

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 1613 SO. DAYTON PLACE

BACKGROUND:

The City's subdivision regulations found 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 conveyance parcels in order to create a parcel for development purposes. A Plat of Survey is allowed by Section 23.309 for the consolidation of conveyance parcels and for boundary line adjustments. The subject property is categorized as a "conveyance parcel" with the City's Subdivision Code. A conveyance parcel must be surveyed and approved as a parcel for it to be recognized as a buildable lot under the standards of the Subdivision Code. The survey of the property, including placing pins for property corners, establishes the legal boundaries for the parcel to allow for verification of development standards, such as setbacks.

This proposed Plat of Survey is for vacant land located at 1613 So. Dayton Place and owned by Mark Gannon. The proposed "Parcel J" will include 37,690.3 square feet or 0.865 acres of lot area. The property is zoned Highway Oriented Commercial (HOC) and is located in the Southeast Entryway Overlay district (O-GSE).

The site was reviewed to ensure that proposed lot dimensions complied with requirements found in the zone development standards of the Highway Oriented Commercial District (HOC) and the Southeast Gateway Overlay District (O-GSE) and the adequacy of existing infrastructure and services to serve the site. A new 10' PUE easement has been included along the eastern property line adjacent to the South Dayton Place right-of-way. Upon development of the site, frontage improvements will be required in conjunction with the new construction.

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. Adopt the resolution approving the proposed Plat of Survey.

2. 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. 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 complies with all code requirements and has made a preliminary decision of approval. **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.**

ADDENDUM
PLAT OF SURVEY FOR 1613 SO. DAYTON PLACE

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:

Owners: Gannon Real Estate and Consulting

Existing Street Address: 1613 S. Dayton Place

Assessor's Parcel #: 09-13-225-030

Legal Description:

Commencing at the Northeast corner of Section 13, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa; thence N 89°49'07" W, along the North line of said Section 13, a distance of 350.38'; thence S 00°29'42" E a distance of 187.00' to the point of beginning; thence S 89°49'07" E a distance of 300.35'; thence S 00°29'07" E a distance of 111.24'; thence S 84°45'26" W a distance of 301.34'; thence N 00°29'42" W a distance of 139.73' to the point of beginning.

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
Existing Conditions, p.1

INDEX LEGEND

Location: Sec 13 Twp 83N Rge 24W 5th P.M.
Requestor: Mark Gannon
Proprietor: Gannon Real Estate and Consulting
Project: 16034 Original Survey: 7/18/16
Surveyor Co: Boldman Surveying Consultants
Prepared by/Return to: Craig S. Boldman
521 West Green Street, Winterset, Ia 50273
Phone/fax: 515-462-9242

Instrument #: 2018-01475
02/23/2018 08:24:30 AM Total Pages: 2
SURY SURVEYS AND PLATS
Recording Fee: \$ 12.00
Stacie Herridge, Recorder, Story County Iowa



Slide 597 Page 6

RESERVED FOR COUNTY RECORDER STAMP

BOUNDARY RETRACEMENT SURVEY (Corrected)

Surveyed description

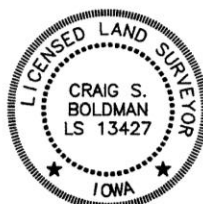
Commencing at the Northeast corner of Section 13, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa; thence N 89°49'07" W, along the North line of said Section 13, a distance of 350.38'; thence S 00°29'42" E a distance of 187.00' to the point of beginning; thence S 89°49'07" E a distance of 300.35'; thence S 00°29'07" E a distance of 111.24'; thence S 84°45'26" W a distance of 301.34'; thence N 00°29'42" W a distance of 139.73' to the point of beginning.

Containing 0.865 acres of land (37690.3 Sq. Ft.)

Easements

- A. Pipeline easement for the benefit of IES Utilities recorded Book 589 Page 151. Affects subject property as shown
- B. Electric utility and storm water right of way easement benefiting the City of Ames, Iowa. Recorded in Book 269 Page 107. Affects subject property as shown.
- C. Storm sewer drainage ditch easement benefiting the City of Ames, Iowa. Recorded in Book 120 Page 216. Affects subject property as shown..

