

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 8/25/22 Weekly Agenda Date: 8/30/22

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, CED Zoning Co

WORDING FOR AGENDA ITEM:

- a. Motion to receive the Zoning Commission's recommendation from their 8/22/22 meeting to approve the final plat of Roger E. Rand Addition, a Minor Subdivision.
- b. Motion to accept and approve the Roger E. Rand Addition, minor subdivision final plat

ACTION REQUIRED:

- | | | |
|--|--|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input checked="" type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

BACKGROUND:

Timothy E. Rand and Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon has filed for a one-lot minor subdivision including Parcels 864710200002 & 864710200007 as referenced above. The purpose is to reconfigure the lot to place the well and septic system on the same lot serving the house. The west portion of Parcel 864710200007 that is not to be included in the subdivision will be required to be combined with the abutting Parcel #864710200006. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 12, 2022. The neighbors within 1000 FT have been duly notified via a August 5, 2022 letter about the August 22, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot has adequate access to the road system. Extraterritorial review, as required by Iowa Code 354.9, was completed by the City of Salix on July 28, 2022. The property is not located in the floodplain. The proposed lot contains both the well and septic system. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal as proposed. The Woodbury County Zoning Commission voted 3-0 to recommend acceptance and approval of the Roger E. Rand Addition, minor subdivision final plat, to the Woodbury County Board of Supervisors following their public hearing on August 22, 2022.

FINANCIAL IMPACT:

None

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Receive the final staff report and P&Z Commission's recommendation from their 8/22/22 meeting.
Approve the final plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

- A) Motion to receive the Zoning Commission's recommendation from their 8/22/22 meeting to approve the final plat of Roger E. Rand Addition, a Minor Subdivision.
- B) Motion to accept and approve the Roger E. Rand Addition, minor subdivision final plat.



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

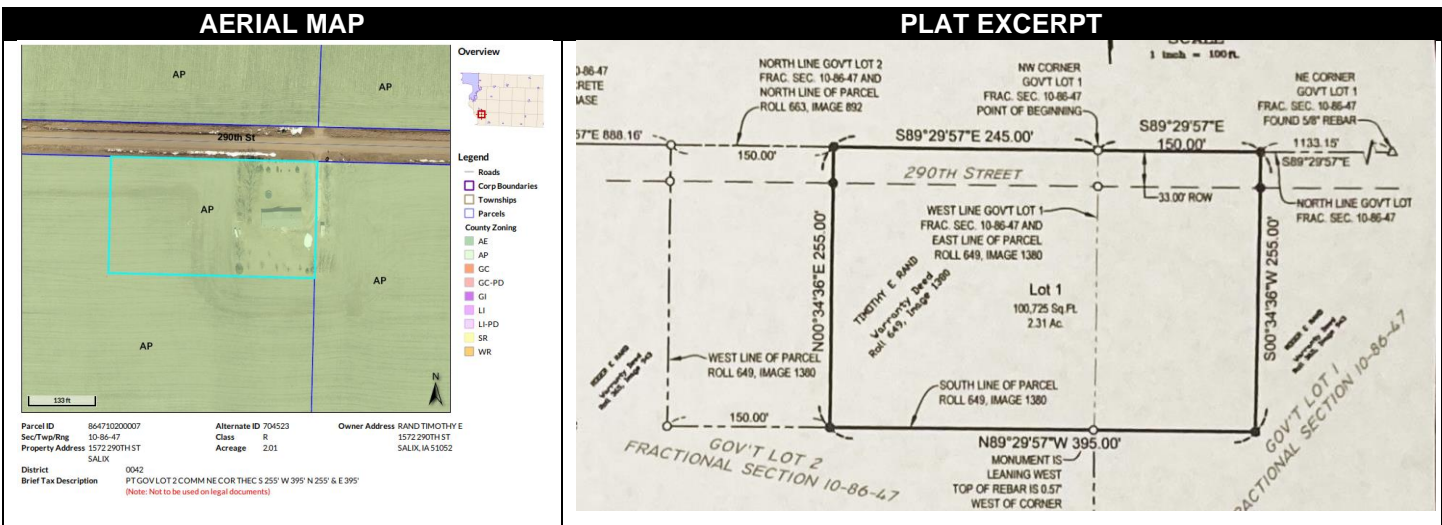
Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyiowa.gov
Dawn Norton · Sr. Clerk · dnorton@woodburycountyiowa.gov
Telephone (712) 279-6609 Fax (712) 279-6530

