

RECORDER'S INDEX

LOCATION: LOT 2 OF REUTER 2nd ADDITION, LOT 2-1-1-2 NW1/4, NE1/4 AND LOT 2-1-1-1 SUBD. OF E1/2, NE1/4 AND THE SW1/4, NE1/4, SECTION 15, T88N, R2E, DUBUQUE COUNTY, IOWA.

REQUESTOR: OAKLAND FARMS REAL ESTATE COMPANY
c/o KEVIN WERNIMONT, MARK GUDENKAUF AND JEFF MCAULIFFE

PROPRIETOR: OAKLAND FARMS REAL ESTATE COMPANY

SURVEYOR: DAVID P. SCHNEIDER

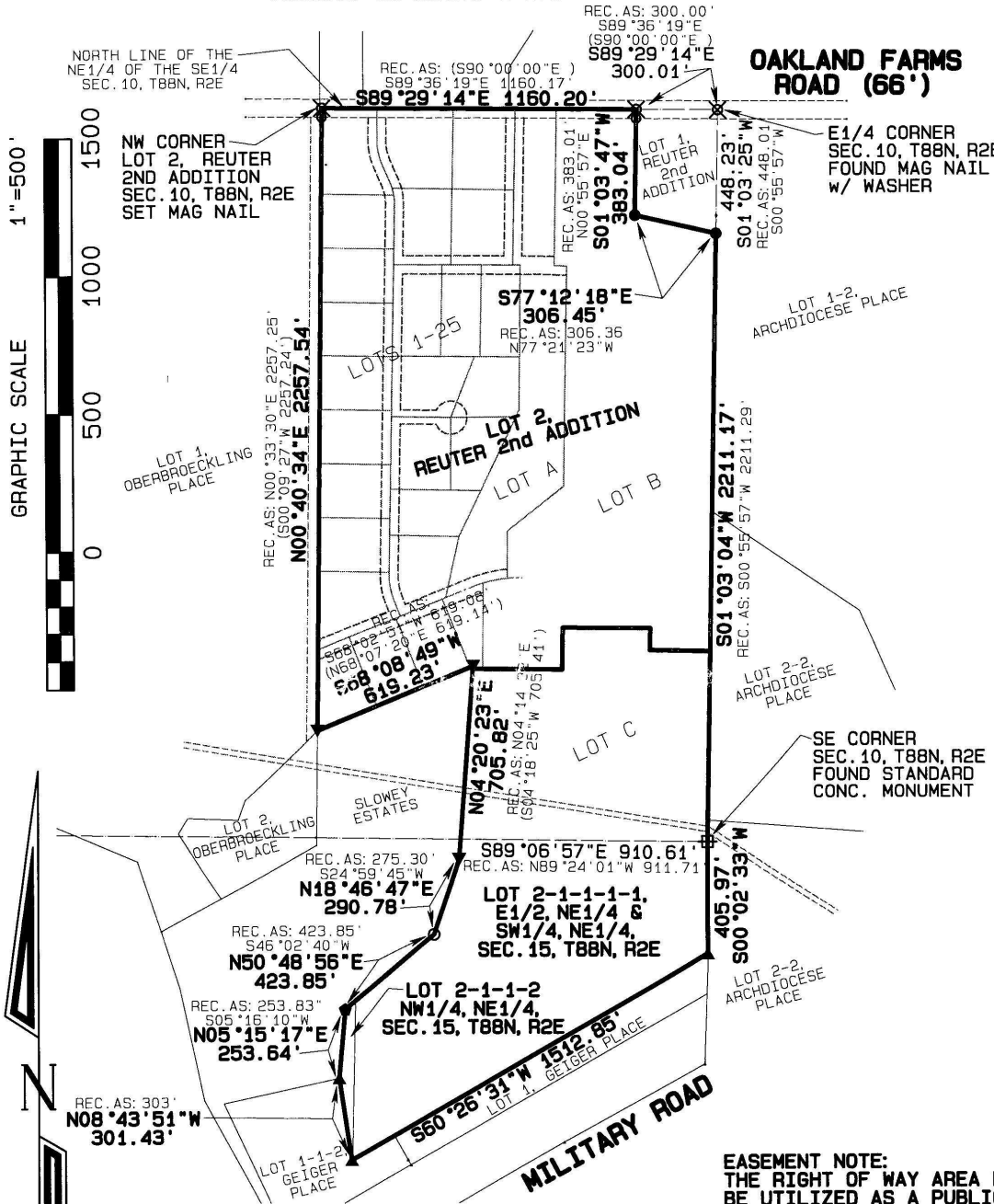
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 Email: daves@yousq.net

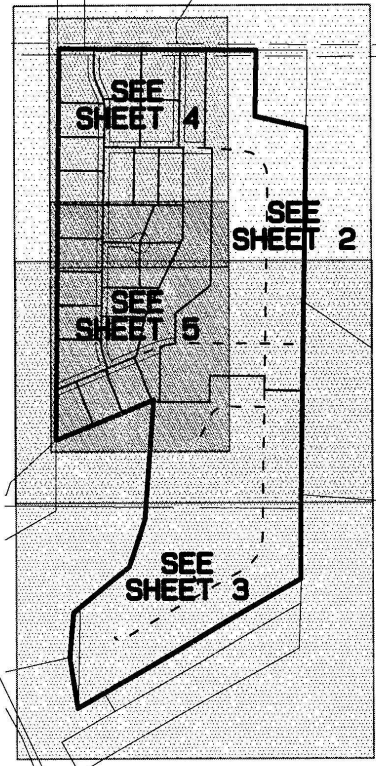
Doc ID: 008721530017 Type: GEN
Kind: SUBDIVISION PLAT
Recorded: 10/16/2017 at 03:40:03 PM
Fee Amt: \$87.00 Page 1 of 17
Dubuque County Iowa
John Murphy Recorder
File **2017-00012893**

**FINAL PLAT
OAKLAND RIDGE ESTATES, DUBUQUE COUNTY, IOWA**

LOT 2 OF REUTER 2nd ADDITION, DUBUQUE COUNTY, IOWA; LOT 2 OF LOT 1 OF LOT 1 OF LOT 2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; AND LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF THE SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA.



