

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**#13**Date: 10/4/19 Weekly Agenda Date: 10/8/19**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** David Gleiser, CED Director**WORDING FOR AGENDA ITEM:**

Approval of Final Plat for the J & N Stevenson Addition, a Minor Subdivision

ACTION REQUIRED:Approve Ordinance ☐Approve Resolution ☒Approve Motion ☒Public Hearing ☐Other: Informational ☐Attachments ☒**EXECUTIVE SUMMARY:**

The Board will receive the Zoning Commission's recommendation 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:

Norma Stevenson, owner of property in the SW ¼ of the SW ¼ of Section 30, T86N, R46W (Sloan Township), on Parcels #864630300004 and #864630300003 proposes a single-lot minor subdivision for agricultural purposes. No infrastructure improvements, grading, or construction is planned. The property is located in the Agricultural Preservation zoning district and is not in a floodplain. The current and proposed use of the property are allowed under the Zoning Ordinance. On 9/23/19, the Zoning Commission voted to recommend approval of the final plat. The required legal notifications were made, and all relevant agency stakeholders and property owners were noticed. As of 10/4/19, no objections have been received as it relates to the proposed plat. This property is located within two miles of Sloan, IA. This subdivision proposal requires extraterritorial review under Iowa Code, Section 354.9. Sloan waived this right under Resolution #2019-24 that was passed by the City Council on 9/19/19.

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 Zoning Commission's recommendation from their 9/23/19 meeting to approve the final plat.

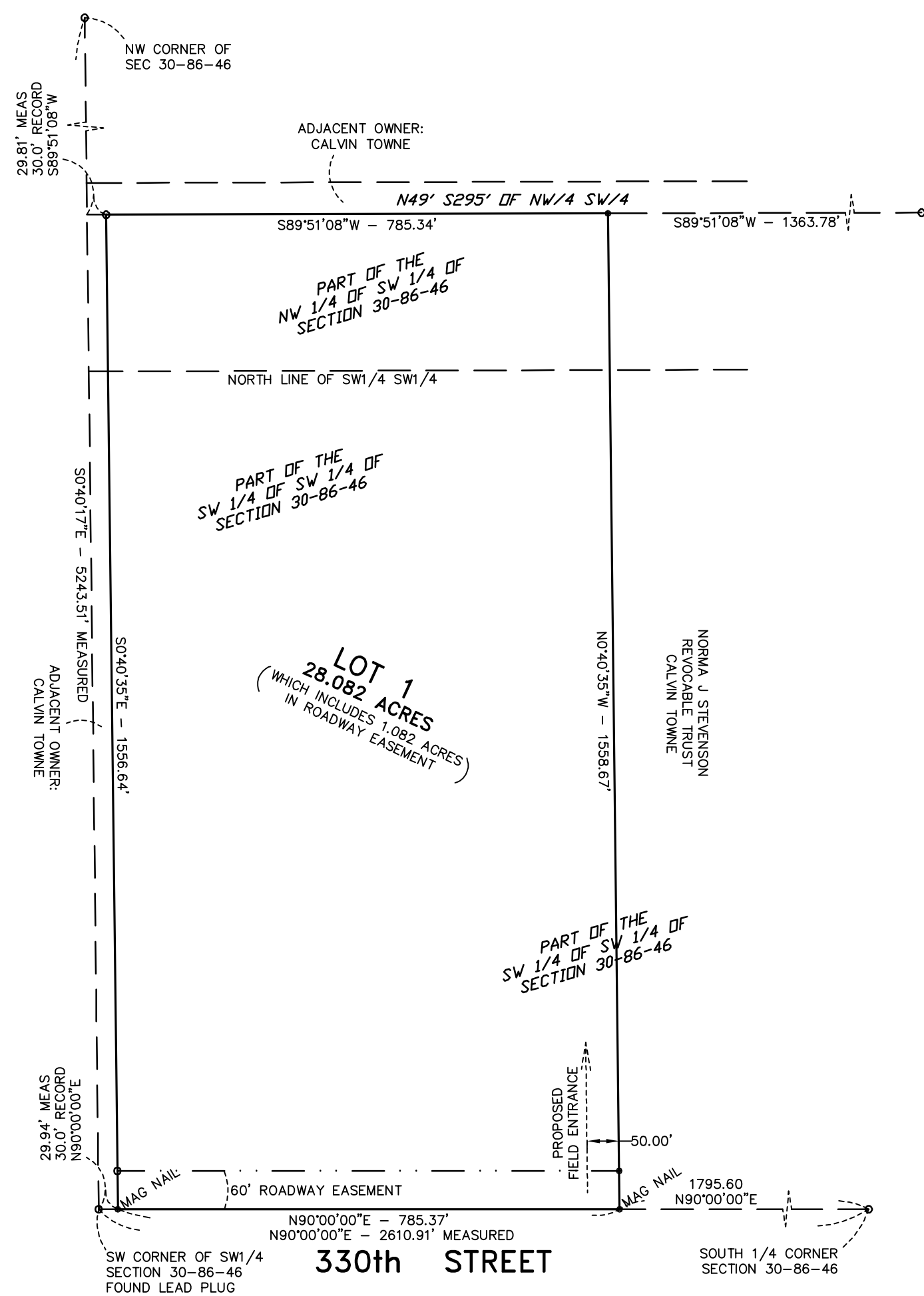
Subject to public testimony received (if any), approve the plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

Motion to receive the Zoning Commission's recommendation from their 9/23/19 meeting to approve the final plat.

Motion to approve the J & N Stevenson Addition, Minor Subdivision plat and authorize the Chairman to sign the resolution.

FINAL PLAT OF
J & N STEVENSON ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA



SCALE: 1" = 200'

0 200 400

SHEET 1 OF 2

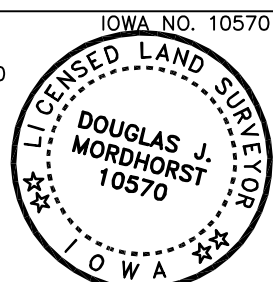
CERTIFICATION

I, DOUGLAS J MORDHORST, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, CERTIFICATE NO. 10570, DO HEREBY CERTIFY THAT THE PLAT OF J & N STEVENSON ADDITION, A MINOR SUBDIVISION TO 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 PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBER, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA: SEPTEMBER 3, 2019

DOUGLAS J. MORDHORST
LICENSE NUMBER 10570
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
2 SHEETS COVERED BY THIS SEAL
PLOT DATE: SEPTEMBER 3, 2019



NOTES

ZONING DISTRICT: AP

BULK REGULATIONS:
MINIMUM LOT WIDTH: 200'
MINIMUM LOT SIZE: 2 ACRES
MINIMUM FRONT YARD: 100'
SIDE YARDS: 20'
SIDE YARD ACCESSORY BLDG: 10'
MINIMUM REAR YARD: 50'
REAR YARD ACCESSORY BLDG: 10'
MAXIMUM HEIGHT: 45'

