

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – 1111 DUFF AVENUE

BACKGROUND:

Application for a proposed plat of survey has been submitted for:

- ☐ Conveyance parcel (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: 1111 Duff Avenue; 1010 Kellogg Avenue; 1018 Kellogg Avenue;
220 11th Street; 222 11th Street;

Assessor's Parcel #: 0902130010; 0902132090; 0902132100; 090132020;
0902132010

Legal Description: Parcel A as recorded in Book 12, Page 128; Lot 7 and Lot 8 of
Block 4, Duff's Addition; and vacated 11th Street and Vacated Alley

Owner: City of Ames (Mary Greeley Medical Center)

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. The official plat of survey shall not be released for recording until the document vacating and conveying the rights-of-way has been recorded.

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.

This plat of survey combines several tracts to create a single parcel for the proposed Mary Greeley Medical Center expansion. It also includes a stipulation that the plat of survey cannot be recorded until the alley and portion of Eleventh Street have been vacated by the City Council.

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.

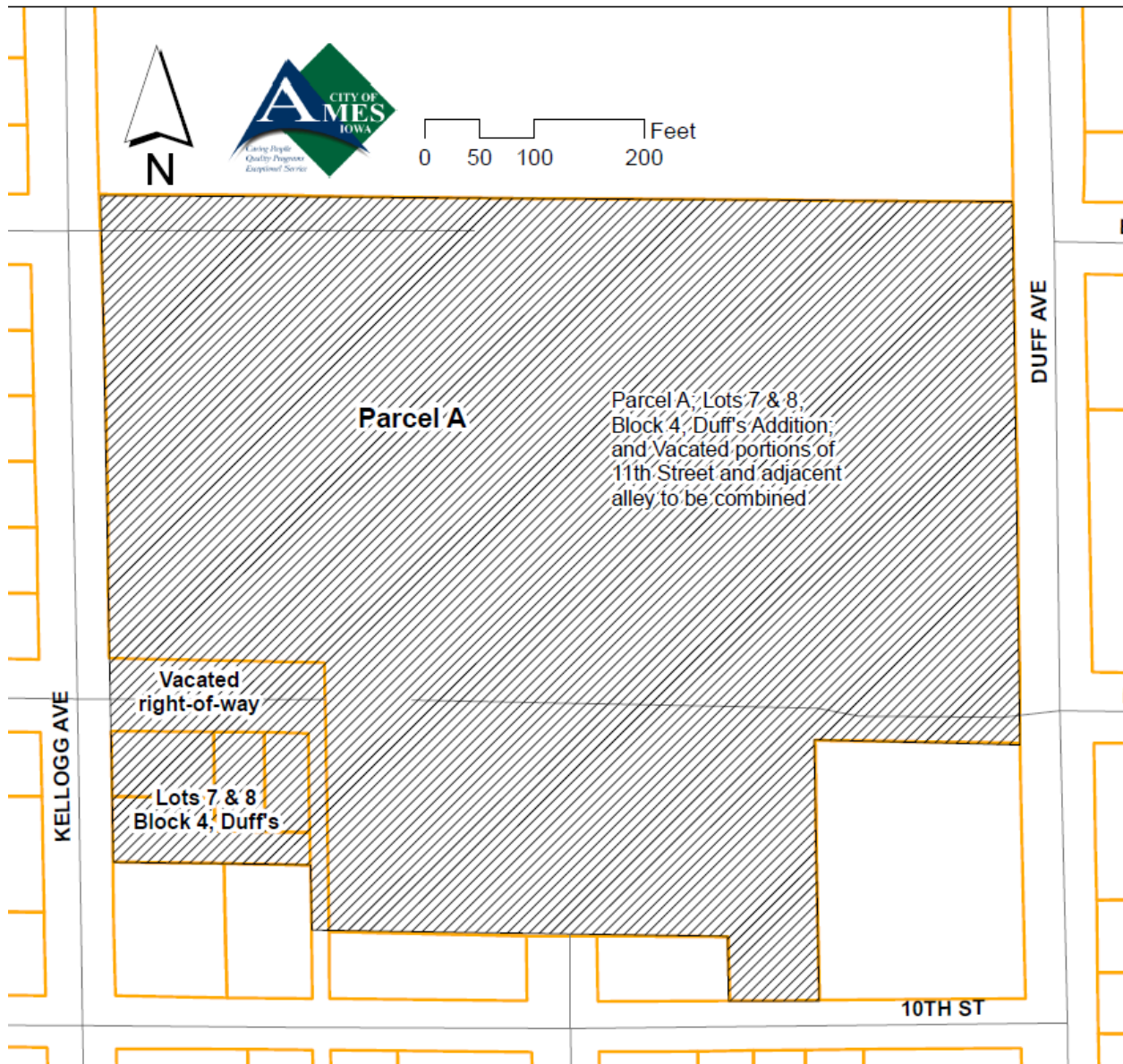
MANAGER'S RECOMMENDED ACTION:

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.

