

COUNCIL ACTION FORM

SUBJECT: TWO PLATS OF SURVEY FOR 2316, 2318 & 2330 LINCOLN WAY & 2335 CHAMBERLAIN STREET

BACKGROUND:

Application for proposed plats of survey have been submitted for:

- Conveyance parcel (per Section 23.307)
- Boundary line adjustment (per Section 23.309)
- Re-plat to correct error (per Section 23.311)
- Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner: Ames National Corporation

Street Address: 2316-2330 Lincoln Way & 2335 Chamberlain Street

Assessor's Parcel #: 09-09-200-020, 09-09-200-030, 09-09-200-040

Legal Description: Lots 2 and 5 of Parkers Addition, Parcels "J" & "K" Parker's Addition Lot 2 (See Plats for detailed legal descriptions).

These plats of survey consolidate seven parcels into two parcels for construction of a seven- story mixed use retail and apartment building. Copies of the proposed plats of survey are attached for Council consideration.

Pursuant to Section 23.308(4)(c), a preliminary decision of approval for the proposed plats or survey has been rendered by the Planning & Housing Department that the proposed lots meet zoning standards, e.g. lot area, width, depth and access.

The preliminary decision of approval requires all public improvements associated with and required for the proposed plats 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 23.308(5), the Council renders 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 resolutions approving the proposed plats of survey.
2. The City Council can deny the proposed plats 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:

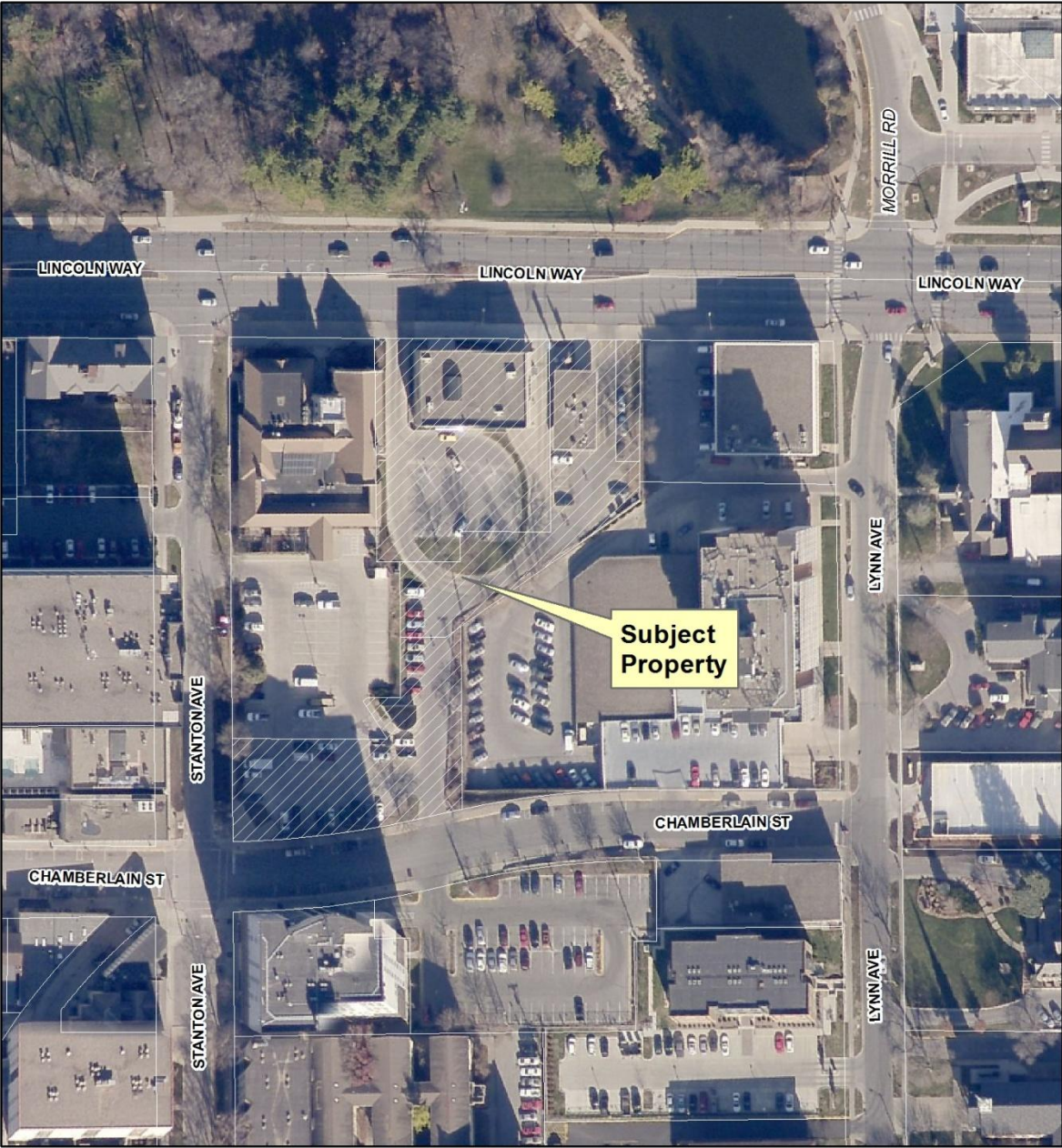
The Planning & Housing Department has determined that the proposed plats of survey satisfy all code requirements and has rendered a preliminary decision to approve the proposed plats of survey.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby adopting the resolutions approving the proposed plats of survey.

