

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY – ST. THOMAS AQUINAS CHURCH AT 2210 LINCOLN WAY & 129 ASH

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: 2210 Lincoln Way & 129 Ash Avenue
Assessor's Parcel #: 0909202035 & 0909202075
Legal Description: Parcels L & N in Lots 19-23, Parker's Addition to Ames
Owner: St. Thomas Aquinas Church

A copy of the proposed plat of survey is attached for Council consideration. **This Plat of Survey consolidates property owned by the church, upon which a parking structure will be constructed.**

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: 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.

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:

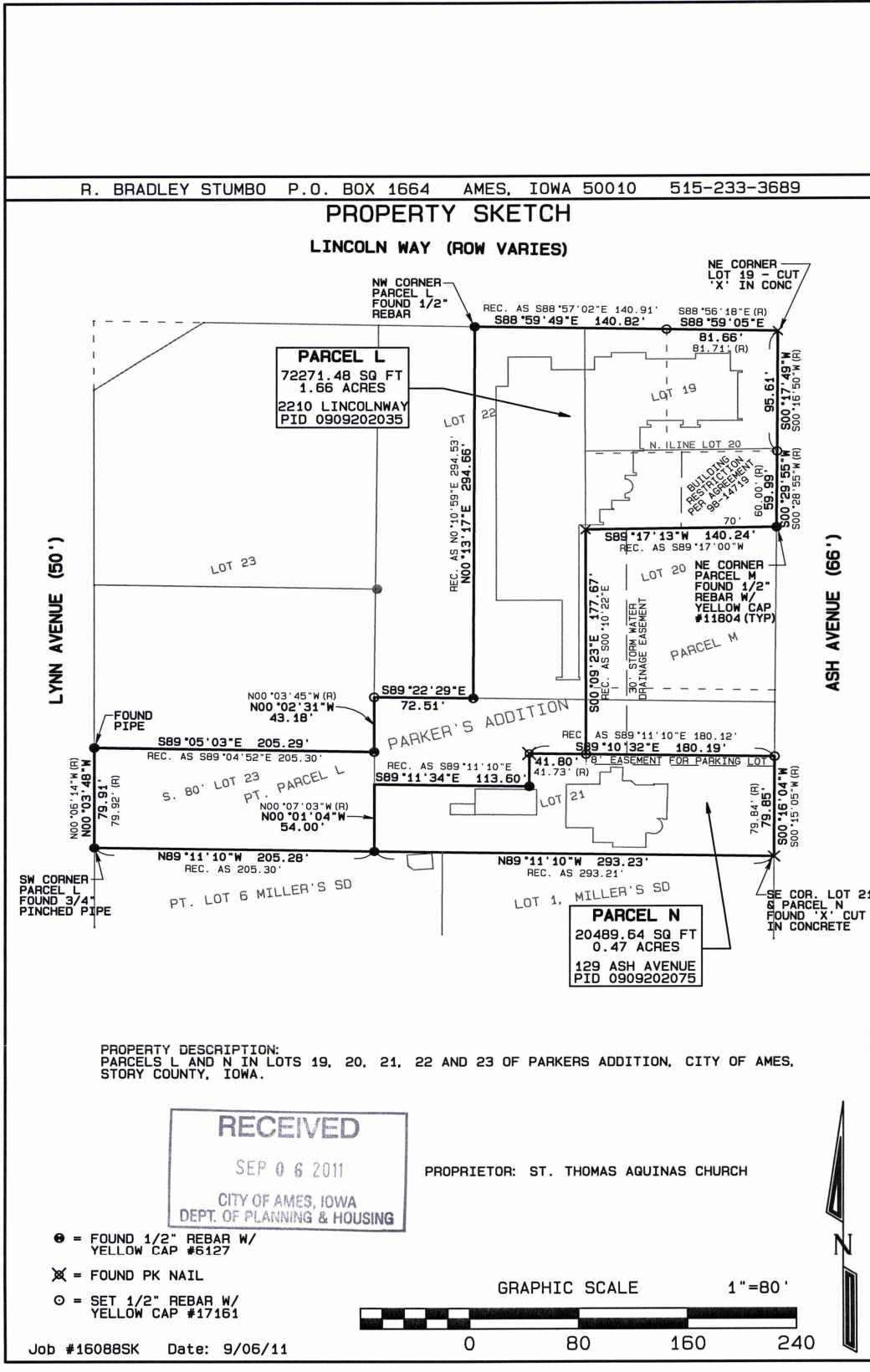
The Planning & Housing Director has determined that the proposed plat of survey satisfies all code requirements, and has accordingly rendered a preliminary decision to approve the proposed plat of survey.