- LEGEND**
- SET 1/2" REBAR w/ YELLOW CAP #14417
 - FOUND 1/2" REBAR w/ YELLOW CAP #14417
 - ⊗ SET MAG NAIL
 - FOUND 1/2" REBAR w/ CAP #12642
 - ◆ FOUND 5/8" REBAR w/ CAP #4850
 - ▼ FOUND 5/8" REBAR
 - ▲ FOUND 1-1/4" PIPE
 - ⊠ FOUND R.O.W. RAIL



SHEET INDEX

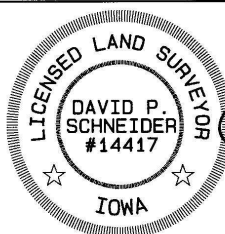
EASEMENT NOTE:
THE RIGHT OF WAY AREA FOR ALL PROPOSED STREETS ARE TO BE UTILIZED AS A PUBLIC UTILITY EASEMENT, STORM WATER CONVEYANCE EASEMENT AND A PRIVATE ACCESS EASEMENT.

**SURVEY DESCRIPTION -
OAKLAND RIDGE ESTATES,
DUBUQUE COUNTY, IOWA:**

LOT 2 OF REUTER 2nd ADDITION, DUBUQUE COUNTY, IOWA; LOT 2 OF LOT 1 OF LOT 1 OF LOT 2 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; AND LOT 2 OF LOT 1 OF LOT 1 OF LOT 1 OF THE SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 88 NORTH, RANGE 2 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA.

LOT CURVE DATA					
CURVE	ARC	CHORD BEARING	CHORD	DELTA	RADIUS
C1	84.99'	S11°39'41"E	84.35'	24°20'54"	200.00'
C2	25.07'	N20°14'39"W	25.06'	7°40'57"	200.00'
C3	51.58'	S16°26'52"E	51.43'	14°46'31"	200.00'
C4	62.12'	N07°45'17"W	61.87'	17°47'47"	200.00'
C5	35.62'	S03°57'30"E	35.57'	10°42'13"	200.00'
C6	100.17'	S10°20'06"E	99.50'	22°57'25"	250.00'
C7	91.21'	S79°02'34"W	91.08'	10°27'06"	500.00'

TOTAL AREA
99.56 ACRES TOTAL
-0.88 ACRES EXISTING ROAD
-15.82 ACRES PROPOSED ROAD
92.86 ACRES NET



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

David P. Schneider 8/29/2017
Date: 8/29/2017
David P. Schneider P.L.S. #14417
My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: SHEETS 1-5

**SCHNEIDER
Land Surveying
&
Planning, Inc.**
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2168fpDETAIL
Survey Date: 7/20/2017
Sheet: 1 of 10

