

RESOLUTION NO. 2024-28

**RESOLUTION APPROVING FINAL PLAT OF THE
LAGO VISTA SUBDIVISION**

WHEREAS, the Final Plat of the Lago Vista Subdivision, a subdivision of Appanoose County, Iowa, (the "Plat") and the accompanying materials have been filed with the County Auditor of Appanoose County, Iowa, by VICE VENTURES LLC, an Iowa limited liability company ("Owner");

WHEREAS, the Plat is located on the following described real estate in Appanoose County, Iowa:

A parcel of land located in Section 3, Township 70 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa more particularly described as follows:

Beginning at the Center of Section 3, Township 70 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa and proceeding thence North 00°16'59" West along the West line of the Southwest Quarter of the Northeast Quarter, a distance of 768.98 feet, to a found iron pin;

thence North 86°42'26" East, a distance of 5.90 feet, to a found iron pin on the Westerly right-of-way line of Appanoose County Highway S70 as presently located;

thence Southeasterly along said Right-of-Way and along a 898.60 foot radius curve, concave Northeasterly, with a chord bearing of South 26°45'35" East and a chord length of 702.91 feet, a distance of 722.19 feet;

thence South 39°37'43" West along said Right-of-Way, a distance of 25.00 feet, to a found iron pin;

thence Southeasterly along said Right-of-Way and along a 923.60 foot radius curve, concave Northeasterly, with a chord bearing of South 55°35'02" East and a chord length of 169.74 feet, a distance of 169.98 feet, to a found iron pin;

thence South 29°34'34" West along said Right-of-Way, a distance of 25.86 feet, to a found iron pin on the South line of the Southwest Quarter of the Northeast Quarter of said Section 3;

thence South 89°28'01" West along said South line and along the North line of Outlot I of Lakeview Ridge Subdivision, a distance of 372.59 feet to a common corner therewith;

thence South 00°18'53" East along a Westerly line of said Outlot I, a distance of 18.89 feet, to a common corner therewith;

thence South 44°21'13" West along a Westerly line of said Outlot I, a distance of 45.18 feet, to a common corner therewith;

thence South 00°09'38" East along a West line of said Outlot I, a distance of 1265.84 feet, to the Southwest corner thereof and also on the South line of the Northwest Quarter of the Southeast Quarter of said Section 3;

thence South 89°33'46" West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 3, a distance of 20.53 feet, to a found concrete monument at the Southwest corner thereof;

thence South 89°57'15" West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 3, a distance of 660.44 feet, to a found concrete monument;

thence North 00°24'45" West, a distance of 658.20 feet, to a found concrete monument;

thence South 89°59'44" West, a distance of 329.66 feet, to a found concrete monument;

thence North 00°23'34" West, a distance of 658.41 feet, to a found concrete monument on the North line of the Northeast Quarter of the Southwest Quarter of said Section 3;

thence North 89°57'50" East along the North line of the Northeast Quarter of the Southwest Quarter of said Section 3, a distance of 990.49 feet, to the found concrete monument at the Point of Beginning, said Parcel containing 28.44 acres, more or less, subject to easements of record;

WHEREAS, the Board of Supervisors has given due consideration to the Plat as submitted by Owner and finds that said plat conforms to the applicable governing provisions of Iowa Code §354 and other related statutes and the ordinance of Appanoose County, Iowa.

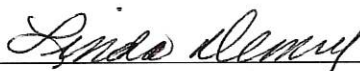
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF APPANOOSE COUNTY, IOWA:

Section 1. That the Plat be, and the same is hereby approved and accepted and any procedural discrepancies of the platting ordinance are hereby waived.

Section 2. The County Auditor and Chairperson of the Board of Supervisors are hereby authorized and directed, to execute all legal documents relating to the Plat and to certify a copy of this Resolution, which shall be affixed to the Plat after passage and approval by law.

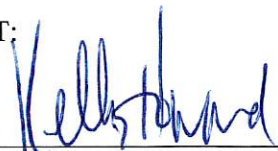
Section 3. This Resolution shall become effective upon its passage and approval as provided by law.

PASSED and ADOPTED this the 1st day of July, 2024.



Chairperson, Appanoose County
Board of Supervisors

ATTEST:



Kelly Howard, County Auditor