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 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 A: Existing Layout

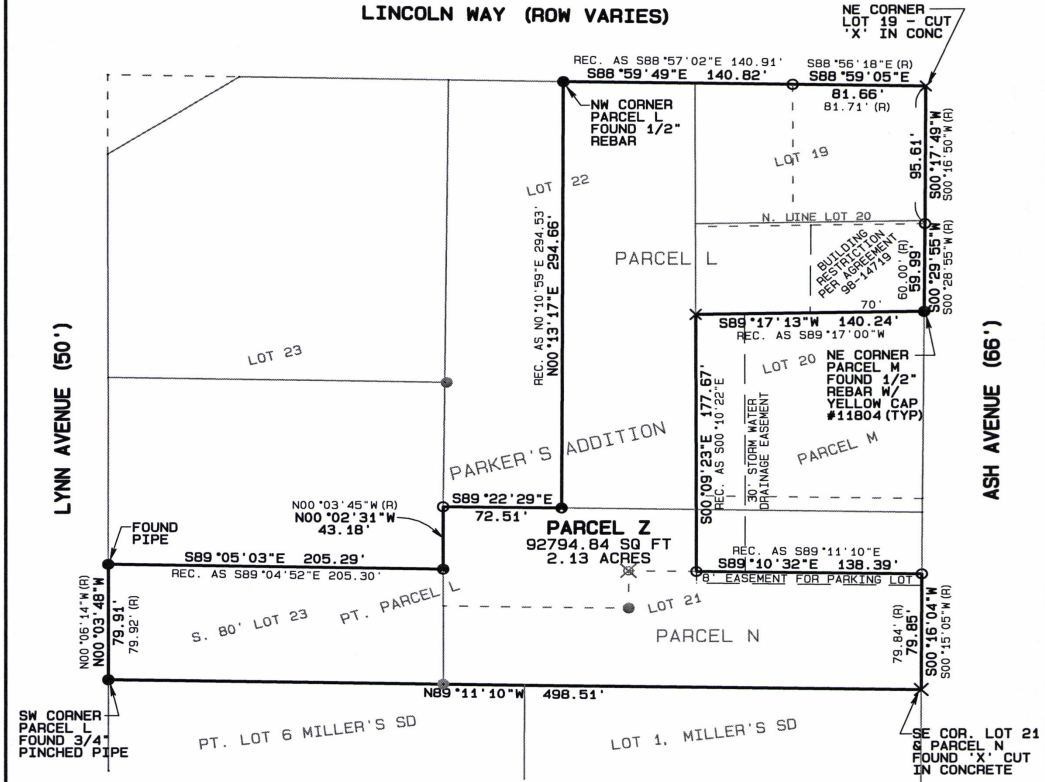


Attachment B: Proposed Plat of Survey

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

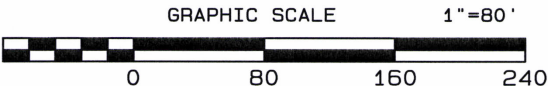
PLAT OF SURVEY

LINCOLN WAY (ROW VARIES)



- = FOUND 1/2" REBAR W/
YELLOW CAP #6127
- ⊗ = FOUND PK NAIL
- = SET 1/2" REBAR W/
YELLOW CAP #17161

RECEIVED
SEP 06 2011
CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING



PROPRIETOR: ST. THOMAS AGUINAS CHURCH
SURVEY REQUESTED BY: HAROLD PIKE

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 #16088PS Date: 9/06/11 Page 1 of 2
Fieldwork Completed: 8/15/11

Page 2 of 2
Job #16088PS

Proprietor: St. Thomas Aquinas Church

Survey Description-Parcel 'Z':

Parcel L in Lots 19, 20, 21, 22 and 23 and Parcel N in Lot 21, all in Parker's Addition to the City of Ames, Story County, Iowa as shown on the Plat of Survey recorded on September 17, 1998 at Instrument No. 98-13041, and being more particularly described as follows: Beginning at the Southeast Corner of said Parcel N; thence N89°11'10"W, 498.51 feet along the South line of said Parcels N and L to the Southwest Corner of said Parcel L; thence following the boundary of said Parcel LN00°03'48"W, 79.91 feet; thence S89°05'03"E, 205.29 feet; thence N00°02'31"W, 43.18 feet; thence S89°22'29"E, 72.51 feet; thence N00°13'17"E, 294.66 feet to the Northwest Corner of said Parcel L; thence S88°59'49"E, 140.82 feet; thence S88°59'05"E, 81.66 feet to the Northeast Corner of said Parcel L; thence S00°17'49"W, 95.61 feet; thence S00°29'55"W, 59.99 feet; thence S89°17'13"W, 140.24 feet; thence S00°09'23"E, 177.67 feet to the North line of said Parcel N; thence S89°10'32"E, 138.39 feet to the Northeast Corner thereof; thence S00°16'04"W, 79.85 feet to the point of beginning, containing 2.13 acres.

The Ames City Council approved this Plat of Survey on September ____, 2011, with Resolution No. _____. I certify that this plat conforms to all conditions of approval.

Planning and Housing Director