Surveyor's Note: This Plat and corresponding legal description corrects a Plat recorded in slide 544 Page 1 and filed as Instrument 2016-08278 in the Office of the Story County Recorder



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

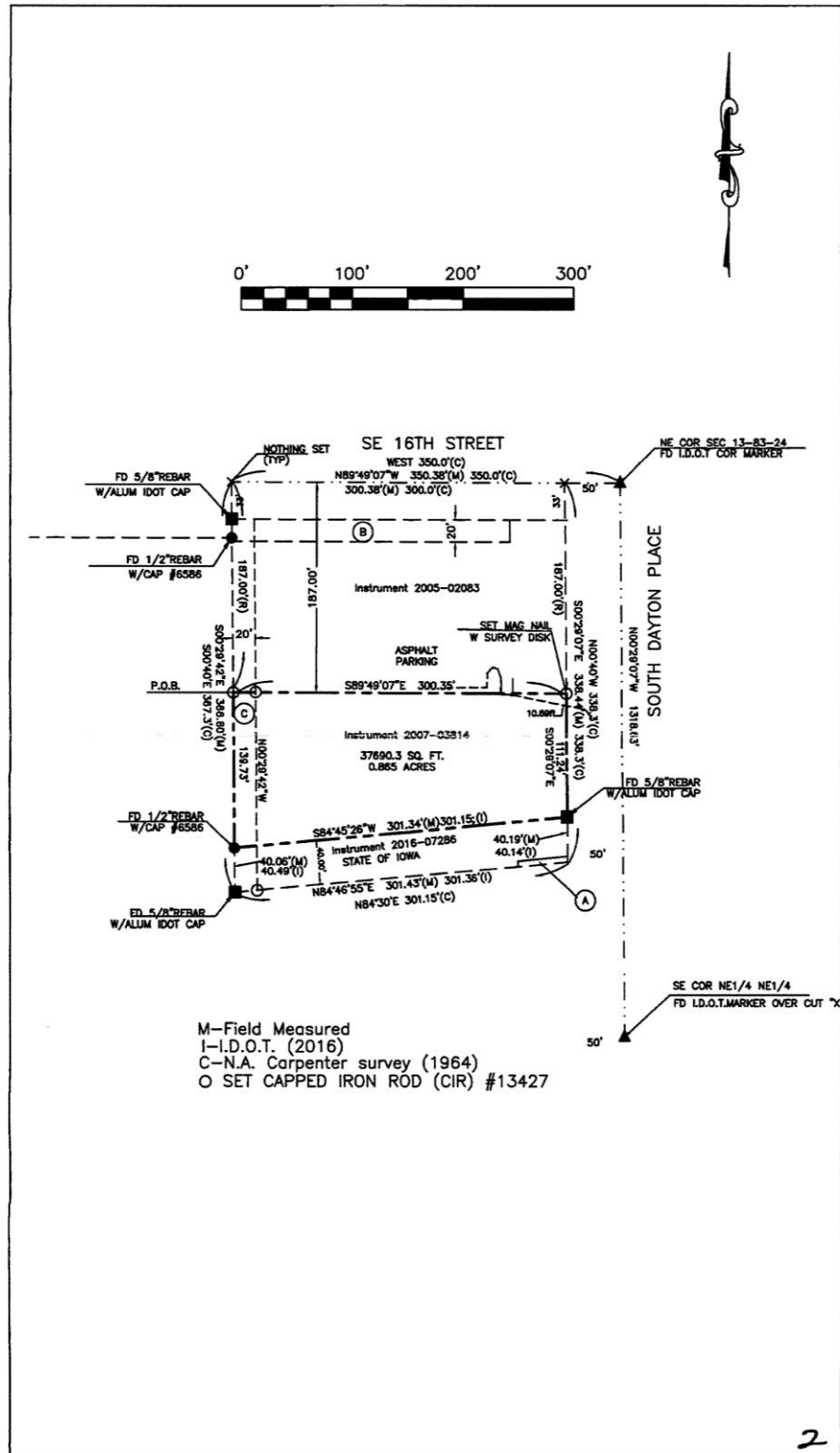
Signature Craig S. Boldman Date 2/21/18

Name Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2018

Pages or sheets covered by this seal 42

Attachment A



Attachment B- Plat of Survey

INDEX LEGEND

Location:: Sec 13-83N-24W of the 5th P.M.
 Requestor: Mark Gannon
 Proprietor: Gannon Real Estate and Consulting
 Project: 16034 Date of Survey: 4/3/18
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

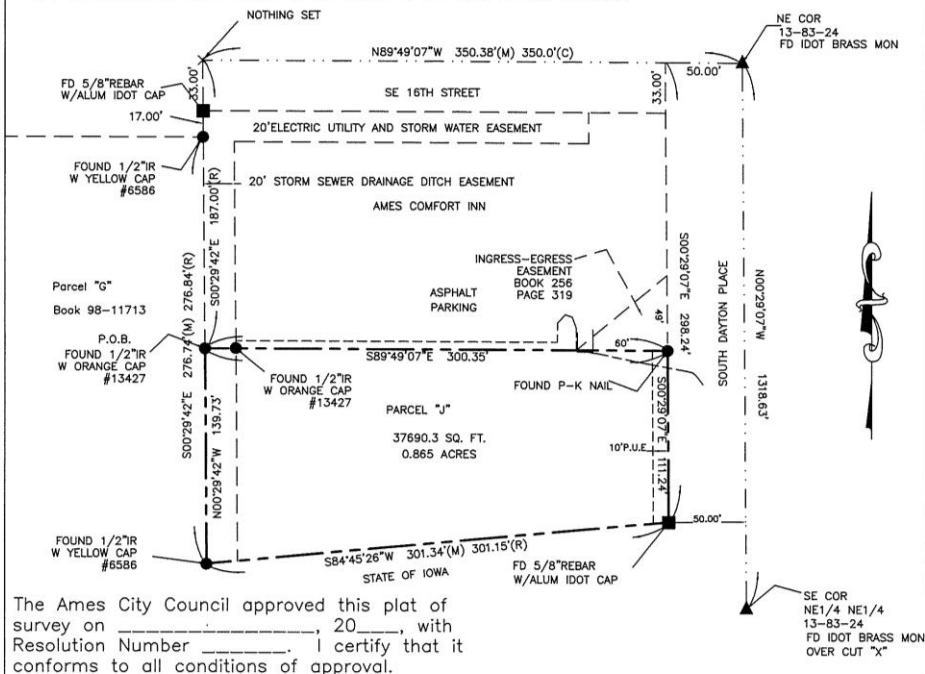
PLAT OF SURVEY (Corrected)

Parcel "J" description

Commencing at the Northeast corner of Section 13, Township 83 North, Range 24 West of the 5th P.M., City of Ames, Story County, Iowa; thence N 89°49'07" W, along the North line of said Section 13, a distance of 350.38'; thence S 00°29'42" E a distance of 187.00' to the point of beginning; thence S 89°49'07" E a distance of 300.35'; thence S 00°29'07" E a distance of 111.24'; thence S 84°45'26" W a distance of 301.34'; thence N 00°29'42" W a distance of 139.73' to the point of beginning.

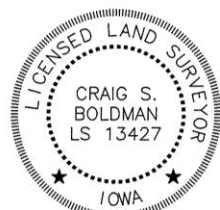
Containing 0.865 acres of land (37690.3 Sq. Ft.)

Surveyor's Note: This Plat and corresponding legal description corrects a Plat recorded in slide 597 Page 6 and filed as Instrument 2018-01475 in the Office of the Story County Recorder



The Ames City Council approved this plat of survey on _____, 20____, with Resolution Number _____. I certify that it conforms to all conditions of approval.

Planning & Housing Director



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature _____ Date _____

Name Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2018

Pages or sheets covered by this seal _____