

**COUNCIL ACTION FORM**

**SUBJECT: PLAT OF SURVEY FOR 302, 304, AND 308 SOUTH 3<sup>RD</sup> STREET**

**BACKGROUND:**

The City's subdivision regulations in Chapter 23 of the Ames Municipal Code include the process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property. The regulations also describe the process for combining existing platted lots or adjusting the boundary lines of existing tracts. Section 23.308 allows the use of a plat of survey for a boundary line adjustment.

**This plat of survey combines three existing lots into a single parcel.** The eastern lot is the site of a party rental business. The two western lots are currently vacant after the recent demolition of the homes that were on the properties. The combined properties are planned to accommodate an expansion of the party rental business. The zoning is South Lincoln Sub Area Mixed-Use District (S-SMD). The plat of survey does not require any new public infrastructure as it is already in place.

Approval of this plat of survey (Attachment B) will allow the applicant to prepare the official plat of survey and submit it to the Planning and Housing Director for review. The Director will sign the plat of survey confirming that it fully conforms to all conditions of approval. The prepared plat of survey may then be signed by the surveyor, who will submit it for recording in the office of the County Recorder.

**ALTERNATIVES:**

1. The City Council can approve the proposed plat of survey consistent with the boundary line adjustment standards of Chapter 23.
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:**

Staff has determined that the proposed plat of survey for a boundary line adjustment does not trigger City infrastructure requirements as defined within the Subdivision Code. The resulting lot meets the underlying zoning standards.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1 to approve the plat of survey.

**ADDENDUM**  
**PLAT OF SURVEY FOR 302, 304, AND 308 S. 3<sup>rd</sup> STREET**

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 site is located at: 302, 304, and 308 S. 3<sup>rd</sup> Street

Owner: D & N Venture, LLC  
Parcel ID: 09-11-175-050, 09-11-175-040, and 09-11-175-030

New Legal Descriptions: Parcel "BG" located in Lot 1 and Lot 2 in Cayler's Subdivision, Ames, Story County, Iowa and in a Part of the Northeast 1/4 of the Northwest 1/4 of Section 11, Township 83 North, Range 24 West of the 5<sup>th</sup> P.M., Story County, Iowa.