** OTHER REGULATIONS APPLY. SEE SUBDIVISION ORDINANCES FOR DETAILS

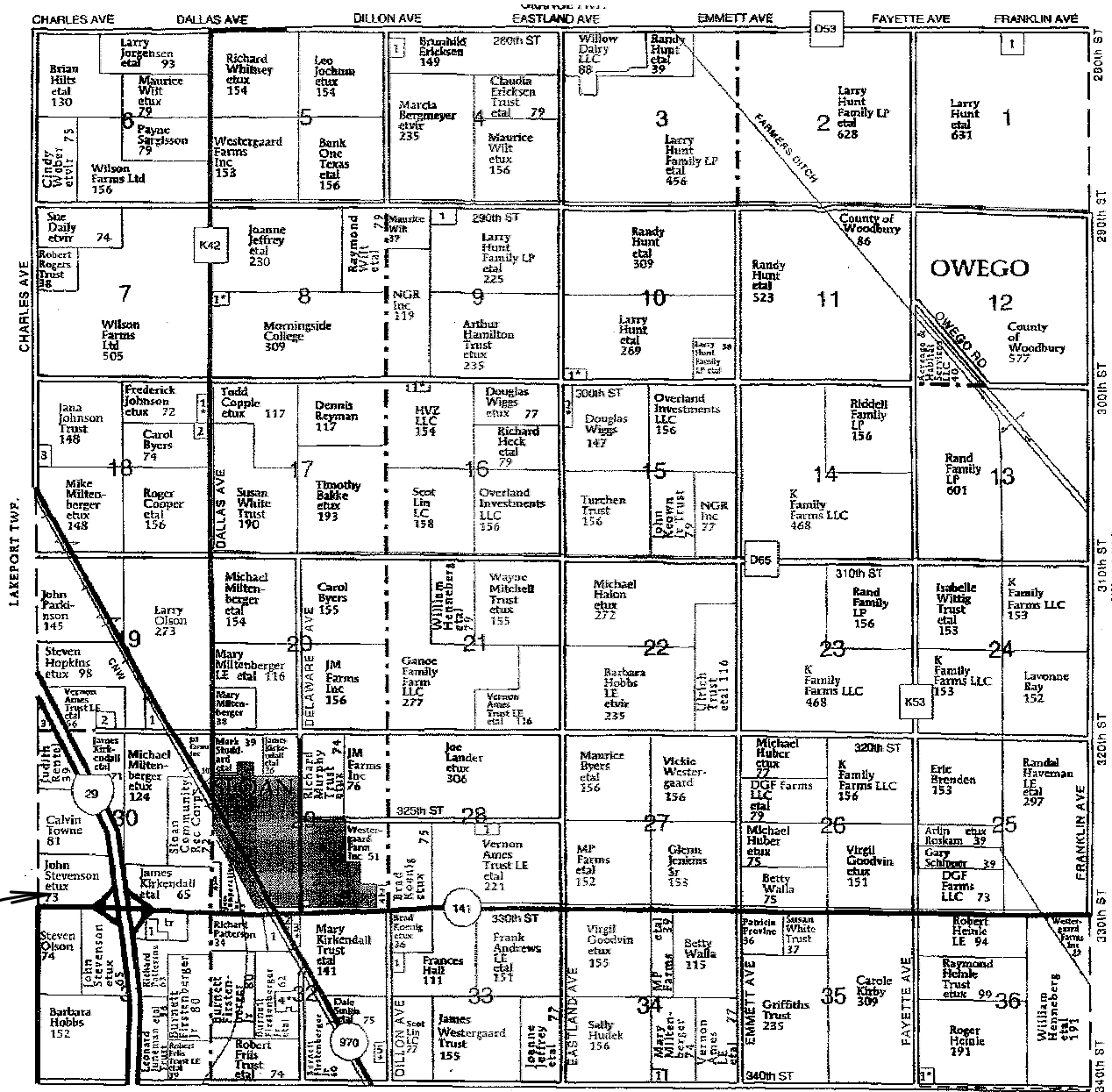
LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

ELECTRICAL: WOODBURY COUNTY REC
1495 HUMBOLT AVENUE
MOVILLE, IA

TELEPHONE: LONGINES
501 4TH STREET
SERGEANT BLUFF, IOWA 51054

TOTAL AREA IN ADDITION: 28.082 ACRES

VICINITY MAP
TOWNSHIP 86 NORTH RANGE 46 WEST



SUBJECT PROPERTY

LEGAL DESCRIPTION

All that part of the Southwest 1/4 of Section 30, Township 86 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of said Section 30; thence North 90° 00' 00" East along the South line of said Southwest 1/4 for 29.94 feet to the point of beginning; thence continuing North 90° 00' 00" East along said South line for 785.37 feet; thence North 0° 40' 35" West for 1558.67 feet to the South line of the North 49.00 feet of the South 295.00 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 30; thence South 89° 51' 08" West along said South line for 785.34 feet to the East line of the West 30.00 feet of said Southwest 1/4; thence South 0° 40' 34" East along said East line for 1556.64 feet to the point of beginning.

Said described parcel contains 28.082 acres, more or less, which includes 1.082 acres in roadway easement.

LEGEND

- INDICATES FOUND IRON PIN UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2"x 30" IRON PIN W/ CAP #10570 UNLESS OTHERWISE INDICATED

OWNER & SUBDIVIDER:
NORMA J STEVENSON REVOCABLE TRUST
1811 330th STREET
SLOAN, IA 51055

LAND SURVEYOR:
DOUGLAS J. MORDHORST
MLS & ASSOCIATES, P.L.C.
703 DOUGLAS STREET
SIOUX CITY, IA 51101

COUNTY: WOODBURY
SECTION: 30 TOWNSHIP: T 86N RANGE: R 46W
ALIQUOT PART: SW 1/4
CITY: SUBDIVISION: J & N STEVENSON ADD'N
BLOCK:
LOT: 1
PROPRIETOR: NORMA J STEVENSON REVOCABLE TRUST
REQUESTED BY: NORMA J STEVENSON

MLS & ASSOCIATES, P.L.C. 703 DOUGLAS ST. SIOUX CITY, IOWA 51101 712-258-6844

FINAL PLAT OF
J & N STEVENSON ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT NORMA J STEVENSON, TRUSTEE OF THE NORMA J STEVENSON REVOCABLE TRUST, OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED, AND PLATTED INTO LOTS AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF DOUGLAS J. MORDHORST, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THE PLAT OF J & N STEVENSON ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH HER DESIRES AS OWNER AND PROPRIETOR THEREOF.