8700

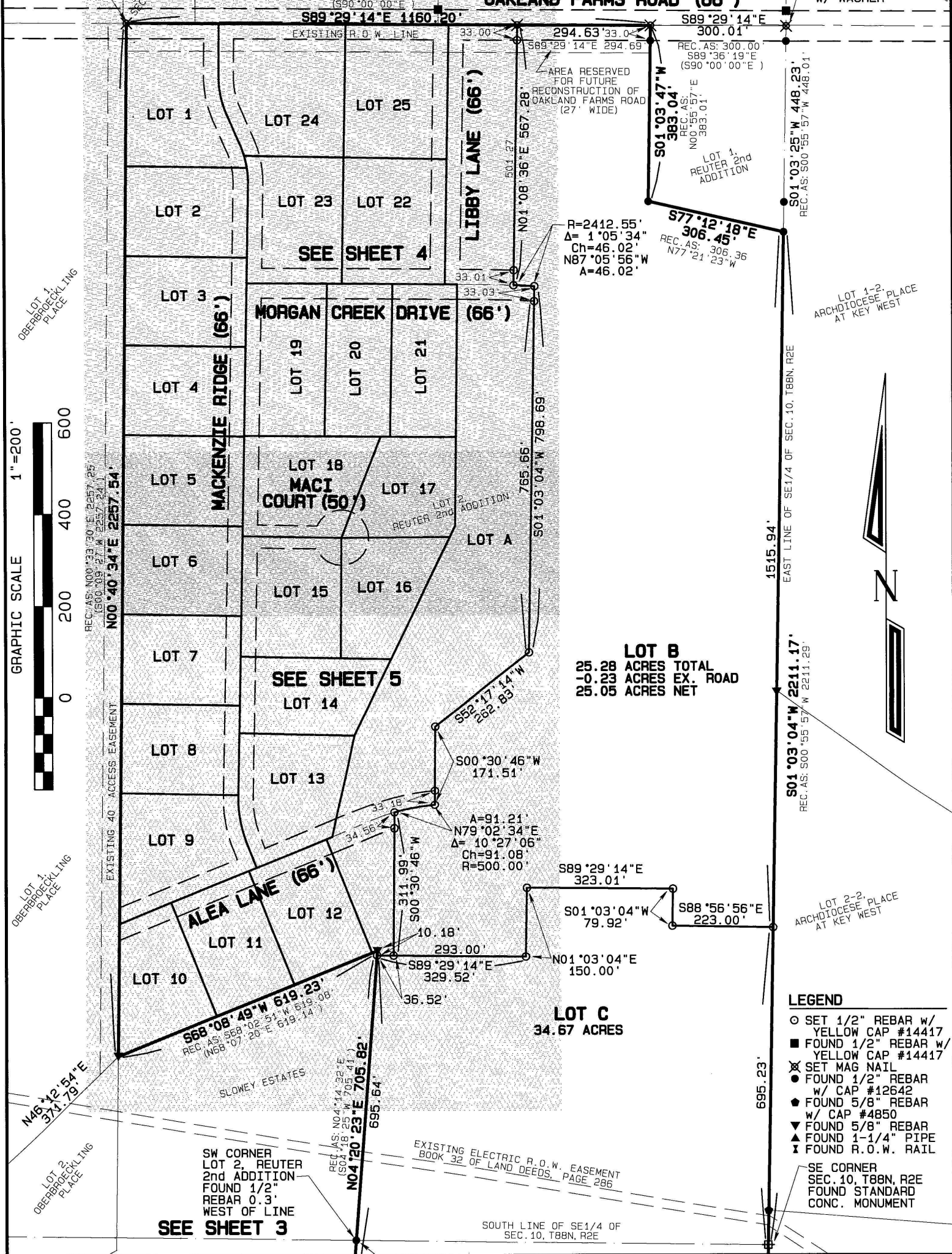
NW CORNER
LOT 2, REUTER
2ND ADDITION
SEC. 10, T88N, R2E
SET MAG NAIL

SE 1/4, NE 1/4,
SEC. 10, T88N, R2E
EXCEPT LOT 1

LOT 1, SE 1/4, NE 1/4,
SEC. 10, T88N, R2E

E 1/4 CORNER
SEC. 10, T88N, R2E
FOUND MAG NAIL
w/ WASHER

OAKLAND FARMS ROAD (66')



- LEGEND**
- SET 1/2" REBAR w/
YELLOW CAP #14417
 - FOUND 1/2" REBAR w/
YELLOW CAP #14417
 - SET MAG NAIL
 - FOUND 1/2" REBAR
w/ CAP #12642
 - ◆ FOUND 5/8" REBAR
w/ CAP #4850
 - ▼ FOUND 5/8" REBAR
 - ▲ FOUND 1-1/4" PIPE
 - ▲ FOUND R.O.W. RAIL
 - SE CORNER
SEC. 10, T88N, R2E
FOUND STANDARD
CONC. MONUMENT

PLAT OF LOT B AND PART OF LOT C

FINAL PLAT OAKLAND RIDGE ESTATES, DUBUQUE COUNTY, IOWA

**SCHNEIDER
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&
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P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2168fp
Survey Date: 7/20/2017
Sheet: 2 of 10

SEE SHEET 2

LOT B
25.28 ACRES TOTAL
-0.23 ACRES EX. ROAD
25.05 ACRES NET

SEE SHEET 5
LOT 14

LOT 7

LOT 8

LOT 13

LOT A

LOT 9

ALEA LANE (66')

LOT 12

LOT 11

LOT 10

S68°08'49"W 619.23'
REC. AS: S68°02'51"W 619.08'
N68°07'20"E 619.14'

NOTE:
ACCESS TO LOT C WILL BE ACROSS
LOT A AND LOT B IN OAKLAND RIDGE
ESTATES, DUBUQUE COUNTY, IOWA

SW CORNER
LOT 2, REUTER
2nd ADDITION
FOUND 1/2"
REBAR 0.3'
WEST OF LINE

EXISTING ELECTRIC R.O.W. EASEMENT
BOOK 32 OF LAND DEEDS, PAGE 286

SOUTH LINE OF SE1/4 OF
SEC. 10, T88N, R2E

S89°16'54"E
911.69'
REC. AS:
N89°24'01"W
911.71'

SE CORNER
SEC. 10, T88N, R2E
FOUND STANDARD
CONC. MONUMENT

LOT C
34.67 ACRES

EAST LINE OF THE NE1/4
OF SEC. 15, T88N, R2E

S00°02'33"W
405.97'

LOT 2-1-1-1-1,
E1/2, NE1/4 & SW1/4, NE1/4,
SEC. 15, T88N, R2E

LOT 2-2,
ARCHDIOCESE PLACE
AT KEY WEST

LOT 1-1-2,
GEIGER PLACE

REC. AS: 303'
N08°43'51"W
301.43'
LOT 2-1-1-2,
NW1/4, NE1/4, SEC. 15, T88N, R2E

REC. AS:
S46°02'40"W
423.85'
N50°48'56"E
423.85'

REC. AS: 275.30'
S24°59'45"W
290.78'
N18°46'47'E

70.34'

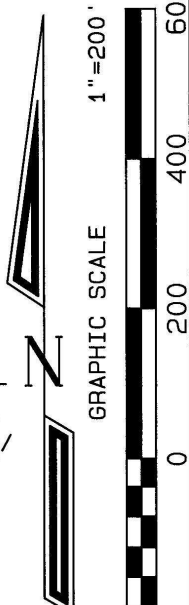
REC. AS: N04°14'32"E
S04°18'25"W 705.41'
N04°20'23"E 705.82'
695.64'

LOT 1,
GEIGER PLACE
S60°26'31"W 1512.85'

MILITARY ROAD (83')

