

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF FRANKLIN COUNTY APPROVING A
SUBDIVISION WAIVER**

Resolution 2022-27

WHEREAS, The Franklin County Subdivision Ordinance 6.2 allows waivers to the requirements set therein, and

WHEREAS, Ag Resources Unlimited LLC has asked for a subdivision waiver for the following parcel:

Parcel 2022-18: As recorded on the Survey with the Franklin County Recorder on 3/31/2022, Document #20220589

To subdivide the land for retail sale of UAN Fertilizer

BE IT RESOLVED that The Franklin County Board of Supervisors approves the Subdivision Waiver.

PASSED AND ADOPTED this 25th day of April 2022



Gary McVicker, Chairman Board of Supervisors

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Supervisors of Franklin County, Iowa, at a regular meeting held on 4/25/22, by the following vote:

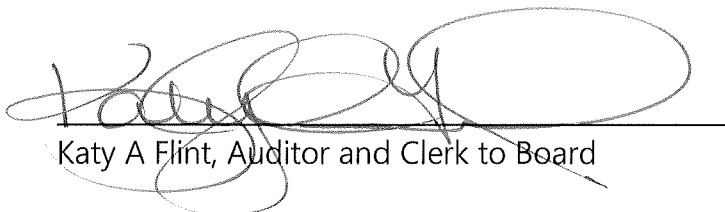
AYES: McVicker, Nolte, Vanness

NAYS:

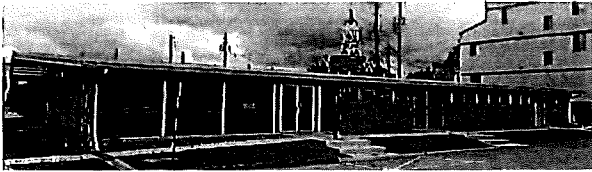
ABSTENTIONS:

ABSENT:

ATTEST:



Katy A Flint, Auditor and Clerk to Board



**Franklin County Department of
Planning and Program Development**
123 1st Avenue SW • PO Box 58 • Hampton, IA 50441
Phone: (641) 456-4090 • Fax: (641) 456-2852

DIVISION OF LAND PROCESS FORM

APPLICANT NAME: Ag Resources Unlimited LLC

ADDRESS: 1181 Hwy 65, Hampton, IA 50441

PHONE: 641-425-0025

SECTION-TOWNSHIP-RANGE: 10-91-20.

LEGAL DESCRIPTION: Parcel letter "A" in NW 1/4 Bagg @ NW Cor of Sec 3559.11
E 599.11' N 556.62' W 599.10' to PUB SR VY 2013.1961

PROPOSED SUBDIVISION NAME (if applicable): _____

SUMMARY OR DESCRIPTION OF FUTURE USE OF LAND: Retail sale of UAN fertilizer

SIGN: [Signature] DATE: 4/19/22

- 1) Does this split or division create more than 2 parcels in a forty (40) acre tract of land? YES NO
 - If "YES" then go to question 2.
 - If "NO" then you do not need to go through the Subdivision Process and may state that on the survey.
- 2) Is this split or division being used to divide off an existing building site or homestead? YES NO
 - If "YES" you may want to consider applying for a "Variance" under Section 6 Sub-section 1.
Please see the section labeled "Variances".
 - If "No" OR IF YOU DO NOT WANT TO APPLY FOR A VARIANCE, go to question 3.
- 3) Does this split or division create more than four (4) lots fronting on an existing street? YES NO
 - If "YES" this is a "Major" Subdivision. Please go to the section labeled "Major Subdivisions."
 - If "No" go to question 4.
- 4) Does this split or division require the construction of any public improvements? YES NO
 - If "YES" this is a "Major" Subdivision. Please go to the section labeled "Major Subdivisions."
 - If "No" go to question 5.
- 5) Does this split adversely affect the remainder of the parcel? YES NO
 - If "YES" this is a "Major" Subdivision. Please go to the section labeled "Major Subdivisions."
 - If "No" this is a "Minor" Subdivision. Please go to the section labeled "Minor Subdivisions."
- 6) Submit this form with the required documents.