**ROGER E. RAND ADDITION, MINOR SUBDIVISION PROPOSAL
FINAL REPORT – 8/25/22**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
Owner(s): Timothy E. Rand, The Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon Application Type: Minor Subdivision (1 Lot) Subdivision Name: Roger E. Rand Addition Application Date: July 29, 2022 Subdivision Area: 2.31 Acres Legal Notice Date: August 12, 2022 Stakeholders (1000') Letter Date: August 5, 2022 Zoning Commission Public Hearing Date: August 22, 2022 Board of Supervisors Review Date: August 30, 2022	Parcel(s): 864710200002 & 864710200007 Township: T86N R47W (Lakeport) Section: 10 Lot: Government Lot 1 and Government Lot 2 Zoning District: Agricultural Preservation (AP) Floodplain District: Zone X (Not in SFHA) Address: 1572 290 th Street, Salix, IA 51052	<input type="checkbox"/> Summary, Aerial & Plat Excerpt, Recommendation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation

SUMMARY

Timothy E. Rand and Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon has filed for a one-lot minor subdivision including Parcels 864710200002 & 864710200007 as referenced above. The purpose is to reconfigure the lot to place the well and septic system on the same lot serving the house. The west portion of Parcel 864710200007 that is not to be included in the subdivision will be required to be combined with the abutting Parcel #864710200006. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 12, 2022. The neighbors within 1000 FT have been duly notified via a August 5, 2022 letter about the August 22, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot has adequate access to the road system. Extraterritorial review, as required by Iowa Code 354.9, was completed by the City of Salix on July 28, 2022. The property is not located in the floodplain. The proposed lot contains both the well and septic system. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal as proposed. The Woodbury County Zoning Commission voted 3-0 to recommend acceptance and approval of the Roger E. Rand Addition, minor subdivision final plat, to the Woodbury County Board of Supervisors following their public hearing on August 22, 2022.



ZONING COMMISSION AND STAFF RECOMMENDATIONS

Staff recommends approval of this minor subdivision proposal as it meets the requirements of the zoning and subdivision ordinances.

Following the public hearing on August 22, 2022, the Woodbury County Zoning Commission voted 3-0 to recommend acceptance and approval of the *Roger E. Rand Addition*, minor subdivision final plat to the Woodbury County Board of Supervisors.



WOODBURY COUNTY
ZONING COMMISSION
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

August 22, 2022

RE: Zoning Commission Recommendation to the Board of Supervisors:

ROGER E. RAND ADDITION, Minor Subdivision Proposal
Parcels #864710200002 & #864710200007
T86N R47W (Lakeport Township), Section 10
Government Lot 1 and Government Lot 2
Agricultural Preservation (AP) Zoning District
Floodplain District: Zone X (Not in Special Flood Hazard Area)
Address: 1572 290th Street, Salix, IA 51052

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the *Roger E. Rand Addition*, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regularly scheduled public meeting of the Woodbury County Zoning Commission on August 22, 2022.

Following the public hearing, the Zoning Commission voted 3-0 to recommend acceptance and approval of the *Roger E. Rand Addition*, minor subdivision final plat to the Board of Supervisors.

Dated this 22 day of Aug, 2022


Tom Bride, Vice-Chair
Woodbury County Zoning Commission

ATTEST:

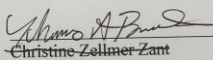

Daniel Priestley, Zoning Coordinator
Woodbury County Community & Economic Development

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION – AUGUST 22, 2022

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

We do hereby certify that we are the Chair and the Administrator of the Zoning Commission, Woodbury County, Iowa, and we further certify that the said Zoning Commission did take under advisement the attached plat and that said Zoning Commission did on the 22 day of Aug, 2022, ~~2021~~ recommend to the Woodbury County Board of Supervisors the acceptance and approval of said subdivision.

Dated Aug 24, 2022


~~Christine Zellmer Zant~~
Chair
Woodbury County Zoning Commission
By Thomas Bride, Vice-Chair

Minutes - Woodbury County Zoning Commission Meeting – August 22, 2022

The Zoning Commission (ZC) meeting convened on the 22nd of August at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Tom Bride, Barb Parker, Jeff O'Tool

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Cathy Moore, Wil Forker

Telephone: Tim Rand

Call to Order

Vice-Chair Tom Bride formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Approval of Previous Meeting Minutes – July 25, 2022

O'Tool motioned. Second: Parker 3-0.

Public Hearing: Roger E Rand Addition – Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Timothy E. Rand and Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon has filed for a one-lot minor subdivision including Parcels #864710200002 & #864710200007. The purpose is to reconfigure the lot to place the well and septic system on the same lot serving the house. The lot acres are proposed to be 2.31 acres. The west portion of Parcel #864710200007 that is not to be included in the subdivision will be required to be combined with the abutting Parcel #864710200006. This proposal has been properly noticed in the Sioux City Journal Legal Section on August 12, 2022. The neighbors within 1000 FT have been duly notified via an August 5, 2022 letter about the August 22, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot has adequate access to the road system. Extraterritorial review, as required by Iowa Code 354.9, was completed by the City of Salix on July 28, 2022. The property is not located in the floodplain. The proposed lot contains both the well and septic system. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of the staff to approve this proposal as proposed. Motion to close public hearing: Parker. Second: O'Tool. Motion approved 3-0. Motion to recommend approval of the Roger E. Rand Addition as proposed by O'Tool. Second: Parker. Motion approved 3-0.