LEGEND

- SET 1/2" REBAR w/
YELLOW CAP #14417
- FOUND 1/2" REBAR w/
YELLOW CAP #14417
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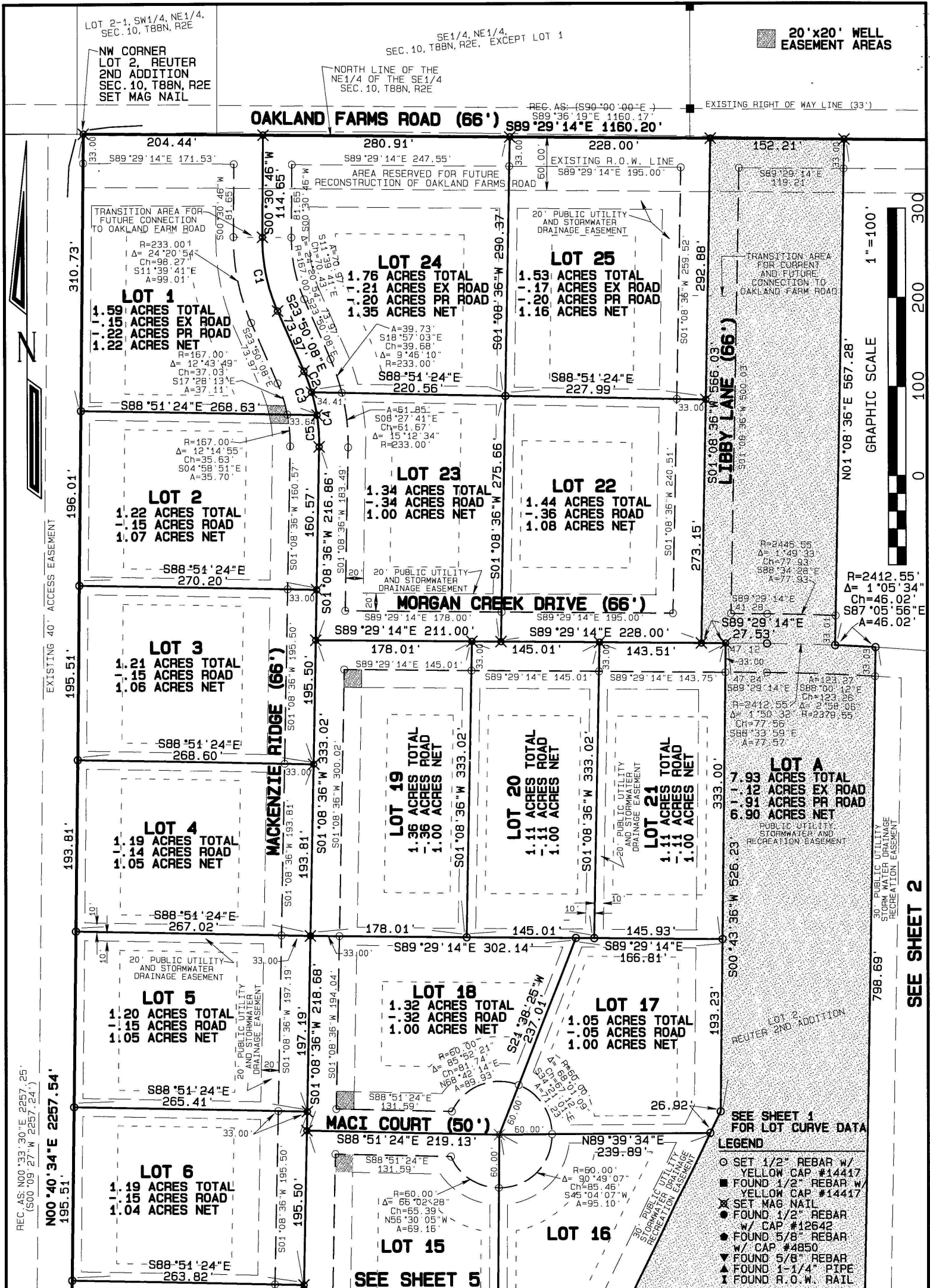


PLAT OF LOT C AND PART OF LOT B

FINAL PLAT
OAKLAND RIDGE ESTATES,
DUBUQUE COUNTY, IOWA

SCHNEIDER
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&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2168fp
Survey Date: 7/20/2017
Sheet: 3 of 10



