

LINN COUNTY BOARD OF SUPERVISORS

RESOLUTION # 2018-10-153

APPROVING A FINAL PLAT

WHEREAS, a final plat of Hardeman First Addition (Case #JF18-0007) to Linn County, Iowa, containing three (3) lots, numbered lot 1, lettered lot A and outlot A, has been filed for approval, a subdivision of real estate located in the NESE of Section 18, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa, described as follows:

Beginning at the West $\frac{1}{4}$ corner of said Section 17; thence N89⁰4339 ¹E along the south line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 637, 10 feet to the centerline of Rosedale Road; thence N-ly along said centerline on an arc of 128.65 feet of a 277.27-foot radius curve to the left having a chord length of 127.50 feet bearing N 12⁰ 59'53E, thence N00⁰20'50 ¹W along said centerline, 216.72 feet to the south line of Rosedale Second Addition to said County if extended easterly; thence S89⁰43'32"W along said south line and its easterly extension, 665.97 feet to the SW corner of said Rosedale Second Addition; thence S89⁰ 50'09"W along the east line of Meffert's First Addition to said County, 38259 feet; thence S00⁰ 09 '27"E along said east line, 683.80 feet, thence S88⁰43'0fl"E along said east line, 387.75 feet to the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N00⁰ 53'56"W along the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, 353.38 feet to the Point of Beginning containing 1 1,26 acres which includes 0.40 acres of road right of way.

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 May 16, 2018 as last amended on June 18, 2018 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). One entrance per parcel is allowed. An additional access may be allowed with justification and permit.
2. Dedication of road rights-of-way, County Standard Specifications, Section 5. 40' of right-of-way on Rosedale Road adjacent to development shall be dedicated to the public for road purposes.
3. Road agreement with conditions applicable to final plat 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

1. 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. A site plan showing the footprint of proposed structures and septic systems and wells shall be submitted and accepted by the NRCS office prior to plat approval.

LINN COUNTY CONSERVATION DEPARTMENT

1. No conditions to be met.

LINN COUNTY EMERGENCY MANAGEMENT

1. No conditions to be met.

LINN COUNTY 911 COORDINATOR

1. E-911 address sign is required to be located at driveway entrance.
2. Street designation signs and E-911 address signs to be applied for at Linn County Secondary Roads Department, 319-892-6400.

LINN COUNTY PLANNING AND DEVELOPMENT - ZONING DIVISION

1. Various revisions to the site plan and final plat.
2. 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.
3. This plat lies within the 2-mile jurisdiction of the City of Cedar Rapids and as per the 28E Agreement between the City and the County, will require City approval or a waiver of the right to review.
4. Approval of utility and drainage easements by the appropriate companies with all easements marked on the final plat bound copies.
5. 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.
6. The final plat bound documents must be approved by the Linn County Board of Supervisors on or before **June 18, 2019** 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 UDC.
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 5, Section 1, § 8 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


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 October 24, 2019 to be valid.

Passed and approved this 24th day of October, 2018.

Linn County Board of Supervisors


Chair


Vice Chair


Supervisor


Supervisor


Supervisor

Aye: 5

Nay: 0

Abstain: 0

Absent: 0

Attest:

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

Linn County Engineer

Brad Ketels

Brad Ketels, Interim 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:

5 Aye 0 Nay 0 Abstain 0 Absent

Joel Miller by Rebecca Sheep, Deputy
Joel Miller

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

on this 24 day of Oct., 2018.

Amanda Hoy
Notary Public State of Iowa