PLOT DATE: SEPTEMBER 3, 2019
SHEET 2 OF 2

EXECUTED AT _____, IOWA THIS _____ DAY OF _____, 20____

NORMA J STEVENSON, TRUSTEE OF THE
NORMA J STEVENSON REVOCABLE TRUST

STATE OF IOWA }
WOODBURY COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON THE

_____ DAY OF _____, 20____, BY NORMA J STEVENSON, TRUSTEE OF THE NORMA J STEVENSON REVOCABLE TRUST

NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

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 on the attached plat, which abstract was last certified by Engleson Abstract Co., Inc.

dated _____, 20____

at _____ o'clock _____m. and from said abstract find good and merchantable title to said premises vested in Norma J. Stevenson, Trustee of the Norma J. Stevenson Revocable Living Trust, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

1. Entry #41 of Part 2 shows the real estate taxes for 2017/18 payable in two installments on GIS #864630300004 and #864630300003 in the amount of \$1,812.00 and \$460.00 as all paid. The 2018/2019 real estate taxes have not yet been certified to the Woodbury County Treasurer for collection.
2. Entry #40 of Part 2 shows Resolution #10,456 adopted by the Woodbury County Board of Supervisors and filed August 29, 2008 in Roll 699, Image 7313 which creates new subdivision ordinances in unincorporated areas of Woodbury County. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
3. Entry #39 of Part 2 shows new Zoning Regulations for unincorporated areas of Woodbury County adopted by Woodbury County Board of Supervisors in Resolution #10,455 which was filed August 29, 2008 in Roll 699, Image 7213. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
4. Entry #38 of Part 2 shows Resolution No. 9460 of the Woodbury County Board of Supervisors filed Dec. 12, 2000 in Roll 475, Image 935 requiring Corn Suitability Rating to be considered in approving any new subdivisions in Woodbury County.
5. District has adopted a Soil and Water Resource Conservation Plan filed July 29, 1992 in Roll 266, Image 2343. This plan is available for inspection at the offices located at 4301 Sergeant Rd., Suite 206, Sioux City, Iowa 51106. You should contact this office to determine if the Plan may affect your intended use of the property.
6. Entry #6 of Part 2 shows a Notice recorded April 29, 1981 in Roll 109, Image 2124 stating that certain real estate may be subject to soil conservation practice refund.
7. Entry #31 of Part 2 shows a Corner Certificate dated April 25, 1996 and filed July 2, 1996 in Roll 354, Image 767.
8. Entry #119 of Part 1 shows Resolutions #6332 and #6333 adopted by the Woodbury County Board of Supervisors on May 12, 1977 and filed on Roll 62, Images 21_18 to 2121 which regulates the use, issuance of new building permits, new construction or substantial improvements to land designated as Flood Hazard Areas. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County Courthouse.
9. Entry #117 of Part 1 shows Zoning Regulations adopted by the Woodbury County Board of Supervisors dated January 11, 1971 and filed March 5, 1971 in Book 1263, Pages 9 to 78.
10. Entry #115 of Part 1 shows an Easement to Woodbury County, Iowa dated Sept. 8, 1969 and filed Sept. 17, 1969 in Book 1213, Page 528 for road purposes as a Public Highway along the south side of the property under examination.
11. Entry #114 of Part 1 shows a Driveway Easement over the West 20 feet of the SW1/4 of Section 30, Township 86 North, Range 46, Woodbury County, Iowa for the benefit of Irene E. Tawzer, Florence Donita Towne, Orville Henry Tawzer and Judy Tawzer, husband and wife, and Norma Jean Stevenson and John L. Stevenson, wife and husband.
12. Entry #86 of Part 1 shows an Easement to Socany-Vacuum Oil Company, Inc. dated March 12, 1941 and filed May 29, 1941 in Misc. Record 153, page 317 to lay, maintain and repair pipe lines for the transportation of oil and/or gas or byproducts over the W1/2 of the SW1/4 of Sec. 30, Twp. 86 North, Range 46 W.
Entry #112 of Part 1 shows a Special Warranty Deed to Magnolia Pipe Line Company dated Nov. 30, 1959 and filed Jan. 25, 1960 in Book 837, page 235 of the Easement described in Entry #86 above.
Entry #1 of Part 2 shows the name change from Magnolia Pipe Line Company to Mobil Pipe Line Company dated Nov. 1, 1966 and filed the same date in Book 1139, page 303.
Entry #2 of Part 2 shows the Assignment of Right of Way from Mobil Pipe Line Company to Williams Pipe Line Company dated Oct. 31, 1983 and filed Jan. 10, 1984 in Roll 136, Image 1428.
13. Entry #87 of Part 1 shows an Agreement to Socany-Vacuum Oil Co., Inc. dated July 15, 1941 and filed Nov. 21, 1941 in Misc. Record 156, page 219 to install and maintain and remove gate valves and gate boxes in its pipe lines.
14. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

DATED: _____, 20____

DALE B. SMITH
ATTORNEY AT LAW

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION NUMBER: _____
RESOLUTION ACCEPTING AND APPROVING J & N STEVENSON ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETOR DID ON

THE _____ DAY OF _____, 20____, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS J & N STEVENSON ADDITION, A MINOR SUBDIVISION TO 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 J & N STEVENSON ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF 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 _____, 20____.

CHAIRPERSON OF BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: _____
SECRETARY

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 ADVICEMENT THE ATTACHED PLAT AND THAT SAID ZONING COMMISSION DID ON

THE _____ DAY OF _____, 2019
RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS THE ACCEPTANCE AND APPROVAL OF SAID SUBDIVISION

DATED _____

CHAIR
WOODBURY COUNTY ZONING COMMISSION

PLANNING & ZONING DIRECTOR
WOODBURY COUNTY ZONING COMMISSION

COUNTY ENGINEERS CERTIFICATE

I, MARK NAHRA, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

DATED _____

MARK NAHRA, P.E.
WOODBURY COUNTY ENGINEER

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT (AS REQUIRED BY IOWA CODE SECTION 354.6(2)).

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR

AUDITOR & RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA }
WOODBURY COUNTY } SS DOCKET NO: _____ FILED FOR

RECORD, THIS _____ DAY OF _____, 20____

AT _____ O'CLOCK _____M. RECORDED IN PLAT ENVELOPE _____

INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR & RECORDER

CITY COUNCIL REVIEW

BE IT RESOLVED BY THE CITY COUNCIL OF SLOAN, WOODBURY COUNTY, IOWA:

THAT THE CITY OF SLOAN, WOODBURY COUNTY, IOWA HEREBY WAIVES THE RIGHT OT REVIEW THE ATTACHED PLAT OF J & N STEVENSON ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

I, THE UNDERSIGNED, CITY CLERK OF THE CITY OF SLOAN, HEREBY CERTIFIES THAT THE ABOVE RESOLUTION WAS ADOPTED AT A MEETING OF THE CITY COUNCIL OF THE CITY OF SLOAN, IOWA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND

DATED _____ SLOAN CITY CLERK

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, THE UNDERSIGNED, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

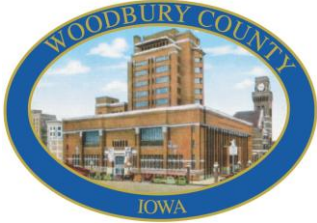
MICHAEL K CLAYTON, TREASURER
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, _____, HEREBY CERTIFY THAT
ON THE _____ DAY OF _____, 20____, A
COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE

DATED _____

COUNTY ASSESSOR

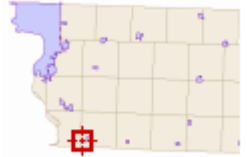


WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

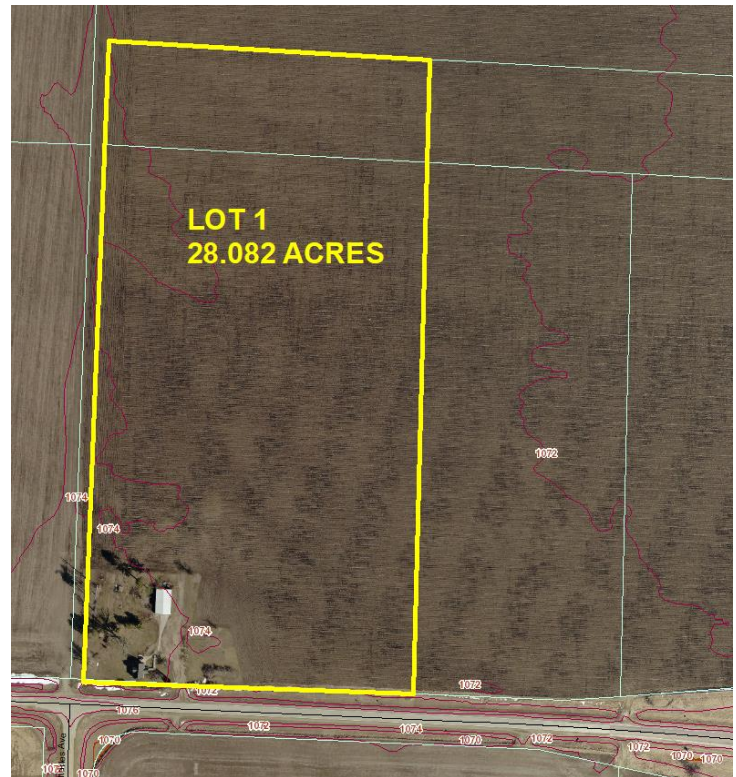
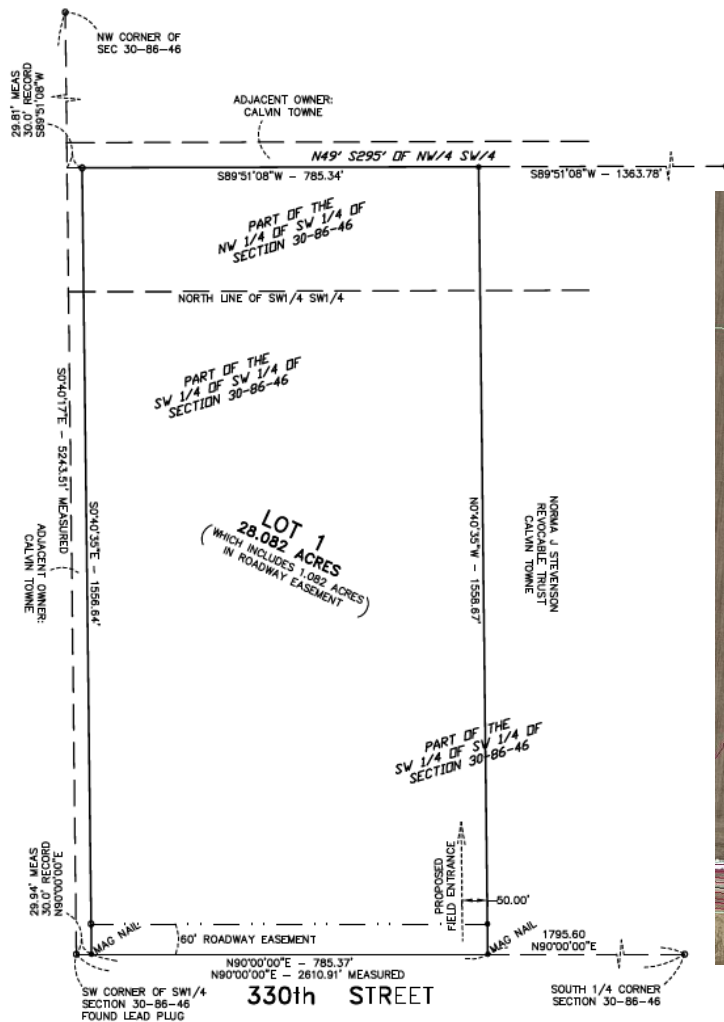
620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

J & N STEVENSON ADDITION MINOR SUBDIVISION PROPOSAL SUMMARY



Norma Stevenson, owner of property located in the SW ¼ of the SW ¼ of Section 30, T86N, R46W (Sloan Township), on Parcels #864630300004 and #864630300003 (about one mile west of Sloan on 330th Street) requests for the Board of Supervisors to approve the proposed J & N Stevenson Addition, an Addition to Woodbury County. This proposal encompasses the creation of a one lot subdivision including 28.082 total acres which includes 1.082 acres in roadway easement. This property is not located in the floodplain.



Parcel ID 864630300004
Sec/Twp/Rng 30-86-46
Property Address 1811 330TH ST
SLOAN

Alternate ID 701180
Class A
Acreage 36.74

Owner Address STEVENSON NORMA J REVOCABLE TRUST
1811 330TH ST
SLOAN IA 51055

District STWW
Brief Tax Description SWSW EX W30' W OF I29 30-86-46

(Note: Not to be used on legal documents)

FACTS OF THE CASE

This proposed agricultural minor subdivision encompasses two quarter-quarter sections including the NW ¼ of the SW ¼ and the SW ¼ of the SW ¼ of Section 30, T86N, R46W (Sloan Township), on Parcels #864630300004 and #864630300003. Lot One will include 28.02 acres which includes 1.082 acres in roadway easement. The proposed lot appears to meet the requirements of the Woodbury County Zoning Ordinance (2008) including the Zoning District Dimensional Standards (Section 3.04).

EXTRATERRITORIAL REVIEW

This property is located within two miles of Sloan, IA. This subdivision proposal requires extraterritorial review under Iowa Code, Section 354.9. Sloan waived this right under Resolution #2019-24 that was passed by the City Council on September 19, 2019.

CITY OF SLOAN, IOWA

RESOLUTION NO. 2019-24

RESOLUTION WAIVING THE RIGHT TO REVIEW THE PLAT FOR J & N STEVENSON ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, the City has received a request to waive formal extraterritorial review of J & N Stevenson Addition to Woodbury County located in all that part of the Southwest ¼ of Section 30, Township 86 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa. And:

WHEREAS, the subdivision consists of one lot of 28.082 acres which includes 1.082 acres in roadway easement all within two miles of the City of Sloan. The legal description as hereto attached becomes part of this Resolution.

THEREFORE, BE IT RESOLVED, the Council of the City of Sloan, waives formal extraterritorial review of the Plat of J & N Stevenson Addition to Woodbury County Iowa.

Adopted and Approved this 19th day of September, 2019

Roll Call Vote: Ayes: Brekke, Redmond, Bartels, Iverson, Thorpe

Nays: None

Absent: None

ATTEST:

Dixie D Iverson
Dixie D Iverson, City Clerk/Treasurer

I hereby certify the forgoing constitutes a true and complete copy of a resolution duly adopted and approved by the City Council of the City of Sloan, at a regular meeting held on September 19, 2019, at which all council members were present or accounted for.