LOT DETAILS

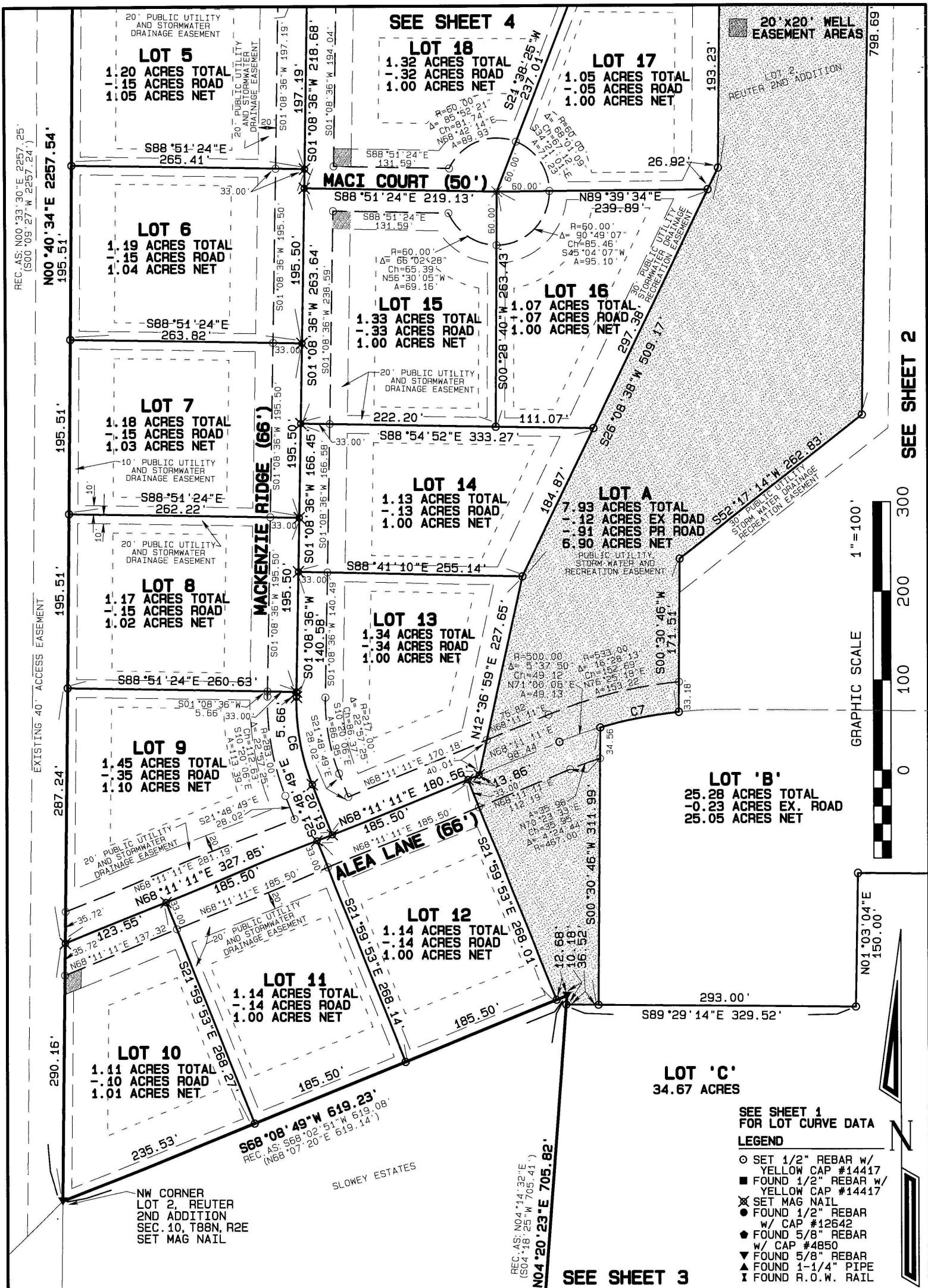
FINAL PLAT

OAKLAND RIDGE ESTATES,

DUBUQUE COUNTY, IOWA

SCHNEIDER
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&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2168fpDETAIL
Survey Date: 7/20/2017
Sheet: 4 of 10



LOT DETAILS
FINAL PLAT
OAKLAND RIDGE ESTATES,
DUBUQUE COUNTY, IOWA

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Project: 2168fpDETAIL
Survey Date: 7/20/2017
Sheet: 5 of 10

OWNER'S CONSENT

Dubuque, Iowa

September 15, 2017

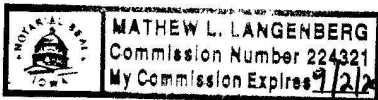
The foregoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

Oakland Farms Real Estate Company

Kevin J. Wernimont
Kevin J. Wernimont, President

State of Iowa)
) ss:
County of Dubuque)

On this 15th day of September, 2017, before me, a Notary Public in and for said county, personally appeared Kevin J. Wernimont, President, of the Oakland Farms Real Estate Company, to me personally known, who being by me duly affirmed did say that he, said Kevin J. Wernimont, President, acknowledged the execution of said instrument to be his voluntary act and deed voluntarily executed.



M L Langenberg
Notary Public in the State of Iowa
My Commission Expires 9-2-20

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for Premier Bank of Dubuque, State of Iowa, do hereby certify that the attached plat of **Oakland Ridge Estates, Dubuque County, Iowa**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank Premier Bank

City Dubuque, IA

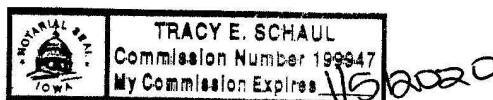
SVP President *[Signature]*

S.V.P. *[Signature]*, S.V.P.

State of Iowa)
) ss:
County of Dubuque)

On this 15th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew M. Mozena and MatheW L. Langenberg to me personally known, who being by me duly sworn, did say that they are the S.V.P., and S.V.P. respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Andrew M. Mozena and MatheW L. Langenberg as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

[Signature]
Notary Public in the State of Iowa
My Commission Expires 11/5/2020



ATTORNEY'S OPINION

I, Kevin T. Deeny, a practicing attorney at law in (city) Dubuque, Dubuque County, Iowa have examined the abstract of title to the land included within **Oakland Ridge Estates, Dubuque County, Iowa**, said abstract has been prepared in its entirety by the Abeln Abstract and Title Company, and was last certified to by said company on the 19th day of Sept., 2017, at the hour of 8:00 o'clock A.M. My examination of said abstract shows good and merchantable title on the date and hour of certification to be in the **Oakland Farms Real Estate Company**. Dated at Dubuque, Iowa in said County, this 25th day of September, 2017.

*subject to Mortgage (Inst. No. 2017-1848), easements and covenants of record, and pre-Annexation Agreement (Inst. No. 2017-9930).