ATTACHMENT A: LOCATION MAP



[illegible]

PLAT OF SURVEY - PARCEL "G"
OF PARCEL A AS RECORDED IN BOOK 12, PAGE 128, LOT 7 AND
LOT 8 OF BLOCK 4, DUFF'S ADDITION, VACATED 11TH STREET
AND VACATED ALLEY

LEGAL DESCRIPTION: PLAT OF SURVEY MARY GREELEY MEDICAL CENTER

PARCEL "A" BEING A PART OF LOTS 5, 6, 7 AND 8, BLOCK 1, ALL OF BLOCK 2 AND ALLEYS LYING IN BLOCK 1 AND 2, A. RICHMOND'S ADDITION AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNTY, IOWA, AND LOTS 1, 2, AND 3, BLOCK 4 AND ALL OF BLOCK 5 AND THE ALLEY WITHIN BLOCK 5 OF DUFF'S ADDITION, AN OFFICIAL PLAT NOW IN AND FORMING A PART OF THE CITY OF AMES, STORY COUNTY, IOWA, AND 12TH STREET FROM THE EAST LINE OF KELLOGG AVENUE TO THE WEST LINE OF DUFF AVENUE, AND 11TH STREET FROM THE EAST LINE OF THE ALLEY IN BLOCK 4 IN SAID DUFF'S ADDITION TO THE WEST LINE OF DUFF AVENUE; AND DOUGLAS AVENUE FROM THE NORTH LINE OF 12TH STREET TO THE NORTH LINE OF LOT 4, BLOCK 4 IN SAID DUFF'S ADDITION AND LOT 7, LOT 8, BLOCK 4 IN SAID DUFF'S ADDITION, VACATED 11TH STREET FROM THE EAST LINE OF KELLOGG AVENUE TO THE WEST LINE OF LOT 1, BLOCK 4 IN SAID DUFF'S ADDITION AND VACATED ALLEY FROM THE NORTH LINE OF LOT 1 TO THE SOUTH LINE OF LOT 1, BLOCK 4 IN SAID DUFF'S ADDITION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N. 1/4 CORNER SECTION 2, T83N, R24W, OF THE 6TH P.M.; THENCE ALONG THE EAST LINE OF THE NE. 1/4 OF THE NW. 1/4 OF SAID SECTION 2, S. 00° 03' 44" W. FOR A DISTANCE OF 448.84 FEET;

THENCE N. 89° 24' 49" W. FOR A DISTANCE OF 32.25 FEET (RECORDED AS 33') TO THE NE. CORNER OF PARCEL "A" AS RECORDED IN BOOK 12, PAGE 128, ALSO BEING THE SE. CORNER OF LOT 7, BLOCK 3 IN SAID A. RICHMOND'S ADDITION AND THE POINT-OF-BEGINNING.

THENCE ALONG THE WEST LINE OF DUFF AVENUE, S. 00° 09' 15" W. FOR A DISTANCE OF 482.63 FEET TO THE SOUTH LINE OF VACATED 11TH STREET AND THE NORTH LINE OF LOT 1, BLOCK 1 OF SAID A. RICHMOND'S ADDITION;

THENCE ALONG SAID SOUTH LINE, N. 89° 08' 12" W. FOR A DISTANCE OF 136.82 FEET TO THE NW. CORNER OF LOT 1, BLOCK 1 OF SAID A. RICHMOND'S ADDITION;

THENCE ALONG THE WEST LINES OF LOTS 1, 2, 3 AND 4, BLOCK 1 OF SAID A. RICHMOND'S ADDITION, S. 00° 28' 41" W. FOR A DISTANCE OF 237.48 FEET TO THE

NORTH LINE OF 10TH STREET AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID NORTH LINE, N. 89° 20' 58" W. FOR A DISTANCE OF 80.82 FEET; THENCE N. 00° 30' 28" W. FOR A DISTANCE OF 53.43 FEET TO THE SOUTH LINE OF LOT 6, BLOCK 1 OF SAID A. RICHMOND'S ADDITION;

THENCE ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 1, N. 89° 02' 36" W. FOR A DISTANCE OF 157.26 FEET TO THE CENTERLINE OF VACATED DOUGLAS AVENUE;

THENCE ALONG THE SOUTH LINE OF LOT 3, BLOCK 4 OF SAID DUFF'S ADDITION, N. 87° 48' 18" W. FOR A DISTANCE OF 223.39 FEET TO SOUTHEAST CORNER OF LOT 8, BLOCK 4 OF SAID DUFF'S ADDITION;

THENCE ALONG THE EAST LINE OF SAID LOT 6, N. 00° 04' 45" E. FOR A DISTANCE OF 59.92 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 4;

THENCE ALONG THE SOUTH LINE OF SAID LOT 7, N. 89° 14' 28" W. FOR A DISTANCE OF 180.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7 AND A POINT ON THE EAST LINE OF KELLOGG AVENUE AS PRESENTLY ESTABLISHED;

THENCE ALONG SAID EAST LINE, N. 00° 00' 42" W. FOR A DISTANCE OF 136.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST LINE OF KELLOGG AVENUE, N. 00° 04' 32" W. FOR A DISTANCE OF 426.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", S. 85° 24' 48" E. FOR A DISTANCE OF 831.70 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 520.561 SQUARE FEET (11.939 ACRES) MORE OR LESS

EASEMENT NOTES

EASEMENT "A"	PUBLIC UTILITY EASEMENT
EASEMENT "B"	PUBLIC UTILITY EASEMENT
EASEMENT "C"	PUBLIC UTILITY EASEMENT
EASEMENT "D"	PUBLIC UTILITY EASEMENT
EASEMENT "E"	PUBLIC UTILITY EASEMENT
EASEMENT "F"	PUBLIC UTILITY EASEMENT
EASEMENT "G"	INGRESS/EGRESS EASEMENT

PROPERTY OWNERS

ADDRESS	PARCEL ID	TITLE HOLDER
1016 KELLOGG AVE	0902132100	CITY OF AMES C/O MARY GREELEY MEDICAL CENTER
222 11TH STREET	0902132010	CITY OF AMES DBA MARY GREELEY MEDICAL CENTER
220 11TH STREET	0902132020	CITY OF AMES / MARY GREELEY MEDICAL CENTER
1010 KELLOGG AVE	0902132080	CITY OF AMES C/O MARY GREELEY MEDICAL CENTER
1111 DUFF AVE	0902130010	CITY OF AMES DBA MARY GREELEY MEDICAL CENTER