

**LINN COUNTY BOARD OF SUPERVISORS**

RESOLUTION # 2019-7-103

**APPROVING RESIDENTIAL PARCEL SPLIT**

**WHEREAS**, a Residential Parcel Split of PATE ACRES FIRST ADDITION (Case # JPS19-0006) 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 NENW 06-84-07 of Section 06, Township 84 North, Range 07 West of the 5th P.M., Linn County, Iowa, described as follows:

Beginning the SE Corner of said NE Fri. 1/4 NW Fri 1/4; thence N89°07'48"W along the south line of said NE Fri. 1/4 NW Fri 1/4, 742.36 feet; thence N01°01'38"W, 9.70 feet; thence N88°53'44"W, 578.49 feet to a point on the west line of said NE Fri. 1/4 NW Fri 1/4; thence N01°04'49"W along said west line, 597.96 feet; thence S89°47'53"E, 578.69 feet; thence N01°00'50"W, 362.08 feet to the centerline of North Center Point Road; thence S46°26'38"E along said centerline, 354.73 feet; thence SE-ly continuing along said centerline on an arc of 221.05 feet of a 1432.40-foot radius curve to the right having a chord length of 220.83 feet, bearing S42°01'22"E; thence S37°36'06"E continuing along said centerline, 539.55 feet; thence SE-ly continuing along said centerline on an arc of 37.76 feet of a 1909.86-foot radius curve to the left having a chord length of 37.76 feet, bearing S38°10'05"E to a point on the east line of said NW 1/4; thence S01°05'26"E along said east line, 124.34 feet to the Point of Beginning containing 17.95 acres which includes 1.33 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 APRIL 17, 2019 as last amended on MAY 20, 2019 have been addressed:

**LINN COUNTY SECONDARY ROAD DEPARTMENT, 892-6400**

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. Lot 1 is allowed one access and a second with justification and permit. Outlot A is allowed one access.
2. Road agreement with conditions applicable to residential parcel split cases. County Standard Specifications, Section 1.
3. E-911 address sign is required to be located at driveway entrance.
4. Street designation signs and E-911 address signs to be applied for at Linn County Secondary Roads Department, 319-892-6400.

**IOWA DEPARTMENT OF TRANSPORTATION**

No conditions to be met.

**LINN COUNTY PUBLIC HEALTH DEPARTMENT**

Existing house must be reviewed by Linn County Public Health for compliance with Linn County Code of Ordinances Chapter 105, Article VI Property Maintenance Regulations. If applicable, correction of certain deficiencies may require permits, inspections and final approval from the Building Division of Linn County Planning & Development.

**NATURAL RESOURCES CONSERVATION SERVICE**

No conditions to be met.

**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. All side and rear yard setbacks must be met for all structures involved in this proposal.
2. Include the address of the property on the site plan and plan plat as well as the owner name, address, and contact information on the site plan.
3. Show access point for Outlot A, or an easement on Lot 1 to Outlot A.
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. This plat lies within the 2-mile jurisdiction of the City of Robbins and the City of Hiawatha. As per Chapter 354 of the Code of Iowa, a certified resolution by the closest municipality (Robbins) that has authority to review the plat to either approve the plat or waive its right to review must be provided.
6. Approval of utility and drainage easements by the appropriate companies with all easements marked on the final plat bound copies.
7. The remaining land of the parent parcel will result in a parcel of less than 35 acres. Include the non-buildable outlot as part of the plat, with the note: "This parcel may only be developed in accordance with all development regulations in effect at the time development is proposed" on the plat.
8. 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.
9. 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
10. Final plat bound copies must be approved by the Linn County Board of Supervisors on or before **May 20, 2020** 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 by **JULY 6<sup>th</sup> 2020** to be valid.

**Passed and approved this 3<sup>rd</sup> day of JULY 2019.**

Linn County Board of Supervisors

\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Vice Chair

  
\_\_\_\_\_  
Supervisor

Aye: 2  
Nay: 0  
Abstain: 0  
Absent: 1

Attest:

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

Linn County Engineer

Brad Ketels  
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:

2 Aye 0 Nay 0 Abstain 1 Absent

Joel Miller by Rebecca Shoop, Deputy  
Joel Miller

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

on this 3rd day of July, 2019.

Jaime Guffey  
Notary Public State of Iowa