Kevin T. Deeny
Signature Attorney at Law
Name (printed) Kevin T. Deeny
Address 2100 Asbury Rd, Ste 2
Dubuque, IA 52001
Phone number 563-582-7980

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa

9-18, 2017

The forgoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, is hereby approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

[Signature]
Dubuque County Board of Health - Chairperson

COUNTY ENGINEER

Dubuque, Iowa

9/19, 2017

I, Anthony Bardgett, the Dubuque County Engineer, have received and examined the foregoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, for compliance with the Dubuque County Engineering regulations and have found said plat to be acceptable.

[Signature]
County Engineer of Dubuque County, Iowa

COUNTY PLATS OFFICER

Dubuque, Iowa

October 2, 2017

I, Anna M. O'Shea, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, for compliance with the Dubuque County Platting and Subdivision regulations and have found said plat to be acceptable.

[Signature]
County Plats Officer of Dubuque County, Iowa

CITY OF DUBUQUE PLANNING SERVICES

Dubuque, Iowa

Sept. 13, 2017

The forgoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, being within the jurisdiction of the City of Dubuque, Iowa has been reviewed by the City Planner, (or designee) of the City of Dubuque in accordance with Chapter 42 of the City of Dubuque Code of Ordinances, and said approval has been endorsed herein on the date first written above.

Sandra Custer

Planning Services Division, City of Dubuque, Iowa
City Planner

CITY OF DUBUQUE COUNCIL APPROVING PLAT

Dubuque, Iowa

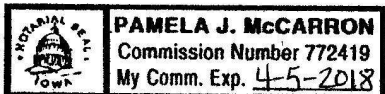
Sept. 18, 2017

The undersigned, Roy D. Buol, Mayor and Kevin S. Firnstahl, Clerk of the City of Dubuque, Dubuque County, Iowa do hereby certify that the foregoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, as appears heretofore has been filed in the Office of the City Clerk of Dubuque, Iowa and that the City Council of the City of Dubuque, Iowa approves said plat.

Roy D. Buol
Roy D. Buol - Mayor
Kevin S. Firnstahl
Kevin S. Firnstahl - City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this 18th day of September, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Roy D. Buol and Kevin S. Firnstahl, to me personally known, and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dubuque, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the City of Dubuque, Iowa, and that said instrument was signed and sealed on behalf of the said City of Dubuque, Iowa, by authority of the City Council of said city, and the said Roy D. Buol and Kevin S. Firnstahl acknowledged the execution of said instrument to be the voluntary act and deed of said City of Dubuque, Iowa, by it voluntary executed.



Pamela J. McCarron
Notary Public in and for the State of Iowa
My Commission Expires 4-5-2018

COUNTY ASSESSOR

Dubuque, Iowa

September 20, 2017

The forgoing plat was reviewed in the office of the Dubuque County Assessor this 20th day of September, 2017.

David S Kubik
County Assessor of Dubuque County, Iowa
by J McCallhy

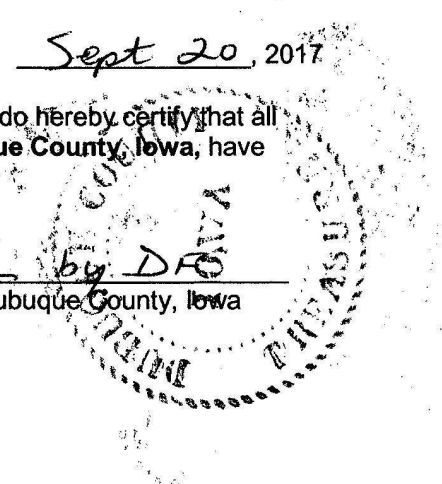
COUNTY TREASURER

Dubuque, Iowa

Sept 20, 2017

I, the undersigned, Eric Stierman Treasurer of Dubuque County, Iowa do hereby certify that all taxes and special assessments levied against **Oakland Ridge Estates, Dubuque County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.

Eric Stierman *by DFO*
County Treasurer of Dubuque County, Iowa



DUBUQUE E911 ADDRESS COORDINATOR

Dubuque, Iowa

September 20, 2017

The foregoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, has been reviewed by the Dubuque E911 Address Coordinator and the street names are established and approved. Approval of street names does not indicate an acceptance of said streets or roads as part of the public street system.


Jeff Mills
Dubuque County E911 Address Coordinator

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa

9-19, 2017

The forgoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the County Board of Supervisors is hereby recommended.



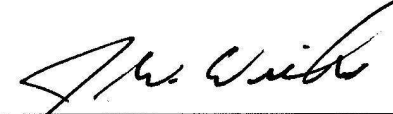
Dubuque County Planning & Zoning Commission
Chairperson

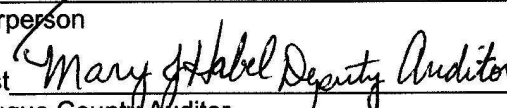
DUBUQUE COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa

October 12, 2017

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **Oakland Ridge Estates, Dubuque County, Iowa**, has been filed in the office of the County Board of Supervisors and that by Resolution No. 17-284 the Dubuque County Board of Supervisors have reviewed and approved said plat.



Chairperson
Attest 

Mary Habel Deputy Auditor
Dubuque County Auditor

COUNTY AUDITOR

Dubuque, Iowa

Oct. 16, 2017

The forgoing plat was entered of record in the office of the Dubuque County Auditor this 16th day of October, 2017. We approve of the subdivision name of title to be recorded.



