

RESOLUTION #319-06-20-00

A Resolution Approving the Final Plat of
Timber City Golf Addition
in section 30 of Maquoketa Township
by the Jackson County, Iowa Board of Supervisors

WHEREAS, the final plat of Timber City Golf Addition, a subdivision of the southeast quarter of section 30 in Township 84 North, Range 3 East of the 5th Principal Meridian, has been submitted for approval with the proper fees of \$50 application fee and \$180 for improvement inspection fees, and \$50 for driveway inspection fees.

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 #237-03-07-00, 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 and found to conform to applicable state and county laws and policies,

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSON COUNTY BOARD OF SUPERVISORS, that the final plat of Timber City Golf Addition, as signed June 14, 2000 by Stephen Michael Brain, L.S., or any amended version of said plat to which only technical corrections have been made, and including plans and specifications for improvements to the public and private portions of 211th Avenue and 210th Avenue dated June 17, 2000, is hereby approved for recording in accordance with the Jackson County Subdivision Ordinance, with the following notations:

1. Standards of section 3S.1(4,A) have been modified as provided for in section 6S.10 to allow the accessing of 17 lots from a single point of connection to the public road system and a cul-de-sac exceeding 1500' in length.
2. The road surfaced width of 31' back-to-back is accepted as appropriate in view of the parking limitation included in the covenants.
3. Because the water distribution system will be supplied by the City of Maquoketa and designed and installed under its supervision and according to the standards of the Iowa Department of Natural Resources, its plans and specifications will not become a part of this plat and its installation will not be secured by bond or other security held by Jackson County and will not be inspected by Jackson

County.

4. In lieu of bond to secure the complete construction of the improvements detailed in the plans attached within the required 2 year period, Jackson County has accepted security interest in certificates of deposit. Amounts of certificates and work secured are as follows:

Subdivision road estimated project cost:

Items #1 & #3 = \$72,636.75 +10% = \$79,900.43

Items #2, 4, 5, 6 & 7 = \$153,440 + 10% = \$168,784

Items #9 & 11 = \$9,132 + 10% = \$10,045.20

County road estimated cost:

Items #1, 3 & 8 - \$10,181.95 +10% = \$11,200.15

Item #2 = \$14,112 10% = \$15,523.20

Items #9, 10, 11, 12 & 13 = \$14,231 +10% = \$15,654.10

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.

5. 211th Avenue from its intersection with 17th Street to the point of its vacation is and will remain a part of the Jackson County Secondary Road System and will be maintained by Jackson County. 211th Avenue from the point of its vacation as noted above to its termination and all of 210th Avenue shall be 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 signed development agreement between Format L.C. and the City of Maquoketa providing for Maquoketa municipal water to be made available to each lot and for the City to be the exclusive residential water supplier within the subdivision.
 - b. Documents providing the County with security interests in Certificates of Deposit in the amounts noted in item #4 above to secure the construction of 211th St. in accordance with the plat, plans and specifications noted above and, if applicable, the Standard Specifications For Subdivision Roads. These documents shall be reviewed and approved as sufficient by the County Attorney.

c. Signatures indicating technical approval by the County Auditor and County Assessor.

d. All other attachments required by the Code of Iowa.

The chairman of the Board of Supervisors is hereby directed to certify this resolution of approval, passed, approved and adopted this 20 day of June, 2000.

ATTEST: Shelley Hoge Deputy
JACKSON COUNTY AUDITOR

John J. Willey
CHAIR, BOARD OF SUPERVISORS