Information/Discussion: Permitting Regulations for Temporary or Special Events

The Woodbury County Board of Supervisors has asked the Zoning Department to look into criteria to facilitate temporary or special event permits. Through his research, Priestley provided an example of the zoning ordinance Polk County uses. In their ordinance special events may include festivals, carnivals, circuses, outdoor religious meetings, rodeos, outdoor concerts, and special outdoor activities that are different from the primary use of the property. Included are both profit and non-profit groups for the sales of food, beverage, goods, and services. Neighborhood block parties shall not be considered within this category. The following is an example of a possible ordinance 1) Such events shall be limited to a total of twenty-one (21) days per year with no event exceeding fourteen (14) days in a given twelve (12) month period. 2) The access to the property shall be in accordance with established traffic standards. 3) Water and sanitary sewer (portable toilets may be permitted) must be supplied to the site, light, notice and dust from the activity shall be limited to the site. 4) All parking shall be limited to the site. 5) The event(s) shall provide appropriate measures to protect the attendees of the event(s). 6) The event(s) shall be reviewed by the Woodbury County Sheriff's Department. 7) Applicant shall provide security if required by Woodbury County Sheriff's Department. 8) If a Liquor License is needed, the event(s) organizers shall submit appropriate liquor license application only upon approval of all other items listed above or required by this ordinance. The liquor license shall be submitted in accordance with the Liquor License policy. Polk County's permitting is done with a Conditional Use permit. Woodbury County could implement a Conditional Use permitting process or a Special Use permit. Commissioners are asked to offer suggestions to be included in a possible ordinance. An update to the Table of Land Uses would be done as part of the ordinance changes.

Information/Discussion: Conditional Use Permit Zoning Exceptions and Administrative Zoning Exceptions

Priestley facilitated a discussion about conditional use permits and potential conditional use and administrative language to address zoning exceptions for practical difficulties. In comparison, variances are specifically intended to provide necessary relief from the requirements of the zoning provisions that would create unnecessary hardships

or practical difficulties. A conditional use exemption could possibly be used where a variance doesn't apply to address a practical difficulty standard. Priestley presented an adaption of Johnson County's ordinance - <https://www.johnsoncountyiowa.gov/pds/udo> as an example of a suggested ordinance modification. Under this language, the Woodbury County Zoning Commission would have the ability to review special exceptions to height, yard, or lot area regulations where there is an exceptional or unusual physical condition of a lot and the Board of Adjustment would have the ability to approve or deny such requests. The proposed language would empower the Board of Adjustment to grant special exceptions of no greater than fifty (50) percent of a usual requirement. The proposed language also empowers the Zoning Administrator to review an application and provide an exception no greater than ten (10) percent or reduce a required setback to less than five (5) feet.

Information/Discussion: Conditional Use Permit Application Process and Fee Schedule

Priestley provided a follow-up to previous discussions about the conditional use permit application process and revised fee schedule. On August 2, the Board of Supervisors updated the application fee schedule to include additional fees for the processing of meeting and legal notifications. These changes are due to rising costs associated with processing, printing, and mailing notifications of public hearings and will apply when the number of mailings required exceeds 30. Additional costs of newspaper legal publication notices over \$100.00 shall also be required from the applicants.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

Bride inquired about the setback increase proposal that is currently going through the amendment process through the Board of Supervisors. Priestley stated that the last of three public hearings will be held on August 23rd. Woodbury County Engineer Mark Nahra has looked at and presented the board with several distance studies. His recommendation would be a formula of turbine height x 3.5. The proposed increased setback distance of 2,500 feet being considered is from each residence to replace the current 1,250 feet.

Staff Update

None

Adjourn

Motion by O'Tool. Second: Parker. 3-0. The meeting adjourned at 6:38 PM.