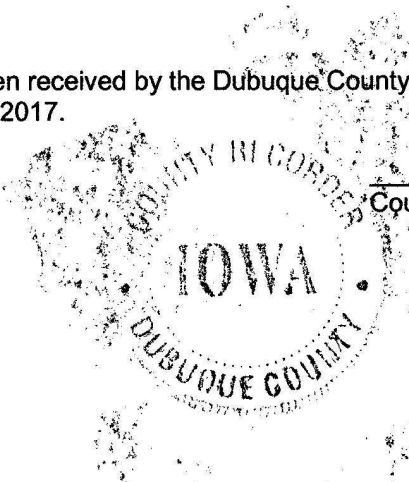
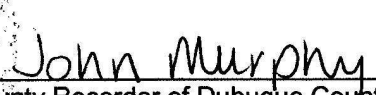

Denise M. DeWitt
County Auditor of Dubuque County, Iowa
by 

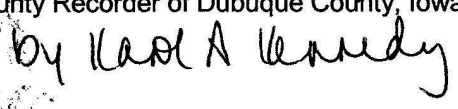
COUNTY RECORDER

Dubuque, Iowa

Oct. 16th, 2017

The forgoing plat has been received by the Dubuque County Recorder this 16th day of October, 2017.

John Murphy
County Recorder of Dubuque County, Iowa
by 

RESOLUTION - 17-255

WHEREAS, there has been presented to the Dubuque County Board of Supervisors an Affidavit of Preliminary Plat of Survey for, **OAKLAND RIDGE ESTATES**, comprised of Lot 2 of Reuter 2nd Addition Section 10 and Lot 2-1-1-2 of the NW ¼ NE ¼ and Lot 2-1-1-1 of the E ½ of the NE ¼ and the SW ¼ NE ¼ both of Section 15, T88N, R2E, of the 5th PM, Table Mound Township, Dubuque County, Iowa; and

WHEREAS, said preliminary plat will create seventy-five (75) residential lots and one (1) outlot, namely Lot 1 through Lot 75 inclusive and Lot A of Oakland Ridge Estates in Section 10 & 15, Table Mound Township, Dubuque County, Iowa; and

WHEREAS, said preliminary plat has been examined and approved by the City of Dubuque and the City of Dubuque Planning and Zoning Department; and

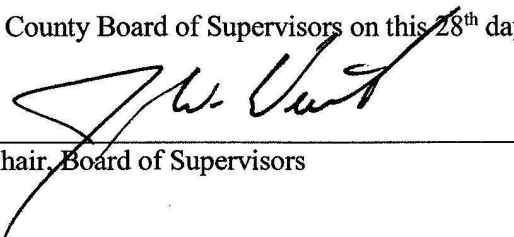
WHEREAS, said preliminary plat has been examined by the Dubuque County Planning and Zoning Commission, Dubuque County Board of Health, Dubuque County Engineer, and the Dubuque County Plats Officer and has their approval; and

WHEREAS, said preliminary plat has been examined by the Board of Supervisors of Dubuque County, Iowa, and they find the same conforms to the statutes and other regulatory ordinances and resolutions.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Dubuque County, Iowa:

- Section 1. That the above described property is within the R-2, Single Family Residential district, thus subject to all the requirements of that district.
- Section 2. That said plat is only approved as a preliminary plat, thus subject to change.
- Section 3. That each lot will have a separate septic system and there will be no more than 15 shared wells. The covenants will include management oversight of the water and wastewater systems for this subdivision.
- Section 4. That the streets shown upon said preliminary plat are not accepted as Dubuque County Streets and that Dubuque County shall assume no liability for their design, construction and/or maintenance.
- Section 5. That all of the lots will access off of the private road. No additional access to county roads will be allowed.
- Section 6. One subdivision access has been approved off of Oakland Farms Road and any future access may be approved after improvements are made to Oakland Farms Road.
- Section 7. That the above described preliminary plat be and is hereby approved and the Chairperson of the Board of Supervisors is authorized and directed to endorse the approval of Dubuque County, Iowa upon said preliminary plat.

PASSED, ADOPTED AND APPROVED by the Dubuque County Board of Supervisors on this 28th day of August, 2017.



Chair, Board of Supervisors

ATTEST:



Mary J. Habel, Dubuque County Deputy Auditor

Prepared by: Laura Carstens, City Planning Address: City Hall, 50 W. 13th St. Phone: 589-4210
Return to: Kevin Firnstahl, City Clerk Address: City Hall, 50 W. 13th St. Phone: 589-4121

RESOLUTION NO. 323-17

APPROVING THE FINAL PLAT OF OAKLAND RIDGE ESTATES IN DUBUQUE COUNTY, IOWA

Whereas, there has been filed with the City Clerk a Final Plat of Oakland Ridge Estates, and

Whereas, said Final Plat provides for a 22-foot pavement width, where 26-foot paving width for a private street is required by Section 11-15 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code; and

Whereas, the preliminary plat has been examined by the Zoning Advisory Commission and has its approval endorsed thereon; and

Whereas, said Final Plat has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Section 11-15 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived to allow five 22-foot wide paved private streets.

Section 2. That the City Council hereby waives Sections 11-20 Water Supply, 11-21, Sanitary Sewer, 11-23 Obligation to Install Improvements, and 11-24 Improvement Guarantees.

Section 3. That the Final Plat of Oakland Ridge Estates is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa, upon said final plat, provided the owners of said property herein named, execute their written acceptance hereto attached agreeing:

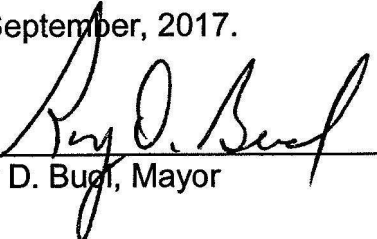
a) To construct private street improvements in accordance with improvement plans approved by Dubuque County and certified upon completion by a professional engineer licensed by the State of Iowa.

b) To maintain the private street improvements constructed as part of Oakland Ridge Estates until such time as a homeowners' association is formed and is responsible for maintenance of the same.

c) To provide final design plans and sight distance calculations to the City of Dubuque for the extension and connection of Mackenzie Ridge to Oakland Farms Road. Street extension and intersection design as well as sight distance calculations shall be reviewed and approved by the City of Dubuque prior to the construction of the Mackenzie Road extension and connection to Oakland Farms Road.