Franklin County Parcel Map

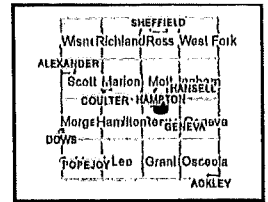


Printed by:
Franklin County
Planning and Zoning Office
641-456-6678

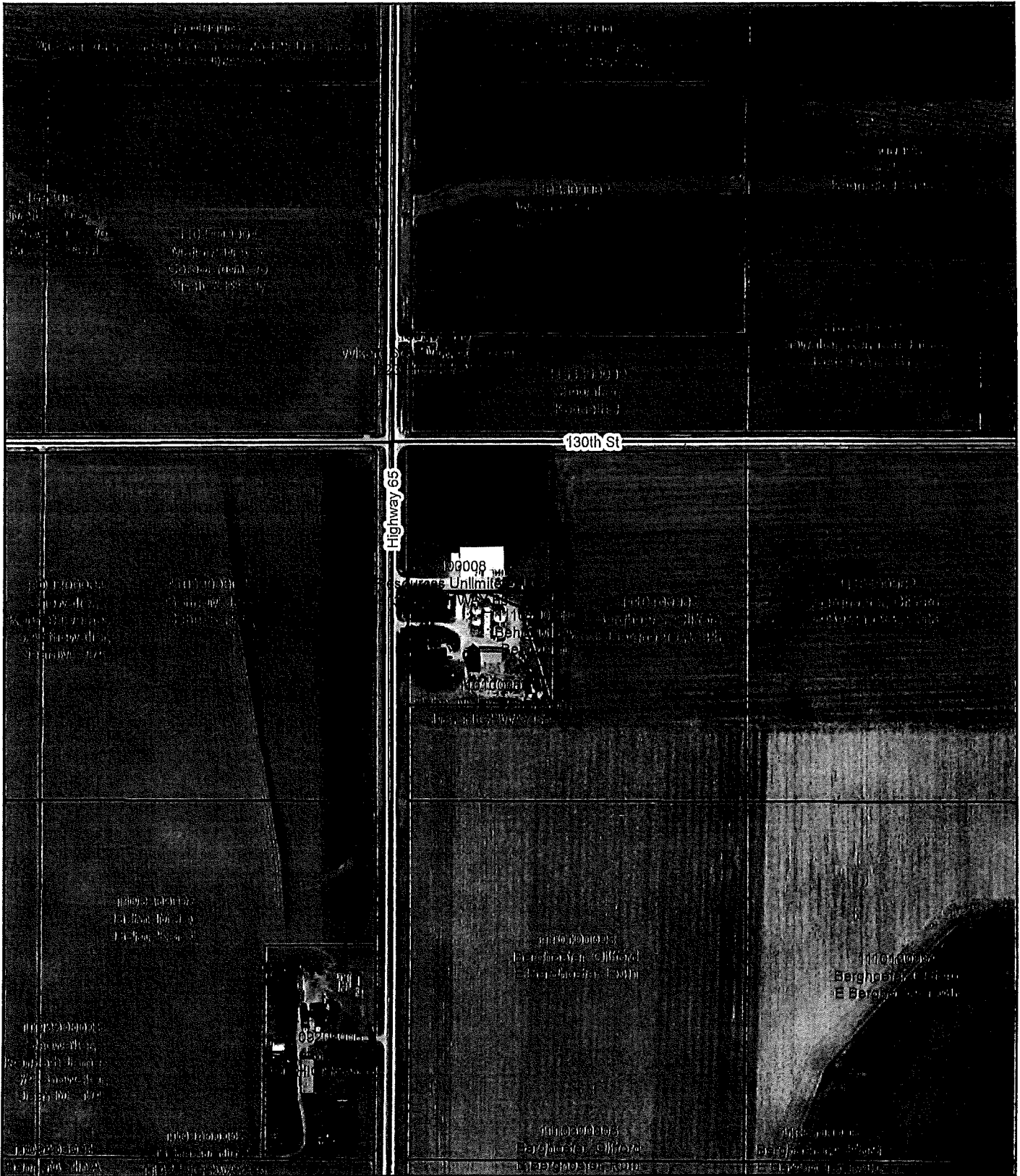


Legend

- Incorporated Towns
- Parcel_Poly



0 625 1,250 Feet



THIS MAP DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY FRANKLIN COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS, AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR COUNTY PURPOSES. SEE THE RECORDED DOCUMENTS FOR MORE DETAILED LEGAL INFORMATION.
AERIAL IMAGERY FLOWN IN SPRING 2017. PRINTED: 4/18/2022