I further certify that Councilman Brekke removed for adoption and approval of said resolution and that Councilman Redmond seconded said motion.

Dixie D Iverson
Dixie D Iverson, City Clerk/Treasurer

Legal Description

J & N Stevenson Addition

All that part of the Southwest 1/4 of Section 30, Township 86 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Southwest corner of said Southwest 1/4 of said Section 30; thence North 90° 00' 00" East along the South line of said Southwest 1/4 for 29.94 feet to the point of beginning; thence continuing North 90° 00' 00" East along said South line for 785.37 feet; thence North 0° 40' 35" West for 1558.67 feet to the South line of the North 49.00 feet of the South 295.00 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 30; thence South 89° 51' 08" West along said South line for 785.34 feet to the East line of the West 30.00 feet of said Southwest 1/4; thence South 0° 40' 34" East along said East line for 1556.64 feet to the point of beginning.

Said described parcel contains 28.082 acres, more or less, which includes 1.082 acres in roadway easement.

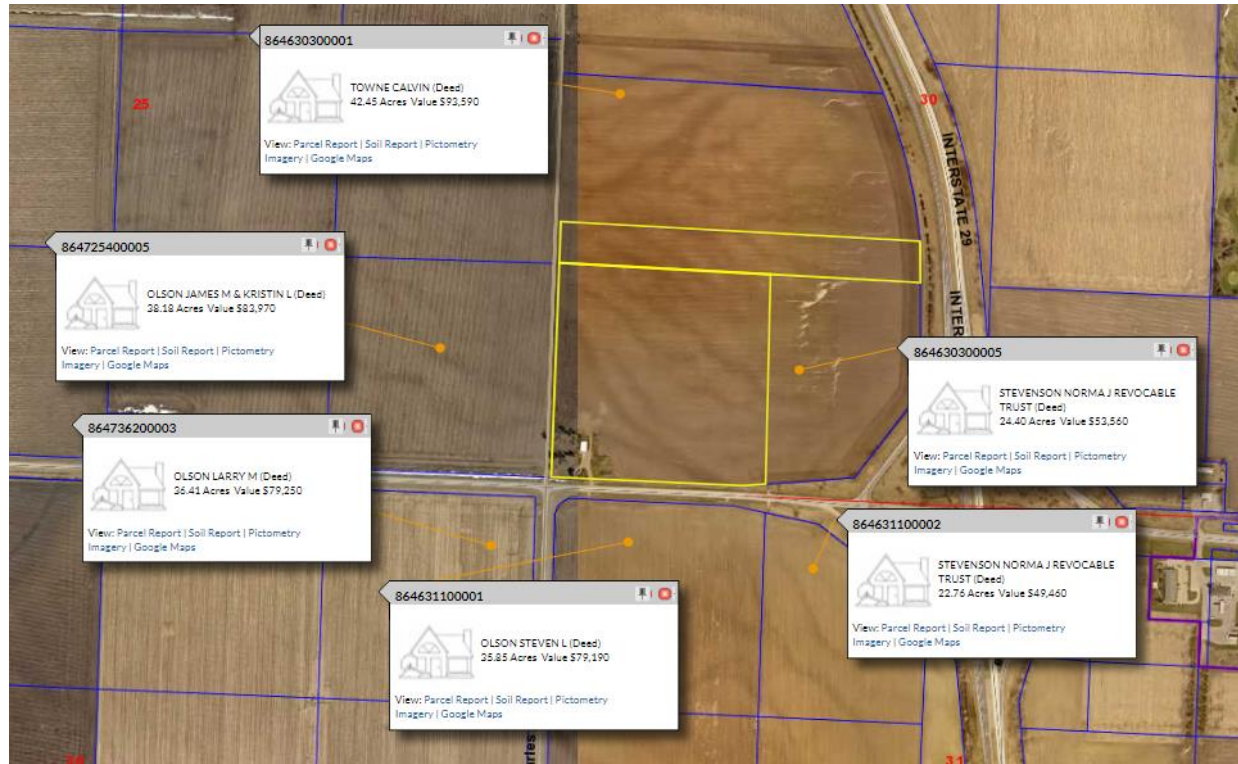
LEGAL NOTIFICATION

Published in the Sioux City Journal Legals Section on Thursday, September 12, 2019.

PROPOSED SUBDIVISION: To be known as J & N Stevenson Addition - a minor subdivision in a 28.082 acre portion of the SW ¼ of the SW ¼ of Sec. 30, T86N, R46W (Sloan Township), Woodbury County, Iowa. Applicant: Norma Stevenson, 1811 330th St., Sloan, IA 51054. The parent parcels are located on the north side of 330th Street and about one mile west of Sloan, IA. The parent parcels are known as GIS Parcels #864630300004 and #864630300003.




PROPERTY OWNER NOTICE

The six (6) property owners within 1000; and listed within the certified abstractor's affidavit; were notified by a September 4, 2019 letter of the public hearing. As of September 16, 2019 the Community & Economic Development office had not received written comment from any property owner owning property within 1,000'. When more comments are received after the printing of this packet, they will be provided at the meeting.



STAKEHOLDER ORGANIZATION	COMMENTS:
CENTURYLINK:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	See Comments Below:
LONGLINES:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY:	MidAmerican Electrical has no conflicts with this project. Casey Meinen, 9/4/19 No issues for MEC "gas" department. Tyler Alquist, 9/4/19
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	Our nearest pipeline and easement is on the opposite of the interstate in this location. There is no conflict with our facilities. Tom Hudson, 9/4/19
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	No comments.

NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	Thank you I have no comments. Gary Brown, 9/4/19
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY ENGINEER:	See Comments Below:
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT (WCSWCD):	On behalf of the WCSWCD, we have no comments regarding this proposed subdivision. Neil Stockfleth, 9/3/19

STAFF RECOMMENDATION	ZONING COMMISSION RECOMMENDATION
<p>The staff supports this one lot minor subdivision proposal and recommends for the Zoning Commission to recommend approval to the Board of Supervisors.</p>	<p align="center"><u>CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION</u></p> <p>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 ADVICE THE ATTACHED PLAT AND THAT SAID ZONING COMMISSION DID ON</p> <p>THE <u>23rd</u> DAY OF <u>September</u>, 2019 RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS THE ACCEPTANCE AND APPROVAL OF SAID SUBDIVISION</p> <p>DATED <u>9-23-19</u></p> <p align="center">  <u>Christine Zollner-Zent</u> CHAIR WOODBURY COUNTY ZONING COMMISSION </p> <p align="center">  <u>Dawn M. Norton</u> PLANNING & ZONING DIRECTOR WOODBURY COUNTY ZONING COMMISSION </p> <p align="center">  </p> <p align="center">→ Sent to Board of Supervisors after County Engineer Mark Narha's review and approval.</p>

WOODBURY COUNTY ENGINEER COMMENTS



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

Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

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
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nagra, County Engineer

Date: September 23, 2019

Subject: J & N Stevenson Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced conditional use permit application forwarded with your memo dated September 3, 2019.