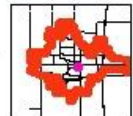
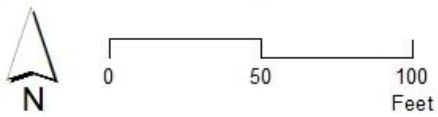
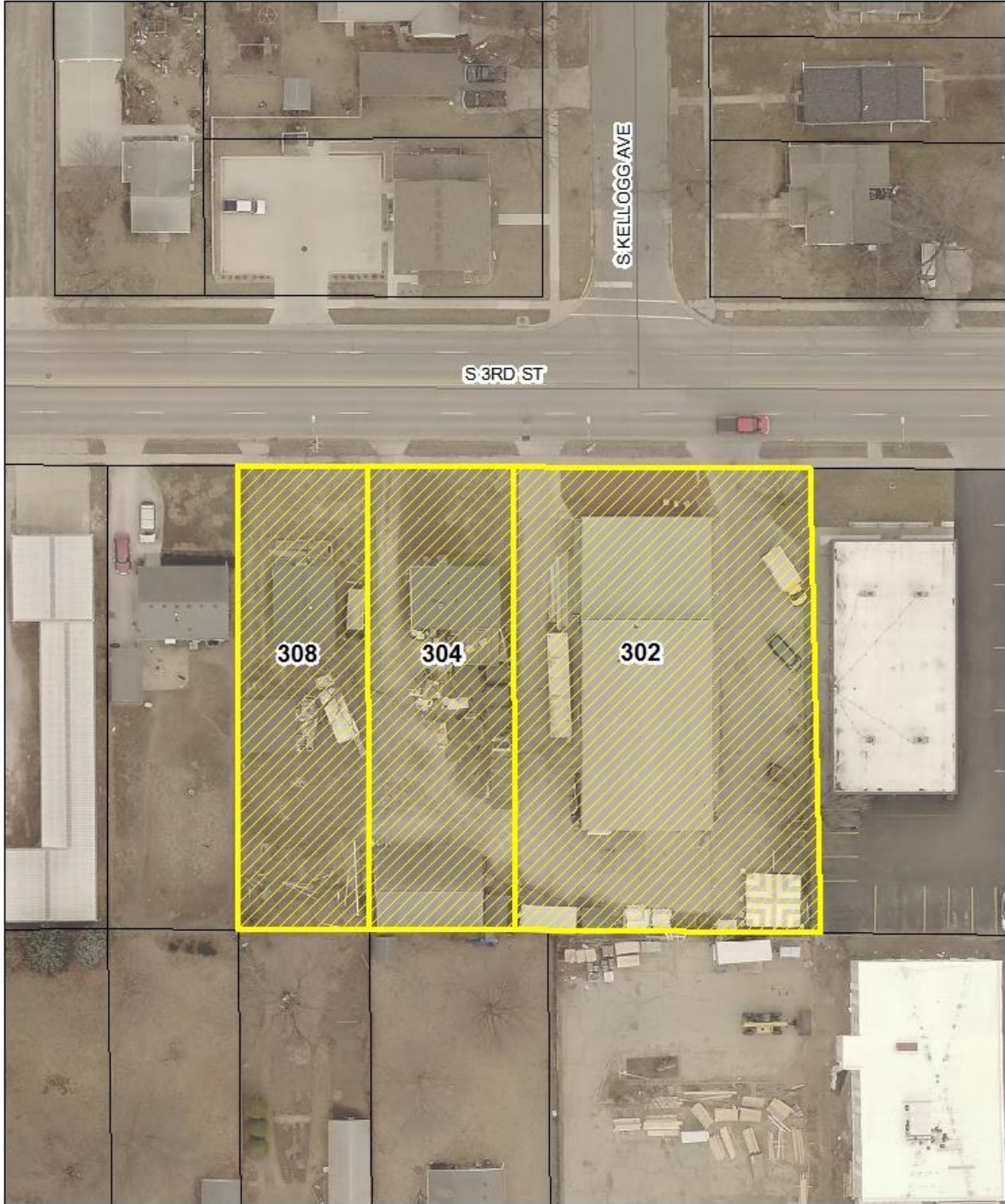
**Public Improvements:**

The preliminary decision of the Planning Director finds that 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.

Note: 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.