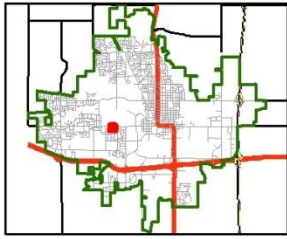
Approval of the resolution will allow the applicant to prepare the official plats of survey, and the Planning & Housing Director to review and sign the plats of survey. Once signed by the Planning & Housing Director, the prepared plats of survey may then be signed by the surveyor, making them the official plats of survey, which may then be recorded in the office of the County Recorder.

It should be noted that the official plats of survey are not recognized as binding plats of survey for permitting purposes until copies of the signed and recorded plats of survey are filed with the Ames City Clerk's office. Digital images in Adobe PDF format have already been submitted to the Planning & Housing Department.

ATTACHMENT A

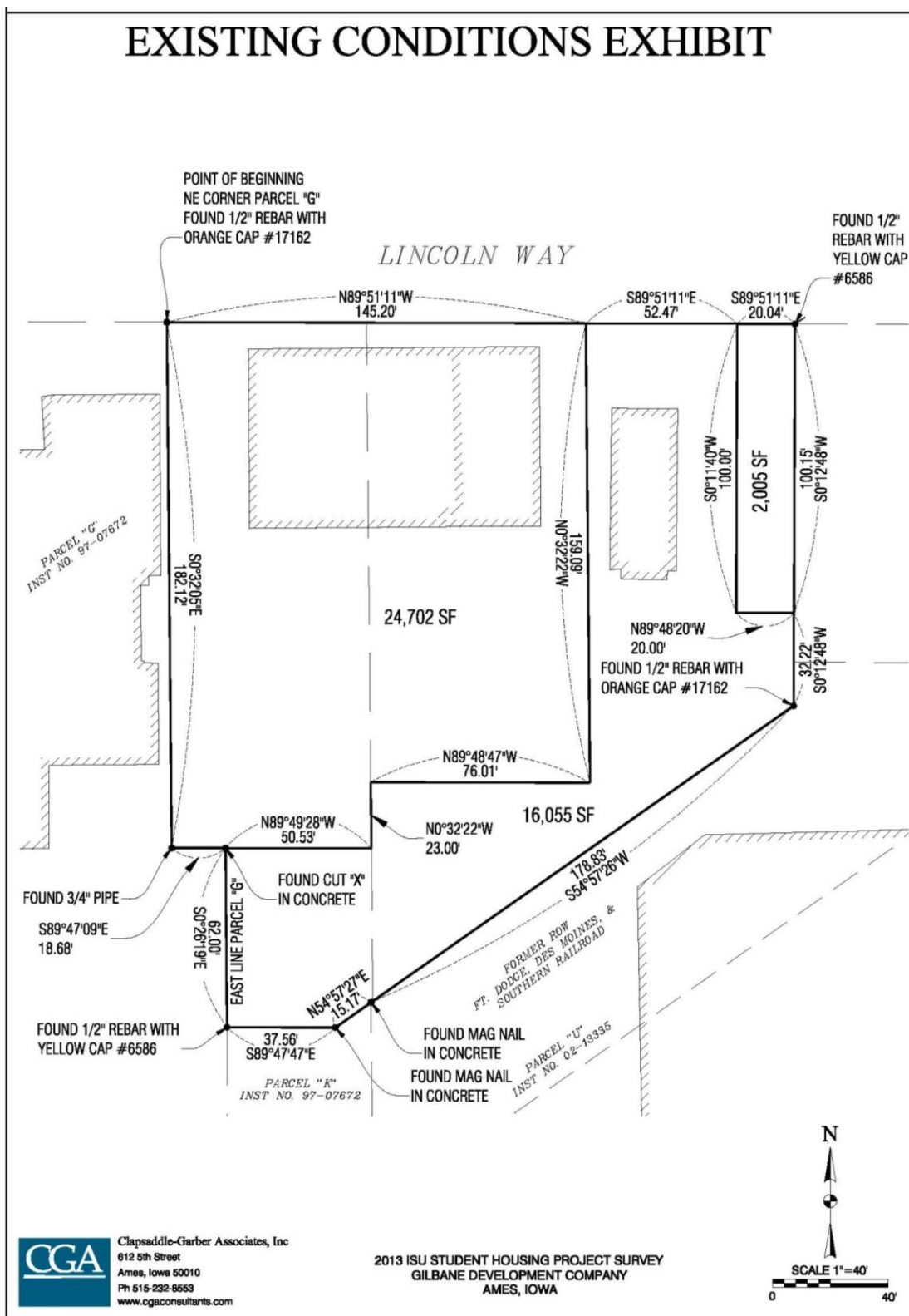


LOCATION MAP
2300 Block Lincoln Way



ATTACHMENT B

EXISTING CONDITIONS EXHIBIT

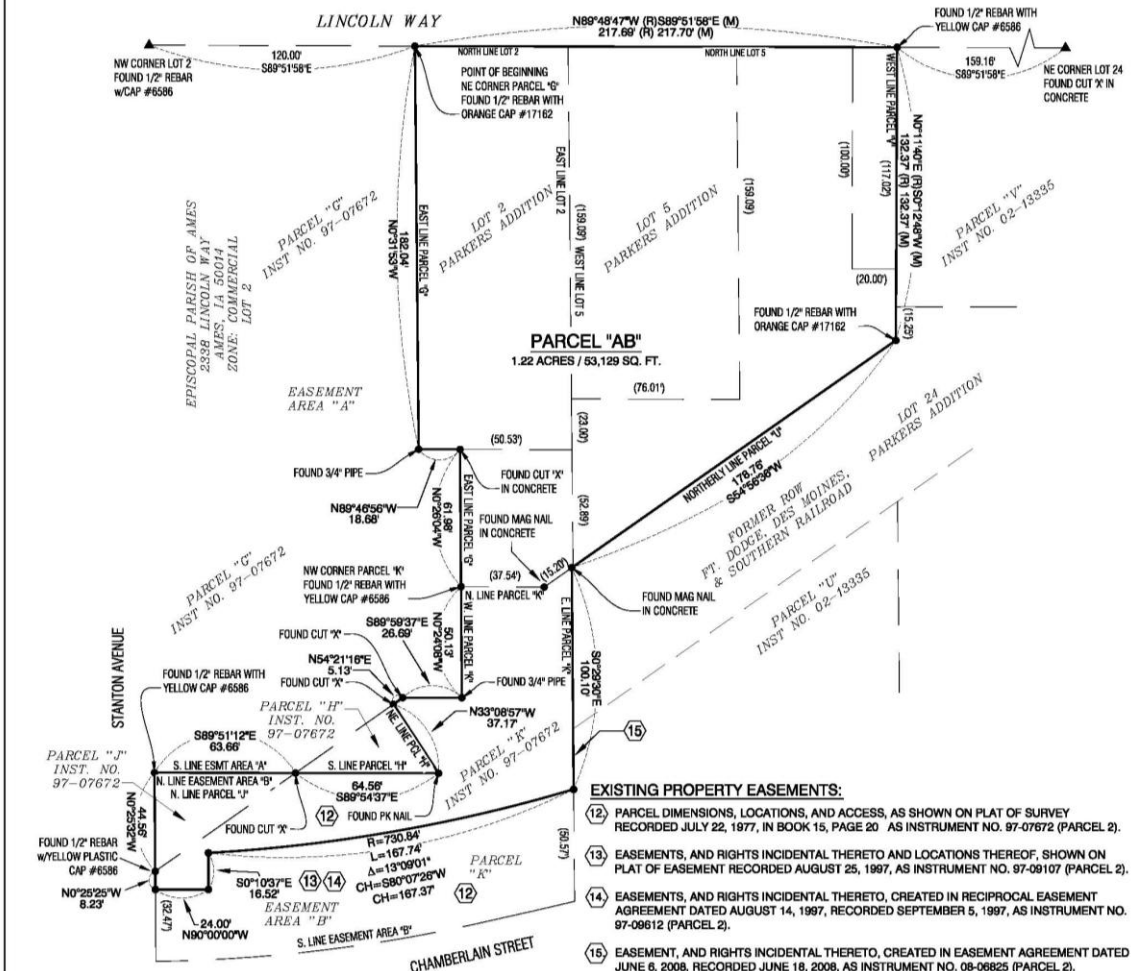


Z:\5477.dwg\Survey\5477-Existing Conditions Exhibit.dwg - PLOT\TWF - 11-06-13 - 3-02m - m0278

ATTACHMENT C – PROPOSED PLATS OF SURVEY

PREPARED BY - CLAPSADDLE-GARBER ASSOCIATES, INC. 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 - PHONE 641-752-6701

PLAT OF SURVEY



- EXISTING PROPERTY EASEMENTS:**
- (12) PARCEL DIMENSIONS, LOCATIONS, AND ACCESS, AS SHOWN ON PLAT OF SURVEY RECORDED JULY 22, 1977, IN BOOK 15, PAGE 20 AS INSTRUMENT NO. 97-07672 (PARCEL 2).
 - (13) EASEMENTS, AND RIGHTS INCIDENTAL THERETO AND LOCATIONS THEREOF, SHOWN ON PLAT OF EASEMENT RECORDED AUGUST 25, 1997, AS INSTRUMENT NO. 97-09107 (PARCEL 2).
 - (14) EASEMENTS, AND RIGHTS INCIDENTAL THERETO, CREATED IN RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 14, 1997, RECORDED SEPTEMBER 5, 1997, AS INSTRUMENT NO. 97-09612 (PARCEL 2).
 - (15) EASEMENT, AND RIGHTS INCIDENTAL THERETO, CREATED IN EASEMENT AGREEMENT DATED JUNE 6, 2008, RECORDED JUNE 16, 2008, AS INSTRUMENT NO. 08-06825 (PARCEL 2).

