

ITEM #: 12
DATE: 12-19-17

COUNCIL ACTION FORM

SUBJECT: ACCEPTANCE OF SHEFFIELD AVENUE RIGHT-OF-WAY

BACKGROUND:

The owner of the Northridge Village retirement center, CCRC of Ames, recently completed Phase 2 of its facility at 3305 Stange Road. The project required the construction of a cul-de-sac at the north end of Sheffield Avenue, since the project precluded the future extension of the street.

The owner has completed the construction of the street and sidewalks and has prepared an acquisition plat and warranty deed. The street was constructed to City specifications and has been inspected and approved. **The City Council is now being asked to accept the improvements and right-of-way.**

ALTERNATIVES:

1. The City Council can approve the resolution accepting the completed Sheffield Avenue cul-de-sac.
2. The City Council can choose not to accept the street as public right-of-way.

CITY MANAGER'S RECOMMENDED ACTION:

The Sheffield Avenue stub street required the construction of the cul-de-sac as part of the Phase 2 of Northridge Village. The work was done in accordance with City specifications and has been inspected and approved. **Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative #1, which is to accept the completed Sheffield Avenue cul-de-sac.**

ATTACHMENT 1

INSTRUMENT PREPARED BY:	Brian D. Torresi, 2605 Northridge Pkwy., Ames, IA 50010 (515) 288-2500
RETURN TO:	City of Ames, Iowa, Attn: City Clerk, 515 Clark Ave., Ames, IA 50010
MAIL TAX STATEMENT TO:	City of Ames, Iowa, Attn: City Clerk, 515 Clark Ave., Ames, IA 50010

CORPORATE/BUSINESS ENTITY WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **CCRC OF AMES, LLC**, an Iowa limited company (the "Grantor"), for valuable consideration, conveys unto **CITY OF AMES, IOWA** (the "Grantee"), the real property situated in Story County, Iowa, described as follows:

See Legal Description in Acquisition Plat attached hereto as Exhibit A

The undersigned Grantor covenants with the above named Grantee and successors in interest that Grantor holds the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the Grantor covenants to warrant and defend the real property against the lawful claims of all persons whomsoever, except as may be above stated.

Dated this 4th day of ~~November~~, 2017.
December

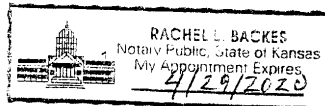
CCRC OF AMES, LLC, Grantor

By: [Signature]
Manager, Manager

STATE OF KANSAS, JOHNSON COUNTY SS:

This record was acknowledged before me on this 4th day of December, 2017, by Gilbert R. Wood, as Manager of CCRC of Ames, LLC.

Rachel L. Backes
Notary Public in and for the State of Kansas
My commission expires 4/29/2020



INDEX LEGEND

LOCATION: LOT 2, BAPTIST ACRES SUBDIVISION, AMES
 REQUESTOR: CCRC OF AMES, LLC
 PROPRIETOR: CCRC OF AMES, LLC
 SURVEYOR: MICHAEL LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G
 GRIMES, IA. 50111
 PH: 515-369-4400

EXHIBIT A

ACQUISITION PLAT

AREA SUMMARY:
 13,517 SQUARE FEET

DATE OF SURVEY:
 SEPTEMBER 26, 2017

LEGAL DESCRIPTION:





A PART OF LOT 2, BAPTIST ACRES SUBDIVISION, AN OFFICIAL PLAT IN THE CITY OF AMES, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

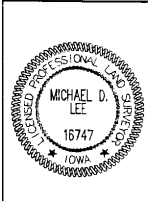
COMMENCING AT THE NORTHEAST CORNER OF OUTLOT 'XX', SOMERSET SUBDIVISION TWENTY-SECOND ADDITION, AN OFFICIAL PLAT IN THE CITY OF AMES; THENCE NORTH 89°24'40" EAST ALONG THE NORTH LINE OF SAID SOMERSET SUBDIVISION TWENTY-SECOND ADDITION, 0.56 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 36.00 FEET, WHOSE ARC LENGTH IS 44.18 FEET AND WHOSE CHORD BEARS NORTH 35°45'17" WEST, 41.46 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 59.00 FEET, WHOSE ARC LENGTH IS 257.76 FEET AND WHOSE CHORD BEARS NORTH 54°14'50" EAST, 96.47 FEET; THENCE SOUTH 00°35'45" EAST, 89.45 FEET TO SAID NORTH LINE; THENCE SOUTH 89°24'40" WEST ALONG SAID NORTH LINE, 55.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES (13,517 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

FILE: H:\2016\1604220\DWG\1604220-ACQUISITION.DWG
 DATE PLOTTED: 10/3/17 2:59 PM

LEGEND:

FOUND SET

SECTION CORNER AS NOTED  
 1/2" REBAR, CAP #16747 (UNLESS OTHERWISE NOTED)  
 PLATTED BEARING & DISTANCE P
 MEASURED BEARING & DISTANCE M
 RECORDED BEARING & DISTANCE R
 DEEDED BEARING & DISTANCE D
 ARC LENGTH AL
 CENTERLINE _____
 SECTION LINE _____
 EASEMENT LINE _____



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.

 MICHAEL D. LEE, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 & 2

SHEFFIELD AVENUE
 PT LOT 2, BAPTIST ACRES SUBDIVISION

REVISION:

1604.220



CIVIL DESIGN ADVANTAGE

3405 CROSSROADS DRIVE, SUITE G,
 GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410

ACQUISITION PLAT