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: Timothy E Rand
Name of Owner

Mailing Address: 1572-290th Street, Salix, IA 51052
Street City or Town State and Zip + 4

Property Address: 1572-290th Street, Salix, IA 51052
Street City or Town State and Zip + 4

Ph/Cell #: 712-333-9839 E-mail Address: timrand8569@gmail.com

To subdivide land located in the N 1/2 Quarter of Section 10

Civil Township 86 GIS Parcel # 864710200007

Name of Subdivision: Roger E. Rand Addition

Subdivision Area in Acres 2.31 Number of Lots 1

Attachments:

1. Ten (10) copies of grading plans; if required.
2. Twenty six ²⁷~~26~~ copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Lakeport

Surveyor: [Signature] Ph/Cell: 712-203-1523

Attorney: [Signature] Ph/Cell: 712-252-1395

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: [Signature]

Zoning Director: [Signature]

NWNE

For Office Use Only:

Zoning District AP Flood District X Date _____ No. 6791

Application Fee 4 Lots or less (\$200) \$200 CL #6435

5 Lots or more (\$250 plus \$5 per lot) _____

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: The Security National Bank as Personal Representative
of the Estate of Roger E. Rand By: Tammy L. Gagnon
Name of Owner

Mailing Address: 601 Pierce Street, Sioux City IA 51101
Street City or Town State and Zip + 4

Property Address: 1572-290th St., Salix IA 51052
Street City or Town State and Zip + 4

Ph/Cell #: 712-277-6530 E-mail Address: tgagnon@snbonline.com

To subdivide land located in the NYZ Quarter of Section 10

Civil Township 86 GIS Parcel # 864710200002

Name of Subdivision: Roger E Rand Addition

Subdivision Area in Acres 2.31 Number of Lots 1

Attachments:

1. Ten (10) copies of grading plans; if required.
2. Ten (10) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: [Signature] Ph/Cell: 712-203-1323

Attorney: [Signature] Ph/Cell: 712-252-1395

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: The Security National Bank of Sioux City, IA
Executor of Roger E. Rand Estate
by Tammy L. Gagnon, Trust Officer

Zoning Director: [Signature]
Coordinator

For Office Use Only:

Zoning District AP Flood District X Date _____ No. 6791

Application Fee 4 Lots or less (\$200) \$200 c/k # 6435

5 Lots or more (\$250 plus \$5 per lot) _____

INDEX LEGEND:
PART OF: Gov't Lots 1 and 2, Section 10-86-47
CURRENT PROPRIETOR: Roger E Rand Estate and Timothy E. Rand
SURVEY REQUESTED BY: Timothy E. Rand
PREPARED BY AND RETURN TO: David A. Lambertson, DGR Engineering, 6115 Whispering Creek Dr., Sioux City, IA 51106 (712) 266-1554 dave.lambertson@dgr.com

FINAL PLAT OF
Roger E. Rand Addition,
A MINOR SUBDIVISION, WOODBURY COUNTY, IOWA

ZONING:
AF - Agricultural Preservation

Minimum Lot Area: 2 Ac.
Lot Width: 200'
Front Yard: 100'
Side Yard: 50'
Side Yard Accessory Structure: 10'
Corner Side Yard: 20'
Minimum Rear Yard: 50'
Minimum Accessory Rear Yard: 10'
Maximum Height: 45'
Other regulations apply.
See Subdivision Ordinance for details.

No streets, roads, parks, school sites or public facilities are proposed.
FEMA Zone X. Outside the 0.2% annual chance floodplain.

TITLE OPINION
COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Sir:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa, last certified by Sodgwick Tally Abstract, Abstractors, dated _____, 2022 at _____ a.m. and from said abstract find good and merchantable title to said parcel vested in Timothy E. Rand, aka Timothy Rand, a single person and Roger E. Rand, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

- Entry #4 is a Right of Way and Easement Grant recorded July 18, 1969 in Book 1214, Page 633 between Gilbert O. Fortin and Helen M. Fortin to Gulf Central Pipeline Company.
 - Entry #7 is a Zoning Ordinance from the Woodbury County Board of Supervisors to Whom it May Concern dated January 11, 1971, filed March 5, 1971 in Book 1265, Pages 9 to 78 incl., which regulates the use, occupancy and subdivision of land within the unincorporated area of Woodbury County, Iowa.
 - Entry #18 is a Resolution of the Woodbury County Board of Supervisors #6372, recorded in the Office of the County Recorder on May 12, 1977 on Roll 62, Image 2118, contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa, that may be within the boundary designated as a Flood Hazard Area.
 - Entry #19 is a Resolution of the Woodbury County Board of Supervisors, #6333 recorded May 12, 1977 in the Office of the County Recorder on Roll 62, Image 2120. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing issuance of building permits, new construction or substantial improvements to determine whether proposed plans will be reasonably safe from flooding. The Resolution provides in part, that the Zoning Administrator must review and approval of certain proposed uses of real estate.
 - Entry #20 is a Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Image 2343.
 - Entry #29 is a Zoning Ordinance filed August 29, 2008 in the office of the County Auditor/Recorder. Resolution No. 10-455, Roll 699, Images 7213-7312 establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. Resolution No. 10-456, Roll 699, Images 7313-7319 prescribes the minimum requirements for the design and development of new subdivisions and the re-subdivisions of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed.
 - Entry #31 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Christopher J. Jackson, Vice President and Colin G. Tague, Vice President to Timothy E. Rand, a single person dated, acknowledged and filed July 13, 2022, Inst. #2022-08679. Releases mortgage recorded in Roll 744 Image 6802, as shown at entry #27.
 - Entry #32 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Christopher J. Jackson, Vice President and Ron W. Jones, Vice President to Timothy E. Rand, a single person dated and acknowledged July 19, 2022 and filed July 20, 2022, Inst. #2022-08961. Releases mortgage recorded in Roll 744 Image 6710, as shown at entry #28.
 - Entry #30 shows real estate taxes for 2019/20, paid in full. Taxes for 2020/21 on pt Gov Lot 2 comm NE; cor the S 25th W 35th N 25th E & E 395 ft L. Export Township, \$1,640.00, payable in two installments of which two installments are paid.
- Further, the undersigned has personal knowledge of a Family Settlement Agreement signed by all beneficiaries and their spouses of the Estate of Roger E. Rand and that a Court Order was entered on May 29, 2019 approving said Family Settlement Agreement whereby approving the transfer of a land swap of .088 acres of the "Farm Ground" to Tim Rand on the outside of Tim's homestead and .088 acres of Tim's property to the Estate on the west side of Tim's homestead.