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 reviewed the parcel for access. There is adequate sight distance on much of the frontage of 330th Street including the location noted on the plat. The only provision for the driveway is that it must lie outside the pipeline easement which cuts through the property between the east lot line and the residence. The owner will need to contact my department at such time that they want to have a new driveway added to the lot.
- I have no other concerns or issues with this minor subdivision application.

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

Cc: File

IOWA DEPARTMENT OF TRANSPORTATION COMMENTS

From: Mulvihill, Kelly <Kelly.Mulvihill@iowadot.us>
Sent: Monday, September 23, 2019 2:17 PM
To: Daniel Priestley
Subject: RE: Stevenson Minor Subdivision Exit 127 I29
Attachments: Sloan Interchange.pdf

Dan,

I have attached the proposed concept of the I-29 Sloan interchange modifications. In the concept it mentions that access control will be extended out to 1200 feet on the west side of I-29 from approximately 700 feet today. We will not have right of way information regarding the certainty of the current access points near Stations 18 & 20 remaining at current locations for likely a year. It appears that the proposed access location 50 feet west of the proposed subdivision line would be near or just outside the 1200 feet of proposed access control. If the access was built at the proposed location west of the subdivision line, the land east of the subdivision line potentially would not have access. Our recommendation would be to center the access on the subdivision line to allow access to the east side of the subdivision line, if the land would eventually become split up.

Thanks

Kelly Mulvihill
District Utility Coordinator
2800 Gordon Drive
Sioux City, IA 51108
712 274-5828 Office
712 539-1268 Cell

PROJECT CONCEPT STATEMENT

Bridge over Interstate 29 on
Iowa 141

Woodbury County
IMX-029-6(294)127--02-97
PIN: 18-97-029-010
Maint. No. 9700.0S141
FHWA No. 53230

Prepared by TranSystems Corp.
May 28, 2019

I. STUDY AREA

A. Project Description

This project involves the replacement of the Iowa 141 bridge (Maint No. 9700.0S141) over I-29 in Woodbury County

The preferred alternative is to construct a 222 feet x 40 feet pretensioned prestressed concrete beam bridge immediately north of the existing bridge. The bridge and IA 141 will be raised approximately 2 feet to provide the desirable clearance for interstate traffic. The new profile requires reconstruction of Iowa 141 for approximately 0.7 miles and reconstruction of the interchange ramps. This alternative requires right of way acquisition in the area of the ramp gores.

Additional alternatives were considered but were not pursued in this concept due to the inability to maintain traffic during construction. This alternative was a diamond interchange on existing horizontal alignment with an approximate two foot increased vertical clearance.

B. Need for Project

The 30 feet by 207 feet pretensioned prestressed concrete beam bridge was built in 1959 and overlaid with low-sump concrete in 1972. The top of deck was injected with epoxy in 1984 with additional injections since then. The bridge rails were retrofitted in 2008. The bridge is classified as structurally deficient due to the condition of the deck. Several AC and PC patches with large areas of delamination are located throughout the top of the deck. The bottom of deck has large areas that are damp with cracking. The cracks have rust staining, stalactites, and heavy leaching.

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Several prestressed beams have damage from impact and water infiltration. The beam ends have on-going deterioration. Due to the age of the structure, the poor condition of the deck, on-going prestressed beam deterioration, and low overhead bridge clearance (14 ft. 6 in.) a replacement structure should be designed.

The interchange geometry includes ramp terminal intersections at angles significantly sharper than current design guides of 60 degree minimum and 75 degree preferred. Existing ramp alignments include curve radii of 764 feet at eight percent superelevation. The ramps are shorter with acceleration/deceleration tapers of 630 feet and 500 feet respectively. Current design standards include minimums lengths of acceleration and deceleration of 1,000 feet. The ramp intersections with IA 141 are separated by over 1,000 feet and have unique channelized approaches at the intersections.

C. Present Facility

The existing structure is a 30 ft. x 207 ft. pretensioned prestressed concrete beam bridge constructed in 1959.

I-29 in the project area is a divided 4-lane facility, with two 12 foot wide traffic lanes in each direction, 10 feet outside and 6 feet inside paved shoulders and 4:1 foreslopes, constructed in 1959. The median in the project area is 74 feet centerline to centerline.

IA 141 in the project area is 24 feet wide asphalt surface over ten inches of concrete pavement with ten feet wide granular shoulders and 3:1 foreslopes. This section of IA 141 was constructed in 1958. The roadway surface continues to be paved both east and west of the interchange.

D. Existing Traffic

The 2016 average daily traffic estimates for I-29 are 15,400 ADT with 27% trucks. The 2016 ADT on IA 141 is 3,500. IA 141 terminates approximately ¼ mile west of I-29. Significant growth of traffic for the design year is not anticipated for IA 141. IA 141 terminates on the west side of the interchange and the county road, 330th Street terminates approximately three miles west of the interchange.

E. Sufficiency Ratings

I-29 is classified as an "interstate" route and is a maintenance service level "A" road with a sufficiency rating of 10 in both the northbound and southbound lanes. The federal bridge sufficiency rating is 65.

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F. Access Control

Access rights have previously been acquired for I-29. A review of the as-built interchange plans show that the current distance from the ramp baseline to the end of the Access Control line is greater than 700 feet west of the interchange. East of the interchange access control is greater than 600 feet on the south side of IA 141 and less than 100 feet north of IA 141.

These access control distances will increase with the proposed ramp geometrics to approximately 1,200 feet west of the interchange and a minimum of 500 feet east of the interchange.

Based on the Iowa Primary Highway Access Management Policy (2012), the land use west of the interchange is rural and the land use east of the interchange is considered a "built-up area". The minimum access control distance for rural areas is 600 feet and for built-up areas the desirable distance is 300 feet. Base on this criteria, access control guidelines will be met with the proposed geometry.

It should be noted there are three field entrances within the access control, west of the interchange. Two on the south side and one on the north side of IA 141.

G. Crash History

During the five-year study period from January 1, 2014 through December 31, 2018, there were eight crashes including, one personal injury crash (alcohol related), two possible injury crashes, and five crashes that caused personal property damage only. Two of the eight crashes were caused by failure to yield and two more were cross-over type crashes on IA 141. Three of the eight crashes occurred at the southbound ramp terminals caused by traffic entering or exiting the southbound ramps.

II. PROJECT CONCEPT

A. Feasible Alternative - Replace bridge and interchange ramps, realign IA 141

Replace the existing 30 feet x 207 feet prestressed concrete beam bridge on IA 141 with a two-span, 222 feet x 40 feet pretensioned, prestressed concrete beam bridge on a new vertical and horizontal alignment. The typical cross section adjacent to the bridge will consist of a 24 foot wide paved roadway and eight foot granular shoulders. The foreslopes will be 6:1/3.5:1 between the ramp terminals and will transition to 3:1 beyond the ramp terminals in order to tie into the existing county road foreslopes.

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The vertical alignment for this bridge will be raised approximately of 2 feet to meet minimum vertical clearance requirement of 16 feet six inches. The horizontal alignment will be shifted approximately 43 feet to the north to allow east-west traffic to be maintained through the interchange. IA 141 will be reconstructed for approximately 0.7 miles due to the new horizontal and vertical alignments. New bridge approaches will be constructed and the existing guardrail will be replaced with new guardrail. The shoulders will be paved twenty feet beyond the ends of the guardrail. Class 10 will be necessary to build the new ramps; the offset IA 141 alignment; and to construct the new guardrail blisters. Place macadam revetment for slope protection under the bridge. Bridge end drains will be constructed on all four quadrants of the bridge.