DESCRIPTION PARCEL "AB"
 PARCEL "AB" LOCATED IN LOTS 2 AND 5 IN PARKERS ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "G" IN SAID LOT 2, PARKERS ADDITION; THENCE, N89°51'58"W 217.70' ALONG THE NORTH LINE OF SAID LOT 2 AND SAID LOT 5 TO THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "V" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°12'48"W 132.37' ALONG THE WEST LINE OF SAID PARCEL "V" TO THE NORTHERLY LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "U" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S54°58'36"W 178.78' ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "K" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°29'30"E 100.10' ALONG THE EAST LINE OF SAID PARCEL "K"; THENCE, S0°10'37"E 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S80°07'26"W AND A CHORD DISTANCE OF 167.37'; THENCE, S0°10'37"E 16.52'; THENCE, N0°00'00"W 24.00' TO THE WEST LINE OF SAID PARCEL "K"; THENCE, N0°25'28"W 8.23' ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "J" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N0°25'32"W 44.56' ALONG THE WEST LINE OF SAID PARCEL "J"; THENCE, S89°51'12"E 63.66' ALONG THE NORTH LINE OF SAID PARCEL "J" TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "H" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S89°54'37"E 64.56' ALONG THE SOUTH LINE OF SAID PARCEL "H" TO THE SOUTHWEST CORNER OF SAID PARCEL "H"; THENCE, N33°08'57"W 37.17' ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "H"; THENCE, N54°21'16"E 5.13' ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "K"; THENCE, S89°59'37"E 26.69' ALONG SAID NORTHWESTERLY LINE; THENCE, N0°24'08"W 50.13' ALONG THE WEST LINE OF SAID PARCEL "K" TO THE NORTHWEST CORNER OF SAID LOT "K"; THENCE, N0°28'04"W 61.98' ALONG THE EAST LINE OF SAID PARCEL "G"; THENCE, N89°48'56"W 18.68' ALONG SAID EAST LINE; THENCE, N0°31'53"W 182.04' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AB" CONTAINS 1.22 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

OWNER OF RECORD: AMES NATIONAL CORPORATION
 SURVEY REQUESTED BY: GILBANE DEVELOPMENT COMPANY
 FIELD WORK COMPLETED: 5-16-2013

NOTE:
 ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- ▲ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/ORANGE PLASTIC ID CAP #17162
- () RECORDED AS

SCALE 1"=50'

2013 ISU STUDENT HOUSING PROJECT SURVEY
 GILBANE DEVELOPMENT COMPANY
 AMES, IOWA

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 Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS _____ date _____
 Iowa License Number 17162
 My License Renewal Date is December 31, 2013
 Pages or sheets covered by this seal: THIS SHEET

Clapsaddle-Garber Associates, Inc.
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph. 641-752-6701
 www.cgasurveyors.com