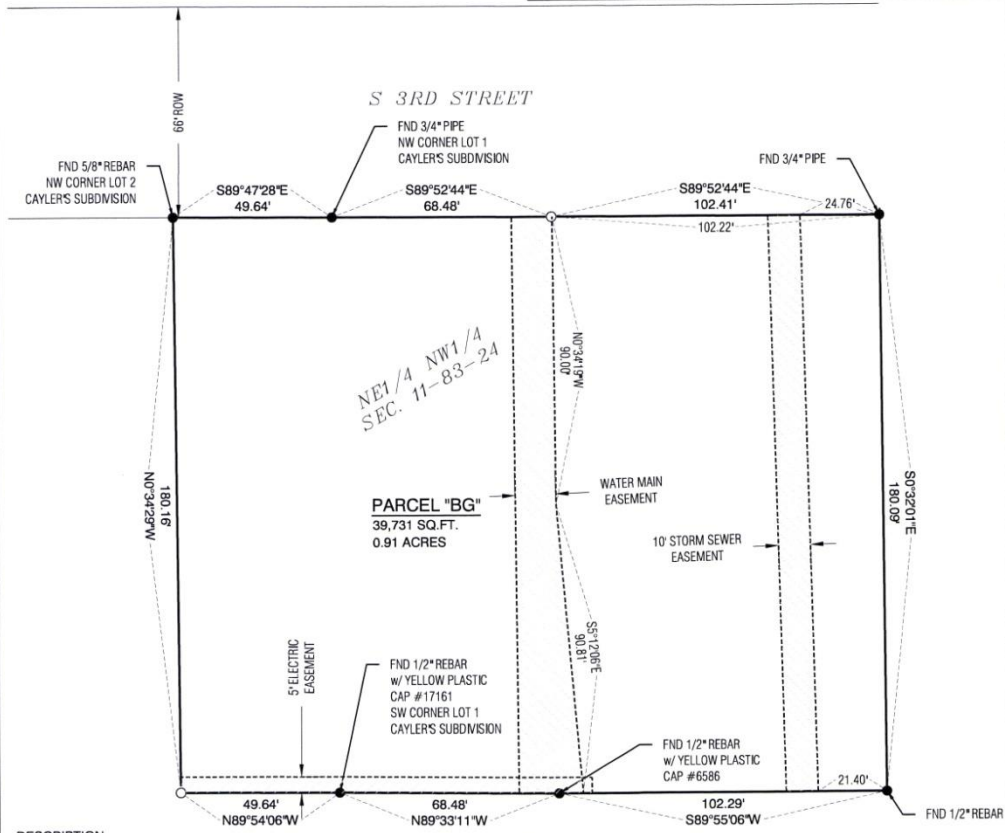
# ATTACHMENT A: LOCATION MAP



**ATTACHMENT B: PLAT OF SURVEY**

# PLAT OF SURVEY

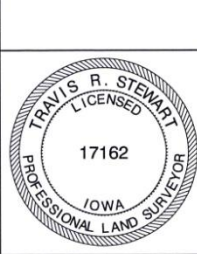
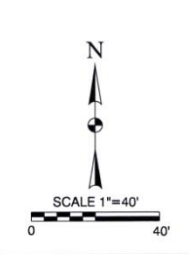
INDEX LEGEND	
LOCATION:	NE 1/4 OF THE NW 1/4 SECTION 11 TOWNSHIP 83 NORTH RANGE 24 WEST
PROPRIETOR:	D & N VENTURES LLC
SURVEY REQUESTED BY:	WOODRUFF CONSTRUCTION, LLC
FIELD WORK COMPLETED:	3/16/2017
SURVEY PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC.
RESPOND TO:	16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 TSTEWART@CGACONSULTANTS.COM



**DESCRIPTION**  
 PARCEL "BG" LOCATED IN LOT 1 AND LOT 2 IN CAYLER'S SUBDIVISION, AMES, STORY COUNTY, IOWA, AND IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5th P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN SAID CAYLER'S SUBDIVISION; THENCE, S89°47'28"E 49.64' ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 1 IN SAID CAYLER'S SUBDIVISION; THENCE, S89°52'44"E 68.48' ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE, S89°52'44"E 102.41' TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2017-04178; THENCE, S0°32'01"E 180.09' ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE, S89°55'06"W 102.29' ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID LOT 1 IN CAYLER'S SUBDIVISION; THENCE, N89°33'11"W 68.48' ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE, N89°54'06"W 49.64' ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE, N0°34'29"W 180.16' ALONG THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. PARCEL "BG" CONTAINS 0.91 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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

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



**CELEBRATION'S PLAT OF SURVEY**  
 STORY COUNTY

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, 2017  
 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.cgiconsultants.com

DRAWN	SHEET NO.
RWA	1
DATE	PROJECT NO.
06-29-2017	5640.05

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# PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	NE 1/4 OF THE NW 1/4 SECTION 11 TOWNSHIP 83 NORTH RANGE 24 WEST
PROPRIETOR:	D & N VENTURES LLC
SURVEY REQUESTED BY:	WOODRUFF CONSTRUCTION, LLC
FIELD WORK COMPLETED:	3/16/2017
SURVEY PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC.
RESPOND TO:	16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 TSTEWART@CGACONSULTANTS.COM

