

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY – 517 GRAND AVENUE**

**BACKGROUND:**

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

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- 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: 517 Grand Avenue  
Assessor's Parcel #: 0903476045  
Legal Description: See plat  
Owners: Danny D. and Julianne Craig

A copy of the proposed plat of survey is attached for Council consideration. **The plat consolidates Tracts A, B, and C (as shown on the aerial photograph) into a single Parcel A in anticipation of the property being redeveloped.**

Pursuant to Section 23.308(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. None

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 23.308 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 23.308(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.

# EXISTING TRACTS



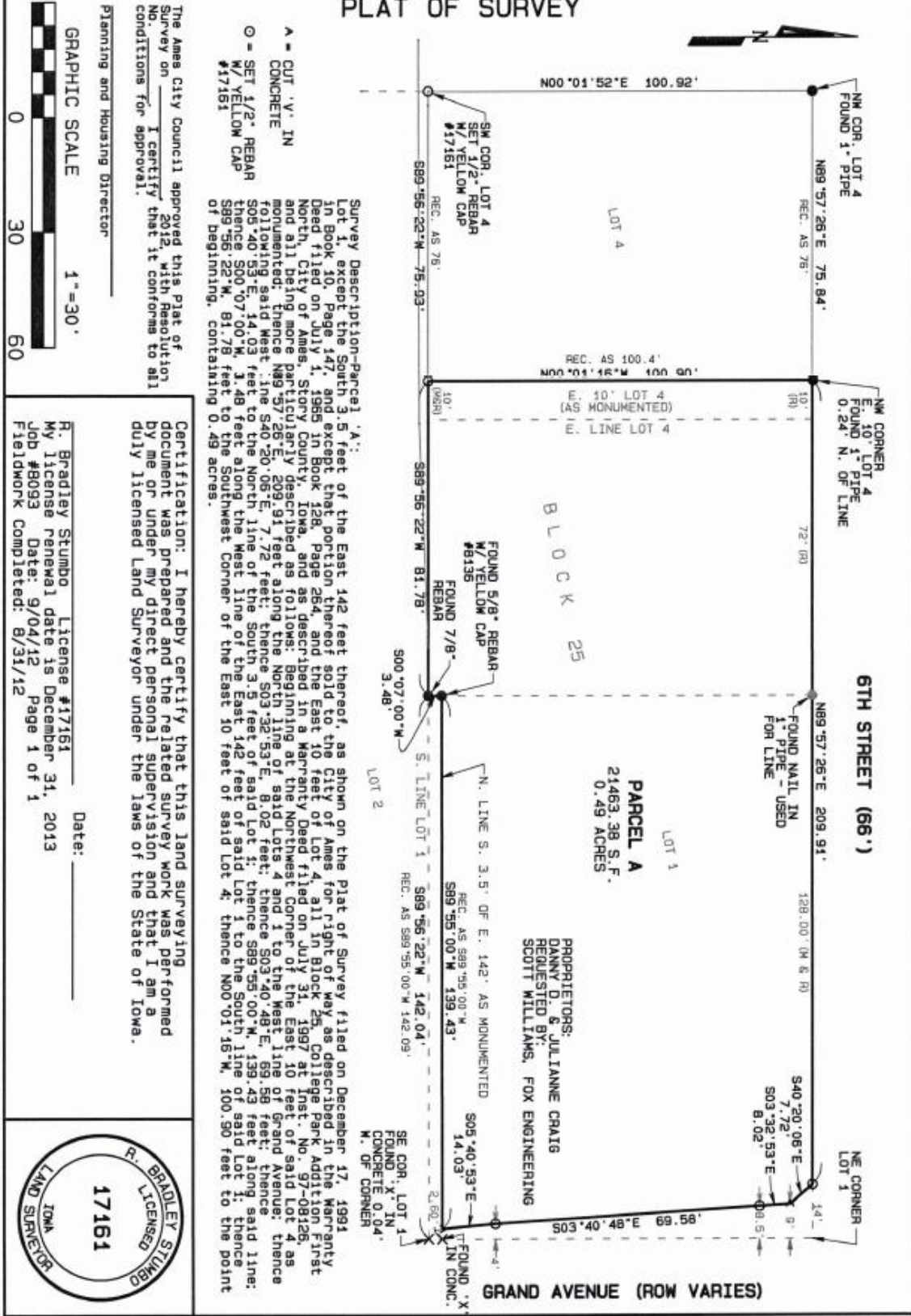
The Plat of Survey proposes to combine Tracts A, B, and C into a single Parcel A as shown on following page.



# PROPOSED PLAT OF SURVEY

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

## PLAT OF SURVEY



**Survey Description-Parcel A:**  
 Lot 1, except the South 3.5 feet of the East 142 feet thereof, as shown on the plat of Survey filed on December 17, 1991 in Book 10, Page 147, and except that portion thereof sold to the City of Ames for right of way as described in the Warrantly Deed filed on July 1, 1965 in Book 128, Page 264, and the East 10 feet of Lot 4, all in Block 25, College Park Addition First North, City of Ames, Story County, Iowa, and as described in a Warrantly Deed filed on July 31, 1997 at Inst. No. 97-08126, and all being more particularly described as follows: Beginning at the Northwest Corner of the East 10 feet of said Lot 4 as monumented; thence North 89°57'26"E, 209.91 feet along the North line of said Lots 4 and 1 to the West line of Grand Avenue; thence South 40°53'E, 14.03 feet to the North line of the South 3.5 feet of said Lot 1; thence South 50°32'53"E, 8.02 feet; thence South 40°48'E, 69.58 feet along said line; thence South 07°00'W, 1.48 feet along the West line of the East 142 feet of said Lot 1; thence South 11°15'W, 100.90 feet to the point of beginning, containing 0.49 acres.

The Ames City Council approved this plat of Survey on \_\_\_\_\_ I certify that it conforms to all conditions for approval.

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

**GRAPHIC SCALE** 1" = 30'

0 30 60

**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, 2013  
 Job #8093 Date: 9/04/12 Page 1 of 1  
 Fieldwork Completed: 8/31/12

