

DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Marcus Amman, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
RESOLUTION OF THE BOARD OF SUPERVISORS
RESOLUTION NUMBER 23-74**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, an application to subdivide real estate from Kurt Friedrich, 100 6th Street, Ames, Iowa, 50010, involving the real estate located at the northeast corner of the intersection of Grant Avenue and W 190th Street, identified as Southwest Quarter of the Southwest Quarter Section 15 of Franklin Township and as Parcel #05-15-300-320 and hereinafter described on Attachment A and shown on Attachment B, and

WHEREAS, Hidden Creek Farms, LLC, 1001 N Terrace Dr, Webster City, Iowa, 50595, is the legal titleholder of said real estate, and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 354 and Chapter 355, *Code of Iowa*, and as prescribed by the *Story County C2C Plan* and the *Code of Ordinances, of Story County, Iowa*, have been complied with and met,

WHEREAS, the Story County Planning and Zoning Commission recommended approval (vote 6-0) of the Minor Subdivision Preliminary Plat on March 1, 2023, with conditions and

AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that said Plat be approved, and accepted.

NOW, THEREFORE, BE IT RESOLVED that the Hidden Creek Farm Plat 1 Minor Subdivision Preliminary Plat involving real estate hereinafter described on Attachment A and shown on Attachment B being the same, is hereby approved and accepted with conditions listed on Attachment C and all acts and deeds of the said owners and grantors in the premises are hereby confirmed and approved and the real estate hereinafter described on Attachment A and shown on Attachment B shall hereinafter be known as the Hidden Creek Farm Plat 1 Minor Subdivision Preliminary Plat.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution 23-74 to be affixed to said Minor Subdivision Preliminary Plat upon its approval by the Board of Supervisors.

Dated this ____ day of _____, 20_____.

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL Latifah Faisal Yea___ Nay___ Absent___
FOR ALLOWANCE Lisa Heddens Yea___ Nay___ Absent___
 Linda Murken Yea___ Nay___ Absent___

ALLOWED BY VOTE

OF BOARD

Yea___ Nay___ Absent___

CHAIRPERSON

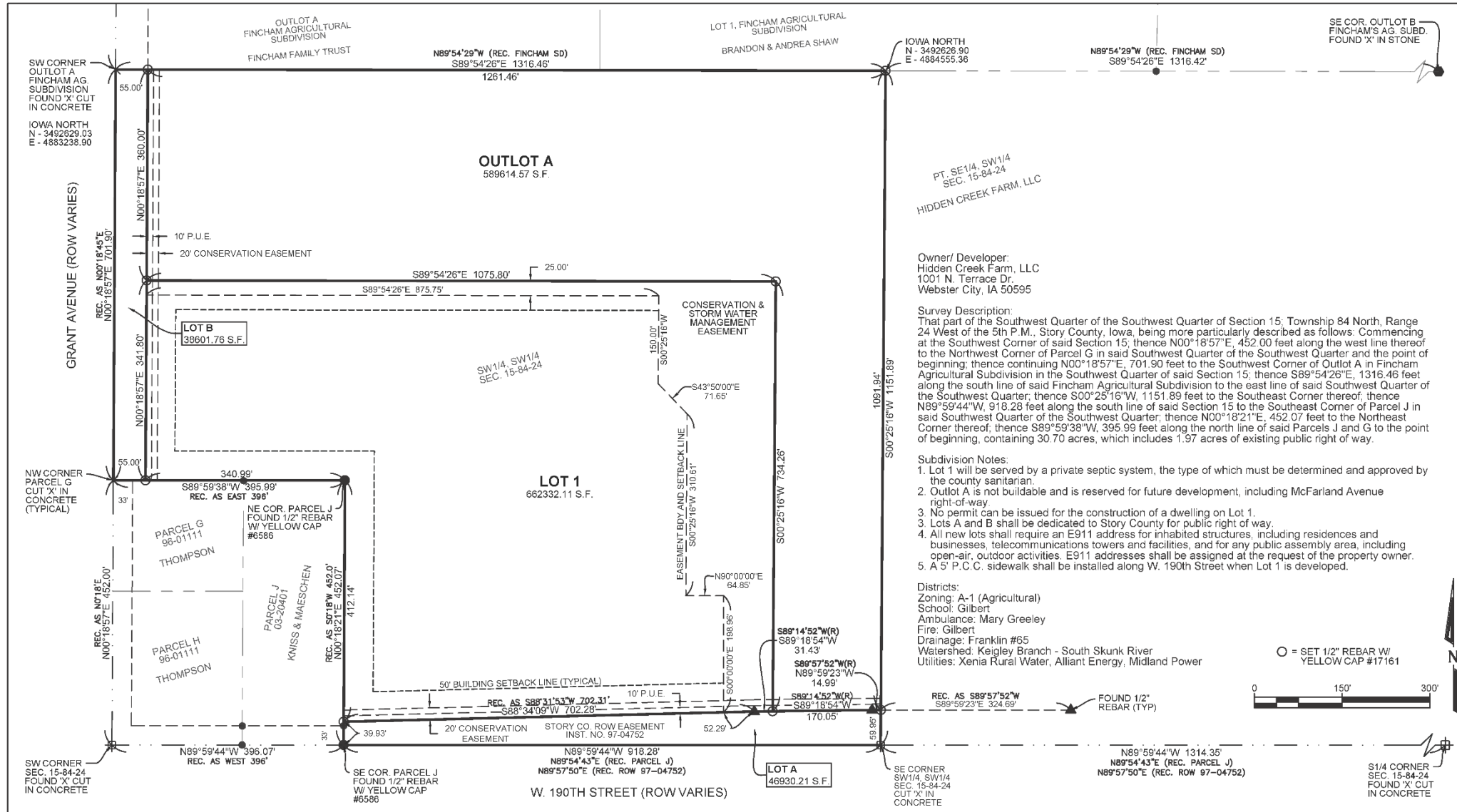
Above tabulation made by _____

ATTACHMENT A

Survey Description:

That part of the Southwest Quarter of the Southwest Quarter of Section 15; Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Southwest Corner of said Section 15; thence $N00^{\circ}18'57''E$, 452.00 feet along the west line thereof to the Northwest Corner of Parcel G in said Southwest Quarter of the Southwest Quarter and the point of beginning; thence continuing $N00^{\circ}18'57''E$, 701.90 feet to the Southwest Corner of Outlot A in Fincham Agricultural Subdivision in the Southwest Quarter of said Section 15; thence $S89^{\circ}54'26''E$, 1316.46 feet along the south line of said Fincham Agricultural Subdivision to the east line of said Southwest Quarter of the Southwest Quarter; thence $S00^{\circ}25'16''W$, 1151.89 feet to the Southeast Corner thereof; thence $N89^{\circ}59'44''W$, 918.28 feet along the south line of said Section 15 to the Southeast Corner of Parcel J in said Southwest Quarter of the Southwest Quarter; thence $N00^{\circ}18'21''E$, 452.07 feet to the Northeast Corner thereof; thence $S89^{\circ}59'38''W$, 395.99 feet along the north line of said Parcels J and G to the point of beginning, containing 30.70 acres, which includes 1.97 acres of existing public right of way.

ATTACHMENT B



Owner/ Developer:
Hidden Creek Farm, LLC
1001 N. Terrace Dr.
Webster City, IA 50595

Survey Description:
That part of the Southwest Quarter of the Southwest Quarter of Section 15; Township 84 North, Range 24 West of the 5th P. M., Story County, Iowa, being more particularly described as follows: Commencing at the Southwest Corner of said Section 15; thence N00°18'57"E, 452.00 feet along the west line thereof to the Northwest Corner of Parcel G in said Southwest Quarter of the Southwest Quarter and the point of beginning; thence continuing N00°18'57"E, 701.90 feet to the Southwest Corner of Outlot A in Fincham Agricultural Subdivision in the Southwest Quarter of said Section 15; thence S89°54'26"E, 1316.46 feet along the south line of said Fincham Agricultural Subdivision to the east line of said Southwest Quarter of the Southwest Quarter; thence S00°25'16"W, 1151.89 feet to the Southeast Corner thereof; thence N89°59'44"W, 918.28 feet along the south line of said Section 15 to the Southeast Corner of Parcel J in said Southwest Quarter of the Southwest Quarter; thence N00°18'21"E, 452.07 feet to the Northeast Corner thereof; thence S89°59'38"W, 395.99 feet along the north line of said Parcels J and G to the point of beginning, containing 30.70 acres, which includes 1.97 acres of existing public right of way.

- Subdivision Notes:**
1. Lot 1 will be served by a private septic system, the type of which must be determined and approved by the county sanitarian.
 2. Outlot A is not buildable and is reserved for future development, including McFarland Avenue right-of-way.
 3. No permit can be issued for the construction of a dwelling on Lot 1.
 4. Lots A and B shall be dedicated to Story County for public right of way.
 5. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area, including open-air, outdoor activities. E911 addresses shall be assigned at the request of the property owner.

Districts:
Zoning: A-1 (Agricultural)
School: Gilbert
Ambulance: Mary Greeley
Fire: Gilbert
Drainage: Franklin #65
Watershed: Keigley Branch - South Skunk River
Utilities: Xenia Rural Water, Alliant Energy, Midland Power

○ = SET 1/2" REBAR W/
YELLOW CAP #17161



FINAL PLAT
HIDDEN CREEK FARM PLAT 1
A MINOR SUBDIVISION OF PT. OF THE SW1/4, SW1/4 OF
SEC. 15-84-24, STORY COUNTY, IOWA
JOB# 7125.003 DATE: 2/21/23 PAGE 1 OF 1

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo

R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2023.

2/21/2023
DATE



ATTACHMENT C

Conditions of Approval:

1. The traffic study submitted as part of a conditional use permit or other development application (rezoning, site plan, etc.) shall meet both County standards and include a traffic memo/turning movements on 190th to be reviewed by City of Ames.
2. Any new accesses proposed as part of the conditional use permit or other development application shall meet both City and County standards for spacing, as allowed by the County or City Engineers.
3. A sidewalk easement shall be submitted and reviewed by the City of Ames prior to Board of Supervisors action on the subdivision plat. The conservation easement shall be updated to include the 20-foot area adjacent to 190th, and to allow a sidewalk.
4. The site soils evaluation for septic shall be submitted with the conditional use permit or other development application (rezoning, site plan, etc.).
5. The stormwater management plan submitted to the County as part of the conditional use permit or other development application (rezoning, site plan, etc.) shall be submitted to the City of Ames for review.