

COUNCIL ACTION FORM

SUBJECT: PLAT OF SURVEY FOR 623 AGG AVENUE (CONVEYANCE PARCEL)

BACKGROUND:

The City's subdivision regulations in Chapter 23 of the Ames Municipal Code include a process for creating or modifying property boundaries and for determining if any improvements are required in conjunction with the platting of property.

This proposed plat of survey for Parcel 'P' is for a conforming conveyance parcel described as Parts of Lot 1, 7, 8 and 9 of Block 12 of College Heights Addition, addressed as 623 Agg Avenue. This parcel includes approximately 11,539 square feet and is zoned Residential Low Density (RL). The property is currently developed with a single-family residence.

The proposed plat of survey retains the property's current dimensions. The plat of survey was reviewed to ensure that the proposed lot dimensions and setbacks for Parcel 'P' comply with the requirements found in the zone development standards of the Residential Low Density (RL). A graphical representation as well as a complete and accurate description of the parcel is included.

The purpose of the plat is to create a legal parcel for purposes of allowing building and zoning permits to be issued for the use of the site. All new construction would also be subject to meeting current zoning standards for setbacks and coverage. The plat of survey does not require additional infrastructure improvements to be installed as it was the subject site of prior subdivision approval.

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. Once it is recorded, the property owner can proceed with obtaining building and zoning permits.

ALTERNATIVES:

1. Approve the plat of survey consistent with the standards of the Subdivision Ordinance (Chapter 23).
2. Deny the plat of survey on the basis that the requirements for plats of survey as described in Section 23.308 have not been satisfied.
3. Refer this back to staff for additional information.

CITY MANAGER'S RECOMMENDED ACTION:

The conveyance parcel process was established in 2009 to create a means for property owners to bring parcels of land into compliance with the City's permitting processes. The goal was to establish usable and buildable parcels with a recorded survey in order to have measurable property lines. **Approving this proposed plat of survey will recognize the current parcel as a legal lot for permitting purposes. Approving the plat of survey as a conveyance parcel will not exempt the parcel from meeting zoning development standards for building, such as setbacks and coverage.**

Staff has determined that the proposed plat of survey satisfies all Subdivision Code requirements and has made a preliminary decision of approval. Parcel 'P' conforms to the underlying zoning standards for lot requirements. Staff has determined that the proposed plat of survey does not trigger City infrastructure requirements as defined within the Subdivision Code.

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 623 AGG AVENUE**

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)

Owners: Molly E. & Alexandra R. Parrott

Existing Street Address: 623 Agg Avenue

Assessor's Parcel #: 09-09-280-030

Legal Description: PARCEL 'P' DESCRIPTION:

A parcel of land located in and being part of Lots 1, 7, 8 and 9 of Block 12 of College Heights Addition to Ames, Story County, Iowa, and being more particularly described as follows:

Commencing at the North Corner of Lot 6 of said Block 12 of College Heights Addition; Thence N 00°58'41" W, 43.00 feet along the East Line of the 7 foot wide public Right-of-Way to the Northwest Corner of said lot 7 and also to the Point of Beginning; Thence N 00°58'41" W, 37.26 feet along said Right-of-Way; Thence N 00°50'09" W, 22.74 feet along said Right-of-Way; Thence N 84°04'07"E, 167.21 feet to a point on the West Right-of-Way Line of Agg Avenue and the Beginning of of a 545.33 foot radius curve, concave westerly; Thence 85.11 feet Southerly along said curve and the Agg Avenue Right-of-Way, long chord bears S 08°45'26" W, 85.02 feet; Thence N 87°27'40" W, 152.55 feet to the Point of Beginning.

Containing 11,539 square feet more or less.