Interstate 29 will be used as constructed; however, high tension cable or guardrail will be installed in the median due to the location of the new bridge pier.

All interchange ramps will be reconstructed to modify the geometry to better conform to current design standards. Modification of the geometry also allows the existing ramps to be used in maintaining traffic during construction. The interchange configuration will be a standard diamond with 16 feet wide ramps and four feet inside and six feet outside paved shoulders.

The existing entrances on the west side of the interchange will need to be relocated to the west in order to be beyond the existing access control. These entrances are all field entrances which include two south of IA 141 and one north of IA 141.

It appears that the new ramps will require additional right-of-way in the gore areas.

Traffic will be maintained by staged construction, using the existing bridge and ramps while the new bridge and ramps are constructed. There will be a limited closure when the tie-in pavement is constructed. The contractor will provide access at all times for the businesses and other entrances on the east and west sides of the interchange

The existing lighting will be removed and replaced at the ramp terminals. All signing for the interchange, mainline guide signs, logo signs and signing on the county road thought the interchange will be replaced

Erosion control, rural seeding, and fertilizing will be utilized on all disturbed areas.

Item	Estimated Cost
Bridge Costs	
New Bridge	\$1,019,800

Bridge Removal	52,200
Mobilization - 10%	107,200
M & C - 20%	214,400
Bridge Total	\$1,393,600

Roadway Costs	
Bridge Approaches	82,200
Removal of Pavement	420,000
PCC Pavement, 10"	2,000,000
Modified Subbase	262,100
Paved Shoulder (ramps)	380,000
Granular Shoulder (IA 141)	31,500
Class 10, Roadway and Borrow	2,800,000
Culverts/Culvert Extensions	155,400
Longitudinal subdrain and outlets	104,200
Steel Guardrail for 2-lane bridge (includes removal)	22,000
High Tension Cable Guardrail for median pier	7,700
Interchange lighting	50,000
Signing and Pavement Marking - 1%	90,000
Traffic Control - 5%	353,100
Mobilization - 5%	353,100
Subtotal	\$7,116,700
Staging - 15%	1,067,500
M & C - 30%	2,135,000
Roadway Total	\$10,319,200

Right of Way **\$200,000**

Project Total **\$11,912,800**

B. Detour Analysis

Traffic on I-29 will be maintained during construction except for short duration closures to accommodate bridge demolition and setting new beams. It is anticipated that these short duration closures of I-29 will occur at night and use ramps as detours. Shoulder and/or lane closures will be necessary for bridge and ramp construction.

Traffic on the ramps north of IA 141 will be maintained except for short term periods to allow for ramp construction staging. During the closure, traffic would utilize the I-29

interchange at Salix and K-45 (Old Highway 75). Further coordination with Woodbury County will be needed during design.

The ramps south of IA 141 (northbound exit, southbound entrance) will be closed during construction. During the closure, traffic would utilize the I-29 and E-24/K-42 interchange west of Whiting. Today, the K-45 and K-42 Monona County roads are in very poor condition, however there are planned County improvements that will be constructed prior to the I-29/IA 141 interchange project construction. These detour routes will need to be further investigated as the interchange design progresses through Field Exam and final design.

Traffic on IA 141 will be maintained via staged construction with traffic utilizing the existing bridge and pavement while the new bridge and pavement are constructed. Temporary connections will be constructed to allow IA 141 traffic access to the interchange.

C. Recommendations

It is recommended that the present structure and interchange be replaced as described.

D. Construction Sequence

It is anticipated that all work on this project will be awarded to one prime contractor. The Office of Design will coordinate the plan preparation with assistance from the Office of Bridges and Structures.

E. Special Considerations

Right of Way will be required for this project.

Asbestos was found in the tar sealant in the joints of the concrete slope protection pads. The removal of the tar sealant on the concrete slope protection pads will be included as part of the project.

An environmental scan of the project area was completed in January 2019. The scan utilized information from publically available databases including GIS mapping data and agency websites. The accuracy of the environmental scan is limited to an in-house review and depends entirely upon information source quality.

The environmental scan indicated a potential for wetland impacts in the project area, particularly the southwest quadrant. A wetland delineation is recommended.

There is a Zone A floodplain in the southeast quadrant of the interchange. No Regulatory Floodway is present. If the floodplain is impacted, then coordination with the Iowa Department of Natural Resources (IDNR) and the Woodbury County Planning and Zoning Department will be needed.

A Section 404 Permit will be required.

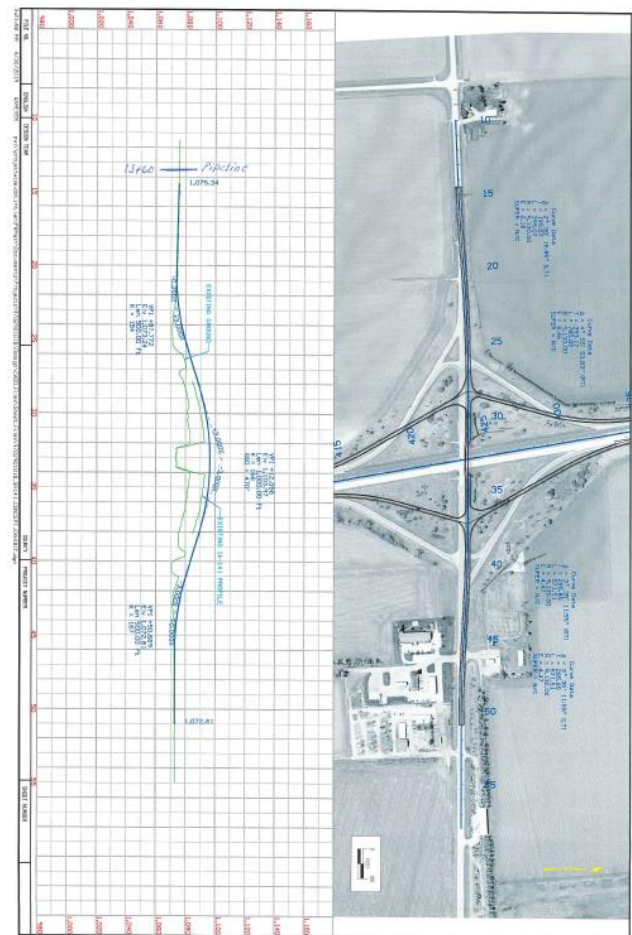
No Historic or Cultural Resources are expected to be found in the project limits, however to comply with Iowa guidance a Section 106 clearance will be required.

The complete environmental scan is attached.

There are no sidewalks adjacent to I-29 or IA 141; therefore, no ADA work is planned in conjunction with this project.

F. Program Status

Site data has been developed by the Office of Design. This project is listed in the current Iowa Transportation Improvement Program for replacement in FY2023. Costs for this project will be eligible for bridge replacement funds.