This Plat Title Opinion is given to the County Auditor and Recorder pursuant to Iowa Code 354.11(3) for the purpose of recording the final plat of the above-described property and may not be relied upon by any other party or for any other purposes. Matters not required to be shown by Chapter 354 of the Iowa Code may be omitted from this opinion.

DATED _____, 2022
Will L. Fisher
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____
City of Salix, Woodbury County, Iowa

Resolution accepting and approving the Plat of Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa.
Now, therefore be, and it is, resolved by the City Council of the City of Salix, Woodbury County, Iowa, that said Plat as hereto attached and forming part of this resolution be, and the same hereby is, accepted and approved.

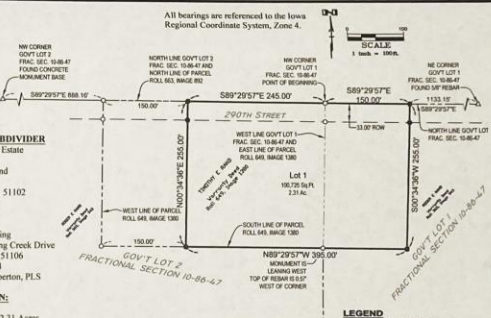
Passed and Approved this _____ day of _____, 2022

Kevin Nelson Mayor
Kathy Braultette City Clerk

STATE OF IOWA : ss
COUNTY OF WOODBURY

Im Kathy Braultette, Clerk of the City of Salix, Woodbury County, Iowa, do hereby certify that the foregoing is a full, true and correct copy of a resolution accepting and approving the Plat of Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa, which said resolution was adopted by the City Council of said city on _____, 2022 and approved by the Mayor of said city on said date as in full, true and complete as the same appears of record in the office of said City Clerk.

ATTEST:
Kathy Braultette
City Clerk



PARCEL DESCRIPTION:

Those portions of Government Lots 1 and 2 of Fractional Section 10, Township 86 North, Range 47 West of the 5th P.M. Woodbury County Iowa, described as follows:

Beginning at the northwest corner of said Government Lot 1; thence South 89°29'57\"/>

SURVEYORS CERTIFICATION:

I, David A. Lambertson, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lots described in the Addition plat; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.
Dated at Sioux City, Iowa _____, 2022

David A. Lambertson, Iowa No. 15746
License Renewal Date: December 31, 2022

BOARD OF SUPERVISORS RESOLUTION NO. _____

Resolution accepting and approving the Plat of Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa.

Whereas, the owners and proprietors did on _____, 2022, file with the Woodbury County Zoning Commission a certain plat designated as Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa; and

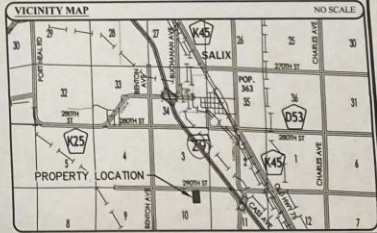
Whereas, it appears that said plat conforms with all of the provisions of the Code of the State of Iowa and Ordinances of Woodbury County, Iowa, with reference to the filing of same; and

Whereas the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; and

Whereas the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.
Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, that the Plat of Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa be and the same hereby is accepted and approved, and the Chairman and Secretary of the Woodbury County Board of Supervisors, Woodbury County, Iowa, are hereby directed to furnish to the owner and proprietor a certified copy of this resolution as required by law.