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:

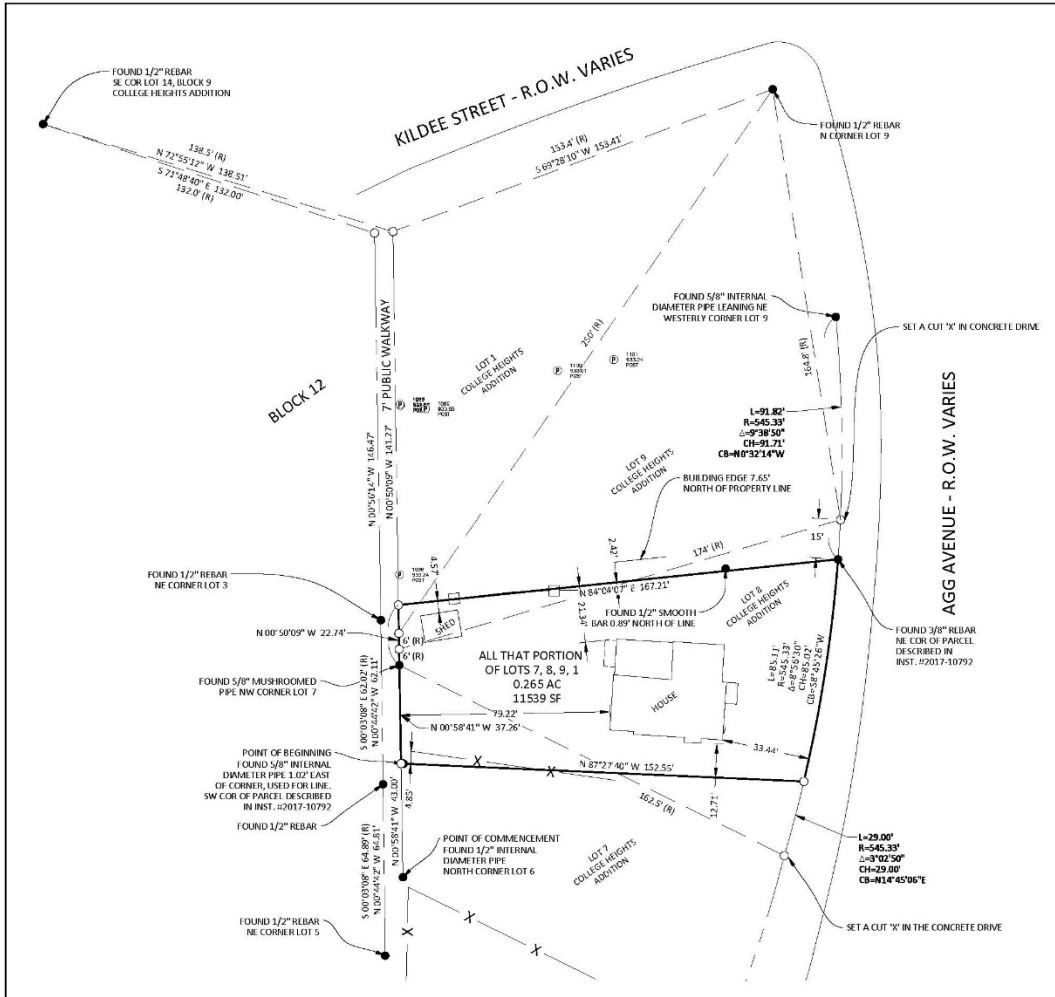
- Installed prior to creation and recordation of the official plat of survey and prior to issuance of zoning or building permits.
- Delayed, subject to an improvement guarantee as described in Section 23.409.
- Not Applicable. (no additional improvements required)

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

INDEX LEGEND	
LOCATION	PART OF LOTS 1, 7, 8, AND 9 IN BLOCK 12 OF COLLEGE HEIGHTS ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA
REQUESTOR:	MOLLY PARROTT
PROPRIETOR:	MOLLY L. & ALEXANDRA R. PARROTT
SURVEYOR:	LUKE D. AIRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AIRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515) 233-6100

FOR RECORDER USE ONLY



LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2"x24" REBAR WITH PINK PLASTIC CAP #24413
- (R) RECORDED DIMENSION
- WIRE FENCE
- - - WOOD FENCE

NOTES:

1. DATE OF SURVEY: APRIL 2021
2. BASIS OF BEARINGS FOR THE BEARINGS SHOWN IS IOWA REGIONAL COORDINATE SYSTEM, ZONE 8 AMES/DES MOINES, US SURVEY FOOT.
3. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355
4. THIS PLAT IS SUBJECT TO EASEMENTS APPEARING OR OF RECORD
5. CURRENT EDEED OF RECORD: INST. #2017-10792
6. RECORDED BEARINGS AND DISTANCES FROM:
 - 6.1. SURVEY OF COLLEGE HEIGHTS ADDITION, DEPARTMENT OF ENGINEERING, AMES IOWA.
 - 6.2. INST. #2015-11003
 - 6.3. INST. #2009-13074

LEGAL DESCRIPTION: (FROM INST. #2017-10792)

ALL THAT PORTION OF LOTS 7, 8, 9, AND 1 IN BLOCK 12 OF COLLEGE HEIGHTS ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF LOT 7, 43 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF, THENCE NORTHERLY ALONG THE WESTERLY CORNER OF LOTS 7, 8, 9, AND 1, 60 FEET, THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF LOT 8, 15 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 8, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 8, TO A POINT 29 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF LOT 8, THENCE WESTERLY TO THE POINT OF BEGINNING.