WOODBURY COUNTY ENGINEER COMMENTS

From: Mark Nahra
Sent: Sunday, September 29, 2019 2:01 PM
To: Daniel Priestley
Cc: Doug Mordhorst; Kelly.Mulvihill@iowadot.us
Subject: J & N Stevenson Addition

Dan:

I reviewed the comments from Kelly Mulvihill in regard to the driveway location proposed for the J & N Stevenson subdivision shown on the plat submitted by MLS Surveying. I explained to Kelly that due to the width of driveways being requested by farm equipment, my department is not siting combined driveways. If a line fence is present, both owners are unable to access the full width of a 30-40 foot wide driveway that is split by the fence due to the size of ag equipment and the turning radius of semi-trucks entering the field. This results in both landowners wanting 30-40 feet on either side of the fence and a 60- 80 foot wide driveway. These very long driveways cause problems for drainage of the road surface and shoulder and often result in soft spots on the edge of the road.

I requested that Kelly slightly shorten the access taking for the proposed overpass project to just east of the new lot line. The driveway for the remainder of the ag property could be sited just east of the line. This, combined with the proposed driveway shown on the plat, would serve both the new lot and the remainder.

This is the solution my department will allow on the roadway to serve both properties. I do not recommend any changes in the plat and recommend that the Board of Supervisors approve the lot as currently platted.

Thank you for the opportunity to comment.

Mark J. Nahra, P.E.
Woodbury County Engineer
759 E. Frontage Road
Merville, IA 51039
Phone: 712-873-3215 or 712-279-6484
Fax: 712-873-3235
Email: mnahra@woodburycountyiowa.gov

PARCEL #864630300003

Summary

Parcel ID 864630300003
 Alternate ID N/A
 Property Address N/A
 Sec/Twp/Rng 30-86-46
 Brief Tax Description EX N49' AND EX W30' S29S' N1/2 SW1/4 W OF I29 30-86-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 271-1694 (10/14/1992)
 Gross Acres 12.13
 Net Acres 12.13
 Adjusted CSR Pts 1130.71
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District N/A
 School District WESTWOOD
 Neighborhood N/A
 Main Area Square Feet N/A



Owner

Deed Holder	Contract Holder	Mailing Address
Stevenson Norma J Revocable Trust		
1811 330th St		
Sloan IA 51055		

Land

Lot Area 12.13 Acres ; 528,383 SF

Valuation

	2019	2018	2017	2016	2015
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agricultural
+ Assessed Land Value	\$27,060	\$39,380	\$39,380	\$42,770	\$42,770
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$27,060	\$39,380	\$39,380	\$42,770	\$42,770
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$27,060	\$39,380	\$39,380	\$42,770	\$42,770

Summary

Parcel ID 864630300003
 Gross Acres 12.13
 ROW Acres 0.00
 Gross Taxable Acres 12.13
 Exempt Acres 0.00
 Net Taxable Acres 12.13 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 93.22 (1130.71 CSR2 Points / 12.13 Gross Taxable Acres)

Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12.13	93.22	1,130.71	1,130.71
Non-Crop	0.00	0.00	0.00	0.00
Total	12.13		1,130.71	1,130.71

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	36	SALIX SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	94.00	10.69	1,004.86	1,004.86
100% Value	436	LAKEPORT SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOO	89.00	0.67	59.63	59.63
100% Value	255	COOPER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODE	86.00	0.77	66.22	66.22
Total				12.13	1,130.71	1,130.71

PARCEL #864630300004

Summary

Parcel ID 864630300004
Alternate ID N/A
Property Address 1811 330TH ST
SLOAN IA 51055
Sec/Twp/Rng 30-86-46
Brief Tax Description SWSW EX W30' W OF I29 30-86-46
(Note: Not to be used on legal documents)
Deed Book/Page 271-1694 (10/14/1992)
Gross Acres 36.74
Net Acres 36.74
Adjusted CSR Pts 3275.02
Class A - Agriculture; AD - Ag Dwelling
(Note: This is for tax purposes only. Not to be used for zoning.)
District N/A
School District WESTWOOD
Neighborhood N/A
Main Area Square Feet N/A



Owner

Deed Holder
Stevenson Norma J Revocable Trust
1811 330th St
Sloan IA 51055

Contract Holder

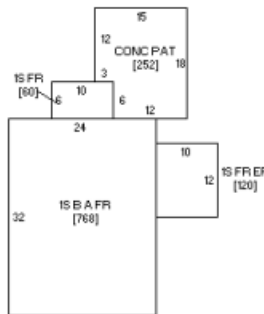
Mailing Address

Land

Lot Area 36.74 Acres ; 1,600,394 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1900
Condition Normal
Roof Asph / Gable
Flooring
Foundation C Blk
Exterior Material Vinyl
Interior Material Pls
Brick or Stone Veneer
Total Gross Living Area 828 SF
Attic Type 1/2 Finished; 269 SF
Number of Rooms 7 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 768
Basement Finished Area
Plumbing 1 Mtl Stall Shower; 1 Base Plumbing (Full); 1 Half B
Appliances
Central Air Yes
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (120 SF);
Decks Concrete Patio-Med (252 SF);
Additions 1 Story Frame (60 SF);
Garages
Main Area Square Feet 768



Sketch by www.camavision.com

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH SHED	35	60	2003	1

Permits

Permit #	Date	Description	Amount
5113	09/26/2008	Addition	6,980
4290	08/05/2003	New Bldg	0

(1) MACH SHED NML

Valuation

	2019	2018	2017	2016	2015
Classification	Agriculture / Ag Dwelling	Agriculture / Ag Dwelling	Agriculture / Ag Dwelling	Agriculture / Ag Dwelling	Agricultural
+ Assessed Land Value	\$78,370	\$114,070	\$114,070	\$125,720	\$125,720
+ Assessed Building Value	\$6,220	\$8,590	\$8,590	\$10,950	\$10,950
+ Assessed Dwelling Value	\$50,300	\$42,490	\$42,490	\$40,250	\$40,250
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$134,890	\$165,150	\$165,150	\$176,920	\$176,920
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$134,890	\$165,150	\$165,150	\$176,920	\$176,920

HSE

Summary

Parcel ID 864630300004
Gross Acres 36.74
ROW Acres 0.00
Gross Taxable Acres 36.74
Exempt Acres 0.00
Net Taxable Acres 36.74 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2 93.15 (3422.16 CSR2 Points / 36.74 Gross Taxable Acres)

Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.34	93.52	3,117.91	3,117.91
Non-Crop	3.40	89.49	304.25	157.11
Total	36.74		3,422.16	3,275.02

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	36	SALIX SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	94.00	30.13	2,832.22	2,832.22
100% Value	436	LAKEPORT SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOO	89.00	2.13	189.57	189.57
100% Value	46	KEG LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	89.00	1.08	96.12	96.12
Non-Crop	36	SALIX SILT LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	94.00	0.33	31.02	15.64
Non-Crop	46	KEG LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	89.00	3.07	273.23	141.47
Total				36.74	3,422.16	3,275.02

TOPOGRAPHY



SOIL

