

**COUNCIL ACTION FORM**

**SUBJECT:** PLAT OF SURVEY FOR 3910 MARICOPA DRIVE

**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 23.311)
- ☐ Auditor's plat (per Code of Iowa Section 354.15)

The site is located at:

Owner:	Fountainview Property Owners Association
Street Address:	3910 Maricopa Drive
Assessor's Parcel #:	0917110000
Legal Description:	Outlot B of Fountainview Subdivision to the City of Ames.

**This plat of survey converts the existing platted outlot, which is unbuildable, into a platted parcel to allow the construction of three 8-unit apartments. The property lines are not changed for the site, just its status as an outlot within the subdivision.** Under a separate action, the City Council will be asked to vacate an open space easement and a storm water flowage easement to facilitate multi-family development on this same site. The storm water flowage easement will be redefined with the approval of approval of a minor site plan. A copy of the proposed plat of survey is attached for Council consideration. (See Attachment B, Proposed Plat of Survey)

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 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 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 23.308(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 resolution approving the proposed plat of survey.
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.

**CITY MANAGER'S RECOMMENDED ACTION:**

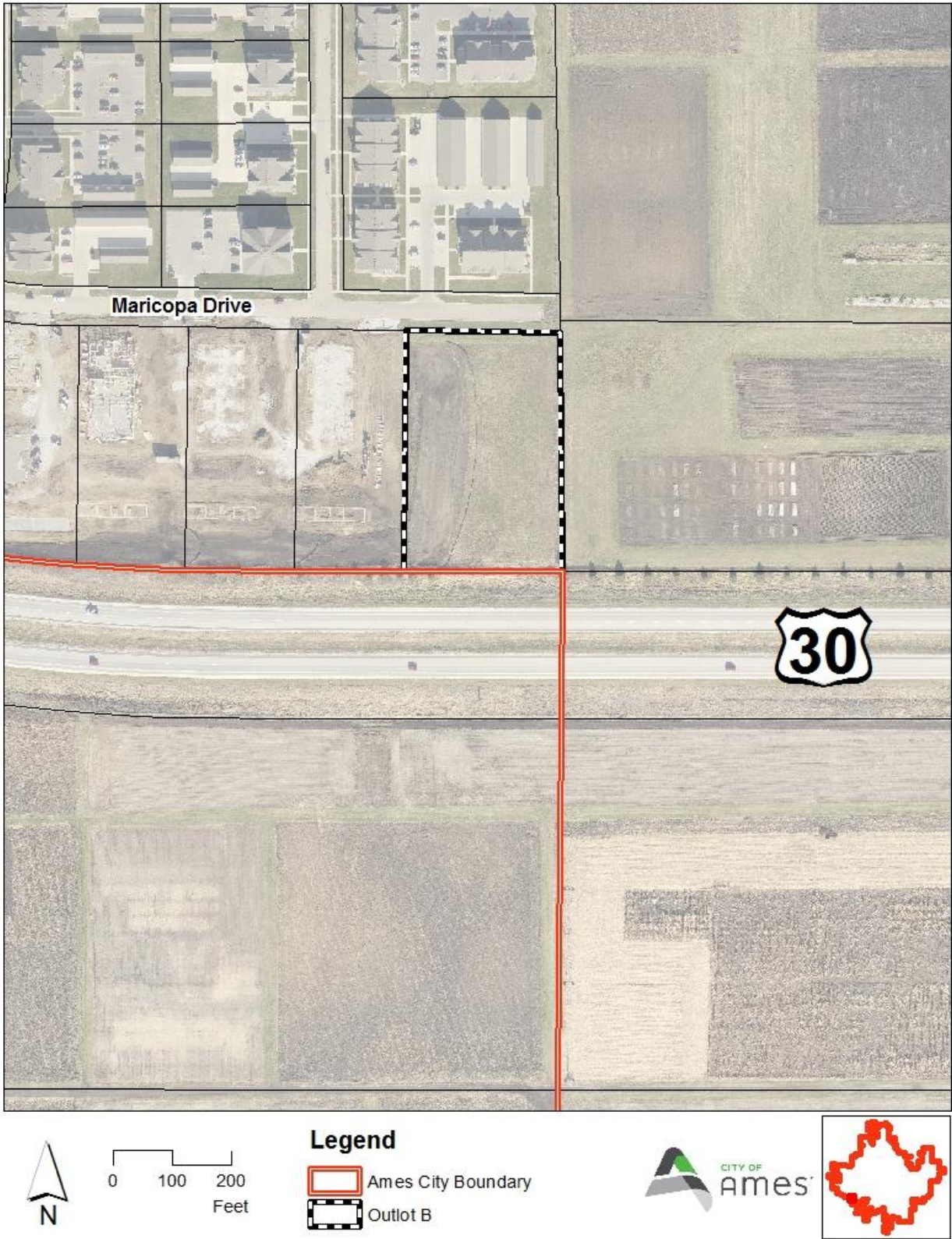
The Planning & Housing Department has determined that the proposed plat of survey satisfies all code requirements and has rendered a preliminary decision to approve the proposed plat of survey. At the time of original approval of the Fountains Subdivision there was no condition of approval and agreement required preserving this outlot as open space. The drainage issues will be accommodated at the time of development and a blanket easement across the property is unnecessary. Approval of the plat of survey will allow for the construction of three 8-unit apartments which staff is currently reviewing.