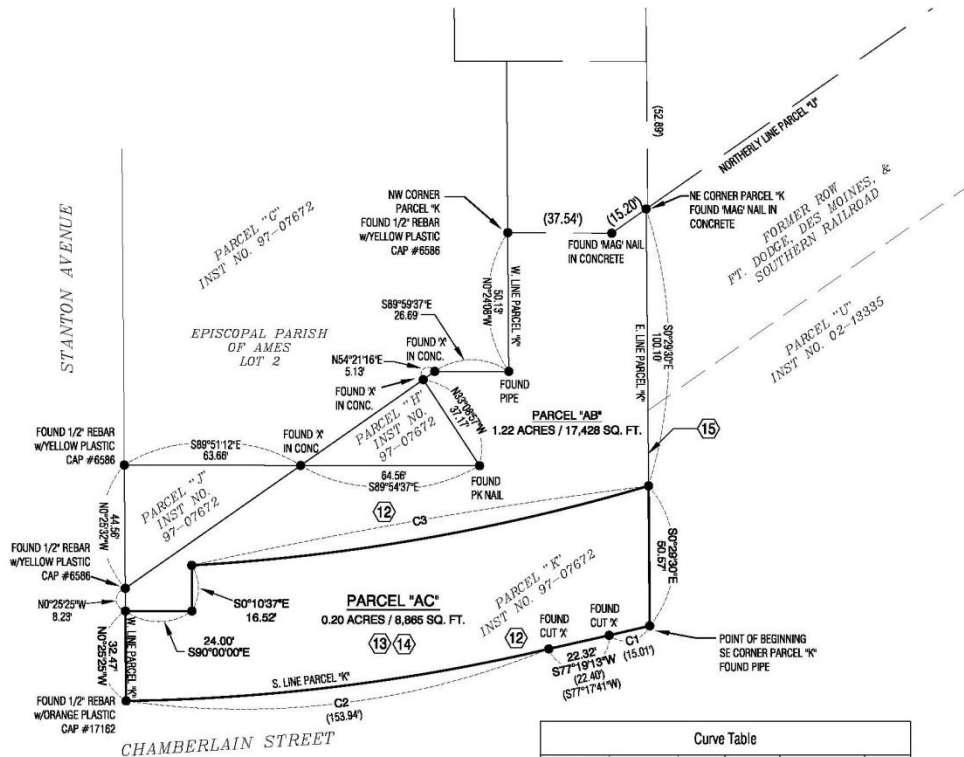
DRAWN	WLB	SHEET NO.	1
DATE	10-15-13	PROJECT NO.	5477.05

1:5477(05)05(05)017 - PLAT PARCEL AB.dwg - 10/15/13 - 3:16pm - mhb

ATTACHMENT C – PROPOSED PLATS OF SURVEY

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Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	15.07'	768.30'	1°07'28"	S76°46'04"W	15.07'
C2	154.04'	710.30'	12°25'31"	S82°59'03"W	153.74'
C3	167.74'	730.84'	13°09'01"	N80°07'26"E	167.37'

DESCRIPTION PARCEL "AC"

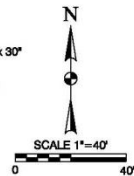
PARCEL "AC" LOCATED IN PARCEL "K", A PORTION OF LOT 2, PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER SAID PARCEL "K"; THENCE, SOUTHWESTERLY 15.07' ALONG THE SOUTH LINE OF SAID PARCEL "K" AND THE ARC OF A 768.30' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF S76°46'04"W AND A CHORD DISTANCE OF 15.07'; THENCE, S77°19'13"W 22.32' ALONG SAID SOUTH LINE; THENCE, SOUTHWESTERLY 154.04' ALONG SAID SOUTH LINE AND THE ARC OF A 710.30' RADIUS CURVE, CONCAVE NORTH-WESTERLY, HAVING A CHORD BEARING OF S82°59'03"W AND A CHORD DISTANCE OF 153.74'; THENCE, N0°25'25"W 32.47' ALONG THE WEST LINE OF SAID PARCEL "K"; THENCE, S90°00'00"E 24.00'; THENCE, N0°10'37"W 16.52'; THENCE, NORTHEASTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTH-WESTERLY, HAVING A CHORD BEARING OF N80°07'26"E AND A CHORD DISTANCE OF 167.37' TO THE EAST LINE OF SAID PARCEL "K"; THENCE, S0°29'30"E 50.57' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AC" CONTAINS 0.20 ACRES OR 8,865 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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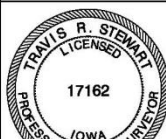
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2013 ISU STUDENT HOUSING PROJECT SURVEY
 IN PARCELS "J" AND "K", A PART OF LOT 2 PARKER'S ADDITION TO AMES
 STORY COUNTY, IOWA



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 Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart, PLS _____ date
 Iowa License Number 17162
 My License Renewal Date is December 31, 2013
 Pages or sheets covered by this seal: THIS SHEET

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 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgsa-ia.com

DRAWN	WLB	SHEET NO.	1
DATE	12-6-2013	PROJECT NO.	5477.05

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