5th P.M., all now a part of the City of Ames, Iowa, and containing 8,266 sq.ft.

Being more particularly described as follows:

BEGINNING at the Northwest Corner of Lot 1 in Otis, Illsley and Parson's Subdivision of Lot 5;
THENCE South 01°03'29" East, a distance of 100.00 feet, to the North Right-of-Way line of West Street;
THENCE South 88°35'24" West, along the said North Right-of-Way, a distance of 60.00 feet, to the East Right-of-Way line of Hyland Avenue;
THENCE North 01°00'40" West, along the said East Right-of-Way a distance of 90.00 feet;
THENCE, continuing along the said East Right-of-Way, North 01°15'21" West, a distance of 40.19 feet;
THENCE North 88°27'49" East, a distance of 75.08 feet;
THENCE South 01°06'02" East, a distance of 30.09 feet;
THENCE South 87°33'06" West, a distance of 15.04 feet to the POINT OF BEGINNING, containing 8,266 square feet, more or less.