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

Approval of the resolution will allow the applicant to prepare the official plat of survey, and the Planning & Housing Director to review and sign the plat of survey 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 is not 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



# ATTACHMENT B PROPOSED PLAT OF SURVEY

Prepared by: Eugene R. Dreyer, Bolton & Menk, 2730 Ford Street/P.O. Box 668, Ames, IA 50010 Phone: 515-291-4065

## PLAT OF SURVEY

MARICOPA DRIVE  
66' R.O.W.

School District Separation Line

N89°08'38"W 259.567'  
N87°07'28"W 260.00' (R)

Found 5/8" rebar.  
Corner of  
Dutiot B.  
Found 1/2" rebar.  
Corner of  
Dutiot B.  
Found 1/2" rebar.  
Corner of  
Dutiot B.

Existing 10'  
P.U.E.

Found 5/8" rebar  
with yellow #9029.  
Corner of  
Dutiot B.  
Found 1/2" rebar  
with yellow #9029.  
Corner of  
Dutiot B.

Existing  
5' P.U.E.

N00°53'55"E 405.33'  
S00°52'32"W 405.29' (R)

N00°30'14"W 401.36'  
S00°30'30"E 401.17' (R)

PARCEL D  
3910 Maricopa Drive  
106,791 Square Feet

FOUNTAINVIEW  
SUBDIVISION

FOUNTAINVIEW  
SUBDIVISION  
THIRFO ADDITION  
3

Found 5/8" rebar.  
Corner of  
Dutiot B.  
Found 1/2" rebar.  
Corner of  
Dutiot B.  
Found 1/2" rebar.  
Corner of  
Dutiot B.

N89°59'12"E 269.72'  
S89°58'33"W 269.72' (R)

US HIGHWAY 30  
125' R.O.W.

Found 1/2" rebar  
with yellow #9029.  
Corner of  
Dutiot B.  
Found 1/2" rebar  
with yellow #9029.  
Corner of  
Dutiot B.

The Ames City Council approved this plat of survey on \_\_\_\_\_, 2013, with  
Resolution Number \_\_\_\_\_, I certify that it conforms to all conditions of approval.  
Planning & Housing Director \_\_\_\_\_



### LEGEND

- Found Monument as noted.....
- Set 5/8" rebar with yellow plastic cap #17535.....
- Set 1/2" rebar with yellow plastic cap #17535.....
- Public Utility Easement.....P.U.E.
- Surface Water Flowage Easement.....S.W.F.E.
- Storm Sewer Easement.....S.S.E.
- Redevelopment Easement.....R.D.E.
- Sorter Sewer Easement.....S.S.E.
- Water Main Easement.....W.M.E.
- Record Dimension.....(R)

### NOTES

1. The East Line of Lot 3 of Fountainview Subdivision is shown as shown on the Final Plat filed 09/05/2012, Instrument No. 2012-0010364 in the Office of the Story County Recorder.
2. Easements as shown. No new easements created with this plat.
3. This survey meets or exceeds Iowa Code 355.8 (13).

### LEGAL DESCRIPTION - PARCEL 'D':

All of Dutiot B of Fountainview Subdivision to the City of Ames, Story County, Iowa as shown on the Final Plat filed 09/05/2012, Instrument No. 2012-0010364 in the Office of the Story County Recorder.

Side \_\_\_\_\_ Page \_\_\_\_\_

Recorded:  
Fountainview Property Owners  
4611 Maricopa Drive  
Ames, IA 50010-4038

Recorded By:  
The Office of Fountainview  
4611 Maricopa Drive, Suite 106  
Ames, IA 50014

PLAT OF SURVEY  
AMES, IA

**BOLTON & MENK, INC.**  
Consulting Engineers & Surveyors  
MANWATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN  
WILLMAR, MN CHASKA, MN RANNEY, MN MAPLEWOOD, MN  
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

I hereby certify that this and all surveying documents were prepared and the required survey 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.  
Eugene R. Dreyer, P.L.S.  
My license renewed date is December 31, 2014  
Sheets covered by this sheet: 1 of 1