Passed and Approved this _____ day of _____, 2022
Keith Radig
Chairman of Board of Supervisors
Woodbury County, Iowa

ATTEST: Patrick F. Gill
Secretary



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: July 28, 2022
Drawn By: DAL
Project No. 267116
Sheet: 1 OF 1

Dedication to be recorded separately as attachment(s). See documents below.

DEDICATION

Timothy E. Rand, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into a lot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with his desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2022

By: _____
Timothy E. Rand

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On _____ before me, _____
(Here insert name and title of the officer)

personally appeared Timothy E. Rand,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

	shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
	shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
	Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

EXTRATERRITORIAL REVIEW

This property is within two (2) miles of the incorporated area of Salix, IA and requires extraterritorial review under Iowa Code, Section 354.9. On July 28, 2022, the City of Salix accepted and approved the final plat of the Roger E. Rand addition as referenced in City County Resolution No. 2022-15.



CITY OF SALIX, WOODBURY COUNTY, IOWA
CITY COUNCIL RESOLUTION NO. 2022-15

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF ROGER E. RAND ADDITION,
WOODBURY COUNTY, IOWA.

NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF
SALIX, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF ROGER E. RAND ADDITION,
WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS
RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED 7/28/22



KEVIN NELSON
MAYOR

PASSED 7/28/22




ATTEST: KATHY BROUILLETTE
CITY CLERK

STATE OF IOWA :
 : SS
COUNTY OF WOODBURY :

I, KATHY BROUILLETTE, CLERK OF THE CITY OF SALIX, WOODBURY COUNTY, IOWA, DO
HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE AND CORRECT COPY OF A
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF ROGER E. RAND, WOODBURY
COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID
CITY ON THE 28th DAY OF JULY, 2022 AND APPROVED BY THE MAYOR OF SAID CITY ON
SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN
THE OFFICE OF SAID CITY CLERK.

DATED 7/28/22



KEVIN NELSON
MAYOR



KATHY BROUILLETTE
CITY CLERK

SALIX RESOLUTION

LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on **August 12, 2022**.

SIUXCITYJOURNAL.COM
NOTICE OF A PUBLIC HEARING
REGARDING A MINOR SUBDIVISION
PROPOSAL BEFORE THE WOODBURY
COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will hold a public hearing on the following item hereafter described in detail on August 22, 2022 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearing will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516-721-135# during the meeting to listen or comment.

Item One (1)
PROPOSED MINOR SUBDIVISION: To be known as Roger E. Rand Addition, a one-lot minor subdivision in a 2.31-acre portion of Section 10, T86N R47W (Lakeport Township) on Government Lot 1 and Government Lot 2 on Parcel #664710200002 and Parcel #664710200007. The parcels are located about one (1) mile south of Salix. The property is located in the Agricultural Preservation (AP) Zoning District. Applicant(s) Property Owner(s): Timothy E. Rand. The Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon, Property Address: 1572 290th Street, Salix, IA 51052.

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **five (5)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **August 5, 2022** letter of the public hearing before the Woodbury County Zoning Commission on **August 22, 2022**.

As of **August 17, 2022**, the Community and Development office has received the following comments. The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

Property Owner(s)	Mailing Address	Comments
Estate of Roger E. Rand, Security National Bank of Sioux City, Iowa, as Executor	601 Pierce St. Sioux City IA 51101	No comments.
Austin M. Lee & Nicole K. Lee	1580 290th St. Salix IA 51052	No comments.
Timothy E. Rand	1572 290th St. Salix IA 51052	No comments.
John E. Shook & Gail A. Shook	23 Westlake Village Council Bluffs IA 51501	Received phone inquiry on 8/8/22 from Gail. The property owner asked about the location being south of 290 th Street. The property owner did not offer any comments or concerns.
Larry J. Brenden	PO Box 271 Sloan IA 51055	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No issues here. – Glenn Sedivy, 8/3/22.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed minor subdivision for MEC electric and have no conflicts. – Casey Meinen, 8/8/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC gas. – Tyler Ahlquist, 8/2/22.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. – Jeff Zettel, 8/2/22.
NUSTAR PIPELINE:	No concerns from NuStar. – Matt McGee, 8/3/22.
SIUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 8/2/22.
WOODBURY COUNTY TREASURER:	The 2020 assessment year for both parcels has been paid in full. We do not have the statements yet for the 2021 assessment year-it should be another week or so. – 8/1/22.