ALIQUOT PART	SECTION	TOWNSHIP	RANGE
NW 1/4 - NW 1/4	10	91	20



Document 20220589

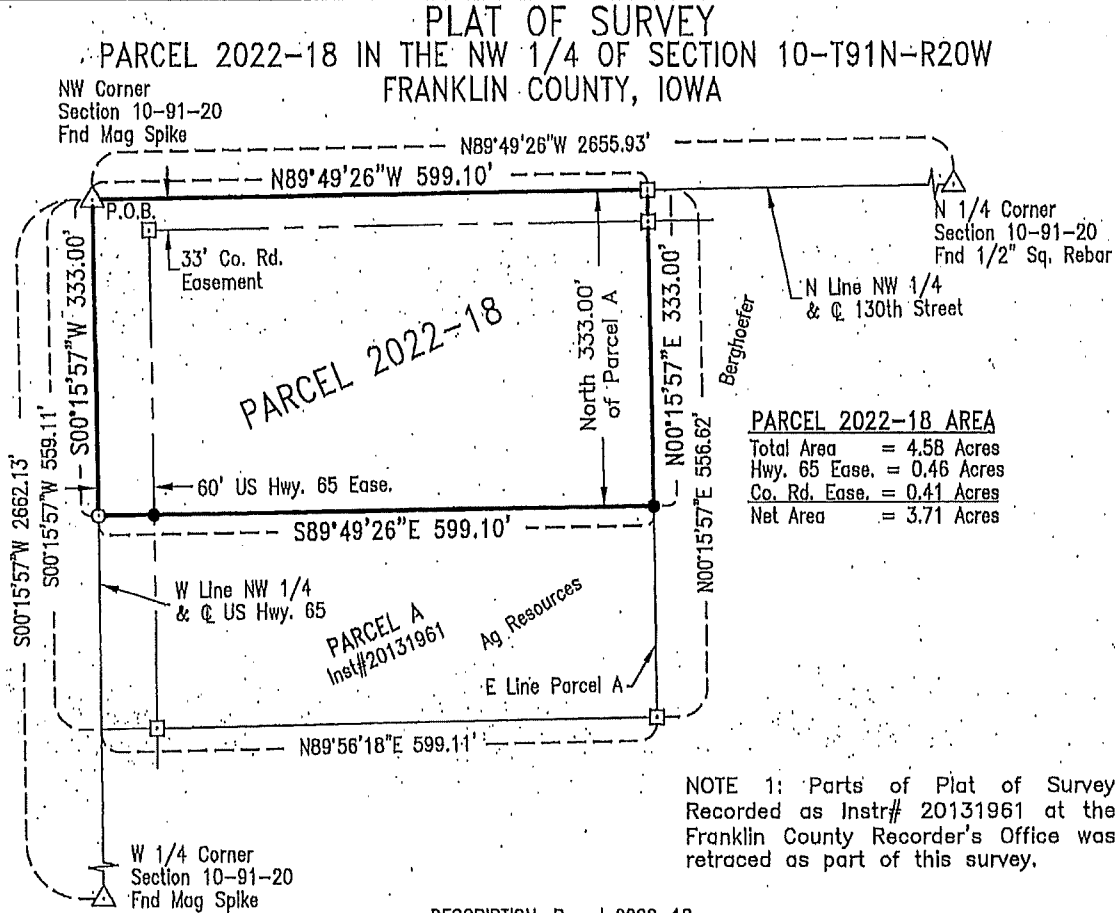
Type 06 007 Pages 1
 Date 3/31/2022 Time 12:10:46PM
 Rec Amt \$7.00

Survey Date: 03/25/2022
 Survey Requested by: Justin Behn
 Owner: Ag Resources Unlimited, LLC

TONI WILKINSON, RECORDER'S OFFICE
 FRANKLIN IOWA

The West Line of the NW 1/4 is assumed to bear S00°15'57"W for the purpose of this survey.

Prepared by and Return to: John William Waddingham, 1362 155th Street, Hampton, Iowa 50441 - 641-456-4037



PARCEL 2022-18 AREA

Total Area	= 4.58 Acres
Hwy. 65 Easement	= 0.46 Acres
Co. Rd. Easement	= 0.41 Acres
Net Area	= 3.71 Acres

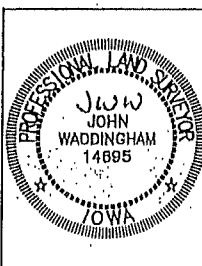
NOTE 1: Parts of Plat of Survey Recorded as Instr# 20131961 at the Franklin County Recorder's Office was retraced as part of this survey.

DESCRIPTION: Parcel 2022-18

The North 333.00 feet of Parcel A, recorded as Instr# 20131961 at the Franklin County Recorder's Office, in the Northwest Quarter (NW 1/4) of Section Ten (10), Township Ninety-one (91) North, Range Twenty (20) West of the Fifth Principal Meridian, Franklin County, Iowa, more particularly described as follows:

Beginning at the northwest corner of said Section Ten (10); thence South 00°15'57" West along the west line of said Northwest Quarter (NW 1/4) a distance of 333.00 feet; thence South 89°49'26" East 599.10 feet to the east line of Parcel A; thence North 00°15'57" East along said east line 333.00 feet to the north line of said Northwest Quarter (NW 1/4); thence North 89°49'26" West along said north line 599.10 feet to the point of beginning.

Said Parcel 2022-18 contains 4.58 acres more or less, including 0.46 acres of Hwy. 65 Easement across the west 60 feet and 0.41 acres of county road easement across the north 33 feet thereof and subject to other recorded and unrecorded easements, restrictions and servitude's, if any.



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 Professional Land Surveyor under the laws of the State of Iowa.

John Waddingham
 JOHN WADDINGHAM Date 3/28/2022
 License Number: 14695
 My license expiration date is December 31, 2022.
 Pages or sheets covered by this seal: 1

LEGEND

- △ SEC CORNER
 - SET MAG NAIL
 - FND 3/4" REBAR WITH RPC STAMPED "PLS 14677".
 - SET 5/8" REBAR WITH YPC STAMPED "PLS 14695".
- P.O.B. = Point of Beginning
 YPC = Yellow Plastic Cap