### STORM SEWER EASEMENT

A 10' WIDE STORM SEWER EASEMENT LOCATED IN PARCEL "BG" IN CAYLER'S SUBDIVISION, AMES, STORY COUNTY, IOWA, AND IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5th P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "BG" IN SAID CAYLER'S SUBDIVISION; THENCE N89°52'44"W 24.76' ALONG THE NORTH LINE OF SAID PARCEL "BG" TO THE POINT OF BEGINNING; THENCE, S01°36'12"E 180.23' TO THE SOUTH LINE OF SAID PARCEL "BG"; THENCE S89°55'06"W 10.00' ALONG THE SOUTH LINE OF SAID PARCEL "BG"; THENCE, N01°36'12"W 180.27' TO THE NORTH LINE OF SAID PARCEL "BG"; THENCE S89°52'44"E 10.00' ALONG THE NORTH LINE OF SAID PARCEL "BG" TO THE POINT OF BEGINNING. EASEMENT CONTAINS 1,803 SQ.FT.

### WATER MAIN EASEMENT

A WATER MAIN EASEMENT LOCATED IN PARCEL "BG" IN CAYLER'S SUBDIVISION, AMES, STORY COUNTY, IOWA, AND IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHEAST CORNER OF PARCEL "BG" IN SAID CAYLER'S SUBDIVISION; THENCE N89°52'44"W 102.22' ALONG THE NORTH LINE OF SAID PARCEL "BG" TO THE POINT OF BEGINNING; THENCE, S0°34'19"E 90.00'; THENCE, S05°12'06"E 90.81' TO THE SOUTH LINE OF SAID PARCEL "BG"; THENCE S89°55'06"W 7.53' ALONG THE SOUTH LINE OF SAID PARCEL "BG"; THENCE N89°33'11"W 12.48' ALONG THE SOUTH LINE OF SAID PARCEL "BG"; THENCE, N0°34'19"W 180.38' TO THE NORTH LINE OF SAID PARCEL "BG"; THENCE S89°52'44"E 12.67' ALONG THE NORTH LINE OF SAID PARCEL "BG" TO THE POINT OF BEGINNING. EASEMENT CONTAINS 2,617.38 SQ.FT.

### ELECTRIC EASEMENT

A 5' WIDE ELECTRIC EASEMENT LOCATED IN PARCEL "BG" IN CAYLER'S SUBDIVISION, AMES, STORY COUNTY, IOWA, AND IN A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "BG" IN SAID CAYLER'S SUBDIVISION; THENCE N0°34'29"W 5.00' ALONG THE WEST LINE OF SAID PARCEL "BG"; THENCE, S89°54'06"E 49.65'; THENCE, S89°33'11"E 68.47'; THENCE, S89°55'06"E 10.17'; THENCE, S0°04'54"E 5.00' TO THE SOUTH LINE OF SAID PARCEL "BG"; THENCE S89°55'06"W 10.20' ALONG THE SOUTH LINE OF SAID PARCEL "BG"; THENCE, N89°33'11"W 68.48' ALONG THE SOUTH LINE OF SAID PARCEL "BG"; THENCE N89°54'06"W 49.64' ALONG THE SOUTH LINE OF SAID PARCEL "BG" TO THE TO THE POINT OF BEGINNING. EASEMENT CONTAINS 641 SQ.FT.

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON \_\_\_\_\_, 2017 WITH RESOLUTION NUMBER \_\_\_\_\_, I CERTIFY THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL \_\_\_\_\_

CELEBRATION'S PLAT OF SURVEY STORY COUNTY		
	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, 2017 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.cgiconsultants.com
DRAWN RWA SHEET NO. 2 DATE 06-29-2017 PROJECT NO. 5640.05		

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