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nagra, P.E.
mnagra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nagra, County Engineer

Date: August 17, 2022

Subject: Roger E. Rand Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated August 1, 2022.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I have reviewed the parcel for access. Existing driveways will be able to be used for accessing the new divided lot.
- I have prior dealings with this property on a driveway/access issue. I noted at that time that some of the area occupied by the homestead was outside the platted area. This plat seems to correct the issues and give the landowner control of the land he is using.
- I have no other concerns with this parcel.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORTS

Summary

Parcel ID 864710200007
 Alternate ID 704523
 Property Address 1572 290TH ST
 SALIX IA 51052
 Sec/Twp/Rng 10-86-47
 Brief Tax Description PT GOV LOT 2 COMM NE COR THEC S 255' W 395' N 255' & E 395'
 (Note: Not to be used on legal documents)
 Deed Book/Page 705-6672 (8/12/2009)
 Gross Acres 2.01
 Net Acres 2.01
 Adjusted CSR Pts 0
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0042 LAKEPORT/WESTWOOD
 School District WESTWOOD-COMM4
 Neighborhood N/A



Owner

Deed Holder
 Rand Timothy E
 1572 290th St
 Salix IA 51052
 Contract Holder
 Mailing Address
 Rand Timothy E
 1572 290th St
 Salix IA 51052

Land

Lot Area 2.01 Acres; 87,556 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style Mt'd Home (Double)
 Architectural Style Other
 Year Built 2002
 Condition Above Normal
 Roof Met / Gable
 Flooring
 Foundation C Blk
 Exterior Material Vinyl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 2,052 SF
 Main Area Square Feet 2052
 Attic Type None;
 Number of Rooms 7 above; 0 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type None
 Basement Area 0
 Basement Finished Area 0
 Plumbing 1 Extra Tub or Shower; 1 Whirlpool Bathroom; 1 Base Plumbing (Full);
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat FNA - Gas
 Fireplaces 1 Prefab;
 Porches
 Decks Wood Deck-Med (144 SF); Wood Deck-Med (144 SF);
 Additions
 Garages

Sales

Date	Seller	Buyer	Recording	Sale Condition - NJTC	Type	Parcel	Amount
8/12/2009	RAND TIMOTHY E & JENNIFER S RAND	RAND TIMOTHY E	705/6672	Quit Claim Deed	Deed		\$0.00
6/14/2004	RAND ROGER E	RAND TIMOTHY & JENNIFER	649/1380	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$0.00

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$30,150	\$30,150	\$32,260	\$32,260	\$17,660
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$75,830	\$100,510	\$100,510	\$100,510	\$100,510
= Gross Assessed Value	\$105,980	\$130,660	\$132,770	\$132,770	\$118,170
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$105,980	\$130,660	\$132,770	\$132,770	\$118,170

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

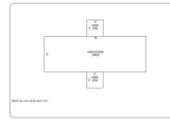
Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits.](#)

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)
 Last Data Upload: 7/29/2022, 6:29:15 PM



Summary

Parcel ID 864710200002
 Alternate ID 704505
 Property Address N/A
 Sec/Twp/Rng 10-86-47
 Brief Tax Description EX N 421 FT E 380 FT GOV LOT 1 10-86-47
 (Note: Not to be used on legal documents)
 Deed Book/Page 316-943 (12/24/1996)
 Gross Acres 47.32
 Net Acres 47.32
 Adjusted CSR Pts 4190.09
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0042 LAKEPORT/WESTWOOD
 School District WESTWOOD-COMM
 Neighborhood N/A

Owner

Deed Holder
 Rand Roger E
 PO Box 347
 Sioux City IA 51102
 Contract Holder
 Mailing Address
 Rand Roger E
 PO Box 347
 Sioux City IA 51102

Land

Lot Area 47.32 Acres; 2,061,259 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
	Steel Utility Building		40	48	2020	1

Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$106,060	\$106,060	\$100,280	\$100,280	\$145,940
+ Assessed Building Value	\$5,680	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$111,740	\$106,060	\$100,280	\$100,280	\$145,940
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$111,740	\$106,060	\$100,280	\$100,280	\$145,940

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits.](#)

No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Photos, Sketches.



[User Privacy Policy](#)
[GDPR Privacy Notice](#)
 Last Data Upload: 7/29/2022, 6:29:15 PM

SOIL REPORTS



Overview

Legend

- Roads
- Soils
 - 0.0000001 - 5.0000000
 - 5.0000001 - 20.0000000
 - 20.0000001 - 30.0000000
 - 30.0000001 - 40.0000000
 - 40.0000001 - 50.0000000
 - 50.0000001 - 60.0000000
 - 60.0000001 - 70.0000000
 - 70.0000001 - 80.0000000
 - 80.0000001 - 90.0000000
 - 90.0000001 - 100.0000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID 864710200007 Alternate ID 704523 Owner Address SAND TIMOTHY E
 Sec/Twp/Rng 10-86-47 Class R 1572-290TH ST
 Property Address 1572-290TH ST Acreage 2.01 SALIX, IA 51052
 SALIX
 District 0042
 Brief Tax Description PT GOV LOT 2 COMM NE COR THEC S 255' W 395' N 255' & E 395'
 (Note: Not to be used on legal documents)