Section 5. That in the event Oakland Farms Real Estate Company fails to execute the acceptance within 180 days after the date of this Resolution, the provisions hereof shall be null and void and the approval of the plat shall not be effective.

Passed, approved and adopted this 18th day of September, 2017.



Roy D. Bugl, Mayor

Attest:



Kevin S. Firnstahl, City Clerk

CERTIFICATE *of the* CITY CLERK

STATE OF IOWA)
) **SS:**
COUNTY OF DUBUQUE)

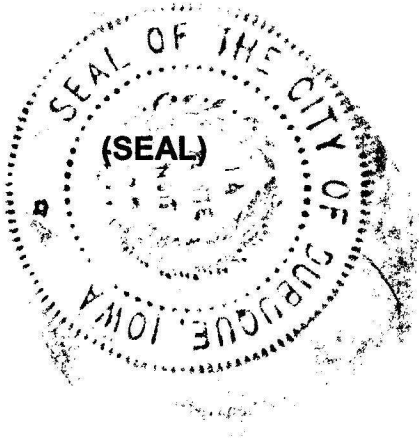
I, Kevin S. Firnstahl, do hereby certify that I am the duly appointed, qualified, City Clerk of the City of Dubuque, Iowa, in the County aforesaid, and as such City Clerk, I have in my possession or have access to the records of the proceedings of the City Council. I do further state that the hereto attached **Resolution No. 323-17** is a true and correct copy of the original.

In Testimony Whereof, I hereunto set my hand and official seal of the City of Dubuque, Iowa.

Dated at Dubuque, Iowa, on this 19th day of September, 2017.



Kevin S. Firnstahl, CMC, City Clerk



ACCEPTANCE OF RESOLUTION NO. -17

I, the undersigned, Kevin Wernimont, representing Oakland Farms Real Estate Company, having read the terms and conditions of the Resolution No. 17 and being familiar with the conditions thereof, hereby accept this same and agree to the conditions required therein.

Dated in Dubuque, Iowa this 15 day of September 2017.

By Kevin Wernimont
Kevin Wernimont
Oakland Farms Real Estate Company

RESOLUTION - 17-284

WHEREAS, there has been presented to the Dubuque County Board of Supervisors a Final Plat of Survey for, **OAKLAND RIDGE ESTATES**, comprised of Lot 2 of Reuter 2nd Addition Section 10 and Lot 2-1-1-2 of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ and Lot 2-1-1-1 of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ both of Section 15, T88N, R2E, of the 5th PM, Table Mound Township, Dubuque County, Iowa; and

WHEREAS, said final plat will create twenty-five (25) residential lots and three (3) outlots, namely Lot 1 through Lot 25 inclusive and Lots A, B and C of Oakland Ridge Estates in Sections 10 & 15, Table Mound Township, Dubuque County, Iowa; and

WHEREAS, said final plat has been examined and approved by the City of Dubuque and the City of Dubuque Planning Services Department; and

WHEREAS, said final plat has been examined by the Dubuque County Planning and Zoning Commission, Dubuque County Board of Health, Dubuque County Engineer, Dubuque County Treasurer and the Dubuque County Plats Officer and has their approval endorsed thereon; and

WHEREAS, said final plat has been examined by the Board of Supervisors of Dubuque County, Iowa, and they find the same conforms to the statutes and other regulatory ordinances and resolutions.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Dubuque County, Iowa:

- Section 1. That the above described property is within the R-2, Single Family Residential district, thus subject to all the requirements of that district.
- Section 2. That each lot will have a separate septic system and there will be no more than 5 shared wells for Phase 1 of this subdivision. The covenants will include management oversight of the water and wastewater systems.
- Section 3. That the streets shown upon said final plat are not accepted as Dubuque County Streets and that Dubuque County shall assume no liability for their design, construction and/or maintenance.
- Section 4. That all of the lots will access off of the private roads. No additional access to county roads will be allowed.
- Section 5. That one subdivision access has been approved off of Oakland Farms Road and any future access may be approved after improvements are made to Oakland Farms Road.
- Section 6. That all identified and approved Stormwater Best Management Practices (BMPs) will be installed and funded by the developer, including post-Construction BMPs,

which shall be installed after the delineated drainage area for each BMP has permanent stabilization per Chapter 4-Erosion & Sediment Control and Stormwater Management Ordinance. All maintenance related items shall be funded by the Oakland Ridge Estates Homeowners Association (HOA) as described in the adopted covenants.

Section 7. That all downspouts shall be either directly connected to the approved bioswale or bioretention cell or surface drain to the bioswale or bioretention cell in the subdivision.

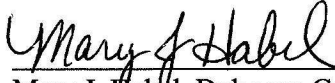
Section 8. That the above described final plat be and is hereby approved and the Chairperson of the Board of Supervisors is authorized and directed to endorse the approval of Dubuque County, Iowa upon said final plat.

PASSED, ADOPTED AND APPROVED by the Dubuque County Board of Supervisors on this 12th day of October, 2017.



Jay Wickham, Chair
Dubuque County Board of Supervisors

ATTEST:



Mary J. Habel, Dubuque County Deputy Auditor