EXISTING CONDITIONS - 623 AGG AVENUE

PART OF LOTS 1, 7, 8, AND 9 IN BLOCK 12 OF COLLEGE HEIGHTS ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA

BOLTON & MENK
Attachment B: Plat of Survey

1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

SHEET

1 OF 1



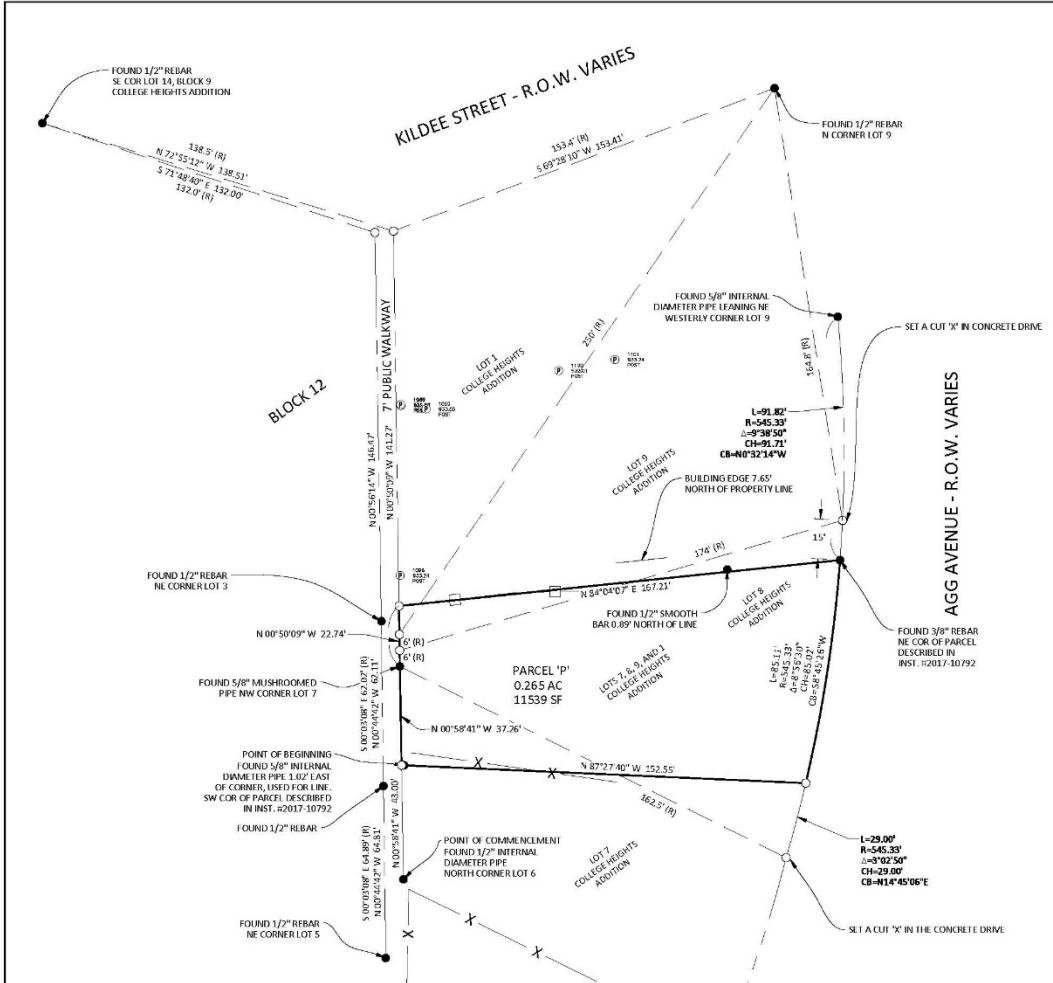
BOLTON & MENK, INC. 2021-04-21 10:00 AM

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BOLTON & MENK, INC.

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FOR RECORDER USE ONLY



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 - SET 1/2"x24" REBAR WITH PINK PLASTIC CAP #24413
 - (R) RECORDED DIMENSION
 - WIRE FENCE
 - x- WOOD FENCE

THE AMES CITY COUNCIL APPROVED THIS PLAT OF SURVEY ON _____ 20____, WITH RESOLUTION NUMBER _____ CERTIFYING THAT IT CONFORMS TO ALL CONDITIONS OF APPROVAL.

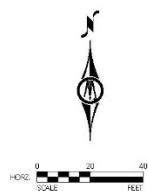
PLANNING & HOUSING DIRECTOR _____

NOTES:

1. DATE OF SURVEY: APRIL 2021
2. BASIS OF BEARINGS FOR THE BEARINGS SHOWN IS IOWA REGIONAL COORDINATE SYSTEM, ZONE 8 AMES/DES MOINES, US SURVEY FOOT.
3. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355
4. THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD
5. CURRENT DEDICATED RECORD: INST. #2017-10/92
6. RECORDED BEARINGS AND DISTANCES FROM:
 - 6.1. SURVEY OF COLLEGE HEIGHTS ADDITION, DEPARTMENT OF ENGINEERING, AMES IOWA.
 - 6.2. INST. #2015-11/09
 - 6.3. INST. #2009-13/04

PARCEL 'P' DESCRIPTION:
A PARCEL OF LAND LOCATED IN AND BEING PART OF LOTS 1, 7, 8 AND 9 OF BLOCK 12 OF COLLEGE HEIGHTS ADDITION TO AMES, STORY COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF LOT 6 OF SAID BLOCK 12 OF COLLEGE HEIGHTS ADDITION; THENCE N00°58'12"W, 43.00 FEET ALONG THE EAST LINE OF THE 77 FOOT WIDE PUBLIC RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 7 AND ALSO TO THE POINT OF BEGINNING; THENCE N00°58'41"W, 37.26 FEET ALONG SAID RIGHT-OF-WAY; THENCE N00°50'09"W, 22.74 FEET ALONG SAID RIGHT-OF-WAY; THENCE N84°04'07"E, 167.21 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AGG AVENUE AND THE BEGINNING OF A 545.33 FOOT RADIIUS CURVE, CONCAVE WESTERLY; THENCE 85.11 FEET SOUTHERLY ALONG SAID CURVE AND THE AGG AVENUE RIGHT-OF-WAY, LONG CHORD BEARS S08°45'26"W, 85.02 FEET; THENCE N87°27'40"W, 152.55 FEET TO THE POINT OF BEGINNING.



I hereby certify that this land surveying document was prepared by me and the related field work 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.

LUKE D. AHRENS, P.L.S. #24413

REG. NO. 24413 DATE: 12-31-2021

PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

PLAT OF SURVEY - PARCEL 'P'

PART OF LOTS 1, 7, 8, AND 9 IN BLOCK 12 OF COLLEGE HEIGHTS ADDITION TO THE CITY OF AMES, STORY COUNTY, IOWA

BOLTON & MENK

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