Date created: 8/1/2022
 Last Data Upload: 7/29/2022 7:29:15 PM
 Developed by Schneider

Summary

Parcel ID	864710200002
Gross Acres	47.32
ROW Acres	0.00
Gross Taxable Acres	47.32
Exempt Acres	0.00
Net Taxable Acres	47.32 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	88.55 (4190.09 CSR2 Points / 47.32 Gross Taxable Acres)
Applied Active Code	2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	47.32	88.55	4,190.09	4,190.09
Non-Crop	0.00	0.00	0.00	0.00
Total	47.32		4,190.09	4,190.09

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	46	KEG LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	89.00	46.63	4,150.07	4,150.07
100% Value	156	ALBATO SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	58.00	0.69	40.02	40.02
Total				47.32	4,190.09	4,190.09

No summary available for Parcel #864710200007

ELEVATION



Wil L. Forker

Attorney at Law

PIONEER BANK BLDG.
701 PIERCE STREET, STE 303
SIOUX CITY, IA 51101

Telephone (712) 252-1395 - Fax (712) 252-4858
Licensed in Iowa and Nebraska
forkerlaw@gmail.com

TO THE PUBLIC

I, Wil L. Forker, Attorney at Law have carefully examined the abstract of title specifically prepared for platting of Roger E. Rand Addition, Woodbury County, Iowa. The caption description fully described as set out in the surveyor's certificate attached and filed herewith. The abstract of title was prepared by Engleson Abstract Company, Inc., and last continued on July 20, 2022 at 5:00 p.m. which establishes title in Timothy E. Rand, a/k/a Timothy Rand, a single person and Roger E. Rand.

Subject to the following objections:

1. Entry #4 is a Right of Way and Easement Grant recorded July 18, 1969 in Book 1214, Page 633 between Gilbert O. Fortin and Helen M. Fortin to Gulf Central Pipeline Company.
2. Entry #17 is Zoning Regulations from the Woodbury County Board of Supervisors To Whom it May Concern dated January 11, 1971, filed March 5, 1971 in Book 1263, Pages 9 to 78 incl., which regulates the use, occupancy and subdivision of land within the unincorporated areas of Woodbury County, Iowa.
3. Entry #18 is a Resolution of the Woodbury County Board of Supervisors #6332, recorded in the Office of the County Recorder on May 12, 1977 on Roll 62, Image 2118, contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa, that may be within the boundary designated as a Flood Hazard Area.
4. Entry #19 is a Resolution of the Woodbury County Board of Supervisors, #6333 recorded May 12, 1977 in Office of the County Recorder on Roll 62, Image 2120. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing issuance of building permits, new construction or substantial improvements to determine whether proposed sites will be reasonably safe from flooding. The Resolution provided in part, that the Zoning Administrator must review and approval of certain proposed uses of real estate.
5. Entry #20 is a Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Image 2343.

6. Entry #29 is Zoning Regulations filed August 29, 2008 in the office of the County Auditor/Recorder. Resolution No. 10, 455, Roll 699, Images 7213-7312 establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. Resolution No. 10,456, Roll 699, Images 7313-7339 prescribes the minimum requirements for the design and development of new subdivisions and the re-subdivisions of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed.
7. Entry #31 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Christopher J. Jackson, Vice President and Colin G. Tague, Vice President to Timothy E. Rand, a single person dated, acknowledged and filed July 13, 2022, Inst. #2022-08679. Releases mortgage recorded in Roll 744 Image 4802, as shown at entry #27.
8. Entry #32 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Christopher J. Jackson, Vice President and Ron W. Jones, Vice President to Timothy E. Rand, a single person dated and acknowledged July 19, 2022 and filed July 20, 2022, Inst. #2022-08961. Releases mortgage recorded in Roll 744 image 6710, as shown at entry #28.
9. Entry #30 shows real estate taxes for 2019/20, paid in full. Taxes for 2020/21 on pt Gov Lot 2 comm NE cor thec S 255ft W 395 ft N 255 ft & E 395 ft Lakeport Township; \$1,640.00; payable in two installments of which two installments are paid.
10. Further, the undersigned has personal knowledge of a Family Settlement Agreement signed by all beneficiaries and their spouses of the Estate of Roger E. Rand and that a Court Order was entered on May 29, 2019 approving said Family Settlement Agreement whereby approving the transfer of a land swap of .088 acres of the "Farm Ground" to Tim Rand on the eastside of Tim's homestead and .088 acres of Tim's property to the Estate on the west side of Tim's homestead.

Respectfully submitted,

Wil L. Forker
Title Guaranty #7819
WLF:cmd