

RESOLUTION # 288-05-09-00

A Resolution Approving the Final Plat of
Deerbrook Estates First Addition
in section 9 of South Fork Township
by the Jackson County, Iowa Board of Supervisors

WHEREAS, the final plat of Deerbrook Estates First Addition, a subdivision of Parcel "E" in the southeast quarter of section 9 in Township 84 North, Range 2 East of the 5th Principal Meridian, has been submitted for approval with the proper fees of \$50 application fee, \$309 for improvement inspection fees and \$265 for driveway inspection fees, and

WHEREAS, the preliminary plat has been the subject of a public hearing before the county Zoning Commission and that Commission has recommended approval of the preliminary and final plat with certain conditions, and the preliminary plat has been approved, with certain conditions, by this Board by means of Resolution #237A-03-07-00, and

WHEREAS, the layout of the various roads and lots is found to be a reasonable attempt to optimize use of the land available, and

WHEREAS, the plat is found to comply with all general standards of section 4S.5 and the Land Use Policy Statement, and

WHEREAS, the plat has been reviewed by the County Zoning Administrator, the County Auditor, and the County Assessor and found to comply with applicable state and county laws and policies,

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSON COUNTY BOARD OF SUPERVISORS, that the final plat of Deerbrook Estates First Addition, as drawn by James L. Egger and signed 4-24-2000, is hereby approved for recording in accordance with the Jackson County Subdivision Ordinance, with the following notations:

1. Standards have been modified as provided for in section 6S.10 for lots 12 and 13 as regards the measurement of lot width.
2. The road cross-section is accepted as appropriate to the terrain and proposed use.
3. In lieu of right-of-way width which includes the entire foreslope of 69th Street, the developer has provided a maintenance easement on the 20' of each lot adjacent to the lot for purposes of erosion control work on the foreslope if required.
4. The requirement for inspection of individual lot driveways is waived for lots 1, 2, 3, 4, 9, 10, and 11 because the designing engineer has shown these driveways will not need culvert structures and the grades within 18' of the road shoulder will not exceed -6%. Inspection fees are being collected for lots 5, 6, 7, 8, and the combined driveway for lots 12 and 13.
5. In lieu of bond to secure the complete construction of the private road 69th Street and all associated erosion control measures within the required 2 year period, Jackson County has accepted security interest in three certificates of deposit which will be released upon completion of the portion of the project secured by that certificate as described in the approved plans and specifications or, where applicable, current county standards for like work. Amounts of certificates and work secured are as follows:

- a. Class 10 Excavation and topsoil salvage: \$13151.82
- b. Road Stone \$11528.00
- c. Silt Fence, Seeding, Mulch \$ 4187.37

Release of these certificates shall be by official action of this Board, following inspection of the work secured and a report submitted by the County Engineer indicating its satisfactory completion in accordance with the recorded plat and, if applicable, the Jackson County Standard Specifications for subdivision roads, except that the minimum depth for salvaging of topsoil shall be 6".

- 6. Subdivision road 69th Street is and will remain a private access road and Jackson County accepts no responsibility for the ownership or maintenance of said road, either now or in the future.
- 7. The plat shall not be recorded without written certification by the Zoning Administrator that the following elements are present:
 - a. A valid fence agreement assigning responsibility for fencing of the south boundary with Tom Bollinger to the developer, and appropriate reassignment of that responsibility in the covenants.
 - b. Documents providing the County with security interests in Certificates of Deposit in the amounts noted in item #5 above to secure the construction of 69th St. in accordance with the plat and, if applicable, the Standard Specifications For Subdivision Roads. These documents shall be reviewed and approved as sufficient by the County Attorney.

The chairman of the Board of Supervisors is hereby directed to certify this resolution of approval, passed, approved and adopted this 9th day of May, 2000.

ATTEST: T. M. Cotton
JACKSON COUNTY AUDITOR

John J. Willey
CHAIR, BOARD OF SUPERVISORS