

LINN COUNTY BOARD OF SUPERVISORS

RESOLUTION # 2021-9-146

APPROVING RESIDENTIAL PARCEL SPLIT

WHEREAS, a Residential Parcel Split of Sindelar First Addition (Case # JPS20-0019) to Linn County, Iowa, containing two (2) lots, numbered lot 1 and lettered lot A has been filed for approval, a subdivision of real estate located in the NWSW of Section 17, Township 85 North, Range 5 West of the 5th P.M., Linn County, Iowa, described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 17, Township 85 North, Range 5 West of the Fifth Principal Meridian; thence N1° 19'56"W along the east line of said Northwest Quarter of the Southwest Quarter, 658.01 feet; thence S88°55'19"W along the south line of the North Half of said Northwest Quarter of the Southwest Quarter, 97.98 feet to the centerline of Boy Scouts Road and the point of beginning; thence continuing S88°55'19"W along said south line, 75.78 feet to the westerly right of way of Boy Scouts Road; thence N17°25'03"E along said right of way, 148.71 feet; thence N21° 13'53"E along said right of way, 200.00 feet; thence N23°08'26"E along said right of way, 18.09 feet; thence N85°35'01"W, 113.70 feet; thence N4° 10'12"E, 83.27 feet; thence S86° 18'36"E, 76.84 feet; thence N21°48'09"E, 385.37 feet; thence N69° 15'12"W, 116.35 feet; thence N20°26'44"E, 109.33 feet; thence N81°49'06"W, 584.00 feet to the west boundary of a parcel described in a warranty deed found at book 1891, page 119, Office of the Recorder, Linn County Iowa; thence N16°04'04"E along said westerly boundary, 477.96 feet to the Northwest Corner of said boundary; thence N88°48'52"E along the north boundary of said parcel, 1125.15 feet to said centerline of Boy Scouts Road; thence S44°42'11"W along said centerline, 23.38 feet; thence southwesterly 819.31 feet along the arc of a 2000.00 foot radius curve, concave southeasterly, chord bears S32°58'02"W, 813.59 feet; thence S21° 13'53"W along said centerline, 856.44 feet to the point of beginning.

WHEREAS, said plat is accompanied by a certificate acknowledging that said subdivision is by, and with the free consent of the proprietors, and is accompanied by a certificate dedicating certain property to the public, as shown on the plat; and

WHEREAS, said plat and its attachments thereto have been found to conform to the requirements of the comprehensive plan and the subdivision ordinance; and the requirements of other ordinances and state laws governing such plats; and

WHEREAS, the following conditions as listed on the Planning and Development Staff Report of September 16, 2020 as last amended on October 19, 2020 have been addressed:

LINN COUNTY SECONDARY ROAD DEPARTMENT

1. Entrance permit required for new entrances and existing unpermitted entrances, Sec.11 and the Unified Development Code, Article IV, Sec. 107-72 § 2 (h)(5). All approved entrances shall be brought into conformance with County standards. One entrance per parcel is allowed. An additional access may be allowed with justification and permit.
2. Previously purchased right-of-way by easement on Boy Scouts Road adjacent to development shall be dedicated to Linn County for road purposes.
3. Road agreement with conditions applicable to residential parcel split cases. County Standard Specifications, Section 1.

IOWA DEPARTMENT OF TRANSPORTATION

1. Not within the jurisdiction of the Iowa Department of Transportation.

LINN COUNTY PUBLIC HEALTH DEPARTMENT

No conditions to be met.

NATURAL RESOURCES CONSERVATION SERVICE

1. Show approximate location of natural drainage ways and a note restricting building within the natural drainage way should be shown on the final plat. Contact the NRCS office for widths and building restriction requirements.
2. Land disturbance greater than 1 acre in size, not associated with agricultural crop production, will require a NPDES permit granted by the Iowa Department of Natural Resources.

LINN COUNTY CONSERVATION DEPARTMENT

No conditions to be met.

LINN COUNTY EMERGENCY MANAGEMENT

No conditions to be met.

