

PLANNING & DEVELOPMENT

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Timothy Huey
Director

To: Dee Bruemmer, County Administrator

From: Timothy Huey, Planning Director

Date: May 15, 2012

Re: A request by Jeffrey Reed for approval of the Final Plat of Oak Valley Addition, an eight (8) lot residential subdivision located in part of the SW ¼ of Section 15, Buffalo Township, east of Coonhunters Rd and north of 113th Street.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendation with the condition that covenants be submitted outlining the ownership and maintenance of the proposed subdivision outlots. The applicant has submitted those covenants and the other required platted documents to allow the Final Plat to be approved and recorded.

The Final Plat for this property was originally submitted for review on December 10, 2010. It was reviewed and recommended for approval by the Planning Commission on January 4, 2011. The recommendation for approval was with the condition that surety be posted for the uncompleted road improvements to the access driveway (113th Street) prior to Final Plat approval by the Board of Supervisors.

Scott County Subdivision Regulations require a Final Plat be submitted to the Board of Supervisors within 60 days of the Planning Commission's recommendation or the Planning Commission's recommendation expires. On March 17, 2011 the Board of Supervisors granted a six month extension to the 60 day time limit for Final Plat approval. The applicant did not submit the required materials within that six month extension and the Board of Supervisors denied the Final Plat without prejudice on September 29, 2011.

The applicant resubmitted the Preliminary Plat for reapproval by the Planning Commission. The Board of Supervisors approved the resubmitted Preliminary Plat in accordance with the Planning Commission's recommendation on March 15, 2012.

FINAL PLAT OF OAK VALLEY FIRST ADDITION

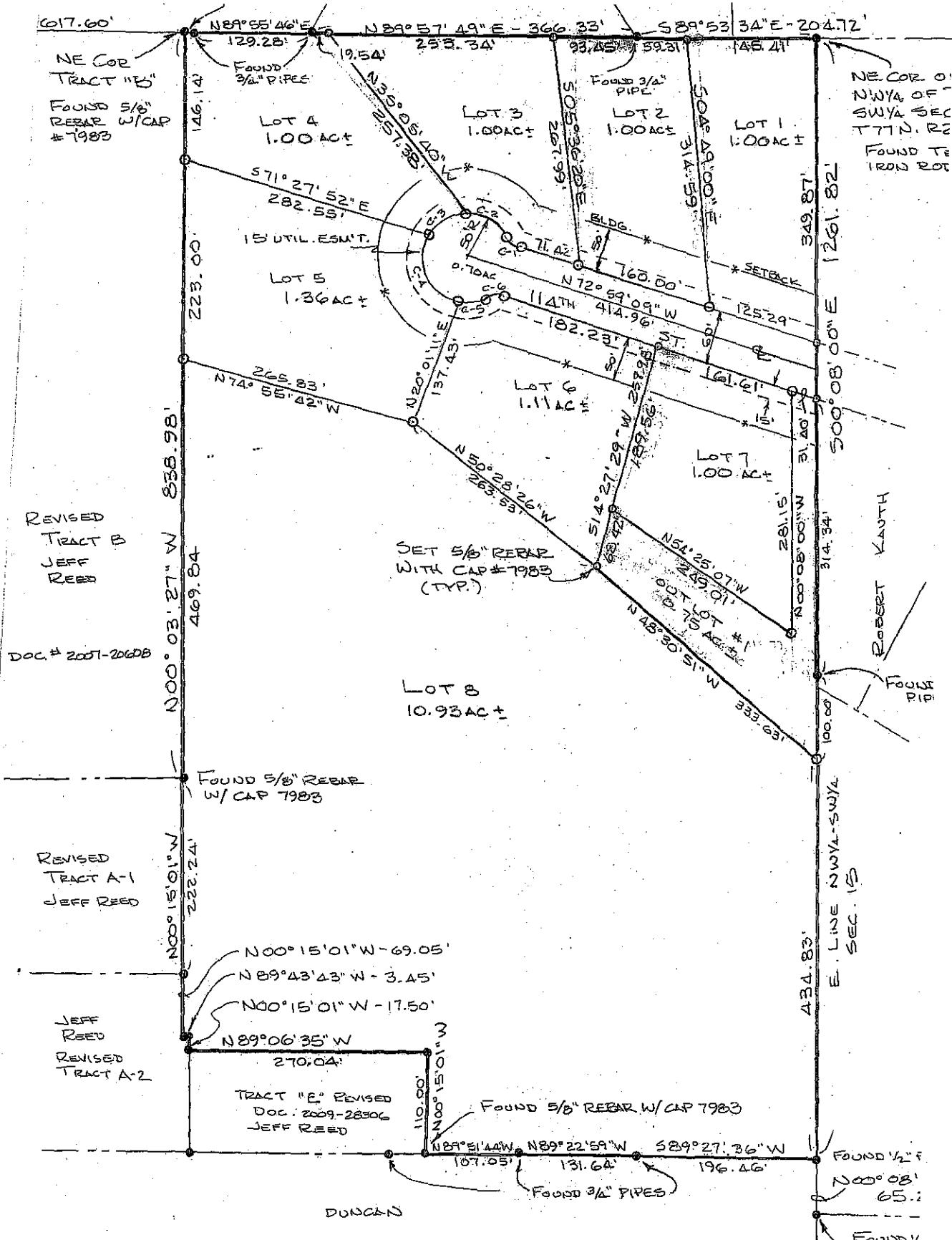
AN ADDITION TO SCOTT COUNTY, IOWA

BEING A PART OF THE SW 1/4 OF SECTION 15, TOWNSHIP 77 NORTH
RANGE 2 EAST OF THE FIFTH P.M.
BEING ALSO A REPLAT OF TRACT "F" AS DEFINED IN DOCUMENT # 2009-28306
RECORDED IN THE SCOTT COUNTY RECORDER'S OFFICE

THIS PLAT CONTAINS 19.85 ACRES, MORE OR LESS

DONAL
N:

27
300M



DUNCAN

FOUND 1/2" F
N00°08' 65"
FOUND

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Tom Sunderbruch, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on May 24, 2012 in which it approved the Final Plat of **Oak Valley Addition** as follows:

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 24th day of May, 2012 considered the Final Plat of Oak Valley Addition, an eight (8) lot subdivision in part of the SW ¼ of Section 15, Township 77 North, Range 2 East of the 5th Principal Meridian (Buffalo Township), Scott County Iowa and having found the same made in substantial accordance with the provisions of Chapter 354 Code of Iowa, and the Scott County Subdivision Ordinance does hereby approve the Final Plat of said subdivision.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This Resolution shall take effect immediately.

Signed this 24th day May, 2012

SCOTT COUNTY, IOWA

BY: _____
Tom Sunderbruch, Chairman

ATTESTED BY: _____
Roxanna Moritz, Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
May 24, 2012
APPROVING THE FINAL PLAT OF OAK VALLEY ADDITION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 24th day of May, 2012 considered the Final Plat of **Oak Valley Addition** an eight (8) lot subdivision, in part of the SW ¼ of Section 15, Buffalo Township, 77 North, Range 2 East of the 5th Principal Meridian (Buffalo Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said subdivision.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This resolution shall take effect immediately.