LINN COUNTY PLANNING AND DEVELOPMENT – ZONING DIVISION

1. Case JPS20-0019, Sindelar First Addition, shall be recorded prior to JLPS20-0001, Sindelar Second Addition.
2. All side and rear yard setbacks must be met for all structures involved in this proposal.
3. Various revisions to the site plan and final plat.
4. Prior to approval of the final plat, the owner must sign an "Acceptance of Conditions" form. The "Acceptance of Conditions" form states that the owner understands and agrees to comply with the agreed upon conditions as stated in the staff report.
5. Approval of utility and drainage easements by the appropriate companies with all easements marked on the final plat bound copies.
6. The proposed subdivision name and proposed names of all roads, streets and lanes shall be submitted for review and approval by the Linn County Auditor's office prior to approval of the final plat.
7. One original and 3 complete copies of the final plat bound documents that must include the following:
 - (i) Owner's certificate and dedication certificate executed in the form provided by the laws of Iowa, dedicating to Linn County title to all property intended for public use, including public roads
 - (ii) Title opinion and a consent to plat signed by the mortgage holder if there is a mortgage or encumbrance on the property as well as a release of all streets, easements, or other areas to be conveyed or dedicated to local government units within which the land is located
 - (iii) Surveyor's certificate
 - (iv) Auditor's certificate
 - (v) Resolution of the Planning and Zoning Commission
 - (vi) Resolution of the Board of Supervisors
 - (vii) Resolution of approval or waiver of review by applicable municipalities
 - (viii) Treasurer's certificate
 - (ix) Agricultural Land Use Notification. The landowner shall ensure that such notification shall be attached to the deed and shall become a separate entry on the abstract of title for all the property that is subject of the permit or development as per Article V, Section 107-91, § (h) of the Unified Development Code.
 - (x) Restrictive covenants or deed restrictions, as separate instruments, not combined with any other instrument
 - (xi) Three (3) copies of the surveyor's drawing
 - (xii) A covenant for a secondary road assessment
8. Final plat bound copies must be approved by the Linn County Board of Supervisors on or before **OCTOBER 19, 2021** as per Article IV, Section 107-72, § (1)(g), and shall be recorded within 1 year of that approval, as per Article IV, Section 107-72, § (2)(f), of the Unified Development Code.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors, of Linn County, Iowa, that said plat is hereby approved. The Board of Supervisors and County Engineer are hereby authorized to enter approval upon the final plat resolution. The Board of Supervisors' Chairperson is also hereby authorized to sign said plat which executes an acceptance of dedication of property to the public, as shown on said plat.

NOW, THEREFORE BE IT FURTHER RESOLVED, by the Board of Supervisors, of Linn County, Iowa, that said plat and plat proceedings shall not be changed or altered in any way, without the approval of the Linn County Board of Supervisors. Said plat and plat proceedings shall be recorded September 8, 2022 to be valid.

Passed and approved this 8th day of September, 2021

Linn County Board of Supervisors

Stacey Walk

Chair

[Signature]

Vice Chair

[Signature]

Supervisor

Aye: 3

Nay: 0

Abstain: 0

Absent: 0

Attest:

Joel Miller by Rebecca Shoop
Joel Miller, Linn County Auditor
Deputy

Linn County Board of Supervisors
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September 8, 2021
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Linn County Engineer

Brad Ketels

Digitally signed by Brad Ketels
Date: 2021.09.07 12:19:29
-0500*

Brad Ketels, Engineer

State of Iowa)
) SS
County of Linn)

I, Joel Miller, County Auditor of Linn County, Iowa, hereby certify that at a regular meeting of the said Board of Supervisors, the foregoing resolution was duly adopted by a vote of:

3 Aye Nay Abstain Absent

Joel Miller by Rebecca Sloop, Deputy
Joel Miller

Subscribed and sworn to before me by the aforesaid Joel Miller, by Rebecca Sloop, Deputy

on this 8 day of Sept., 2021.

Amanda Hoy
Notary Public State of Iowa

