



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, February 12, 2025

5:30 p.m.

Robins City Hall

Agenda

- A. Call the meeting to order
- B. Roll Call of the Commission Members
- C. Chairperson and Zoning Administrator Reports
- D. Approval of the Agenda
- E. Approval of the Minutes of December 11, 2024 Meeting
- F. Review of Final Plat for Robins Landing 1st Addition
- G. Resolution 2025-1 Approving Final Plat for Robins Landing 1st Addition and Recommending Approval to City Council
- H. Review of Final Plat for Robins Landing 2nd Addition
- I. Resolution 2025-2 Approving Final Plat for Robins Landing 2nd Addition and Recommending Approval to City Council
- J. Review of Plat of Survey No. 2916, Sandridge Estates, Dedicating .11 acres of land to 1919 W. Main St.
- K. Resolution 2025-3 Approving Plat of Survey No. 2916
- L. Motion to Adjourn



ROBINS PLANNING AND ZONING COMMISSION MINUTES OF THE DECEMBER 11TH, 2024 MEETING

Chairperson Tim O'Hara called the meeting to order at 5:31 p.m. in the Robins City Hall on Wednesday, December 11th, 2024. Roll call was taken with Vance McKinnon, Dennis Trachta, Jay Goodin and Tim O'Hara attending along with Planning and Zoning Administrator Dean Helander, City Clerk Lisa Goodin, John Dusek of Robins Landing LLC, and Susan Forinash, Engineer for Robins Landing LLC. Absent were AJ Trachta and Todd Roberts.

Absent any report from the Chairperson and Zoning Administrator, McKinnon moved to approve the agenda, Goodin seconded and all votes were aye. Goodin moved to approve the minutes of the November 13th, 2024 meeting, McKinnon seconded and all votes were aye.

Ms. Forinash addressed the Commission regarding the Plats of Survey presented for approval, explaining that the parcels would be transferred to separate entities. She added that the Plats of Survey were prepared in anticipation of Final Platting. Mr. Dusek added that Parcel A the North Phase of the project would be transferred to Mr. Ricklefs, Parcel A of the South phase would be transferred to himself and Mr. Aosey, and Parcel B of the North Phase and Parcel B of the South Phase would be retained by Robins Landing LLC.

Goodin moved to approve Resolution 2024-6, Approving Plat of Survey 2903. Dennis Trachta seconded and roll call votes were as follows: McKinnon – aye, Trachta – aye, Goodin – aye, O'Hara – aye.

Trachta moved to approve Resolution No. 2024-7 Approving Plat of Survey 2904. McKinnon seconded and roll call votes were as follows: Trachta – aye, Goodin – aye, O'Hara – aye, McKinnon – aye. Rathgeber moved to adjourn at 6:03 p.m., Goodin seconded and all voted aye.

Trachta moved to adjourn at 5:39pm, McKinnon seconded and all votes were aye.

Tim O'Hara
Chairperson

Dean Helander
Planning and Zoning Administrator

**PLANNING & ZONING RESOLUTION NO. 2025-1
APPROVING THE FINAL PLAT OF THE
ROBINS LANDING FIRST ADDITION**

WHEREAS, A FINAL PLAT OF ROBINS LANDING FIRST ADDITION TO THE CITY OF ROBINS, LINN COUNTY, IOWA, containing forty seven (47) lots, has been filed with the City Planning Commission, Robins, Iowa, on February 6, 2025, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinance of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Robins Landing First Addition to the City of Robins, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council, the acceptance of the same, and the vice chairperson and secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED this 12th day of February A.D., 2025.

Timothy J. O'Hara, Chairperson

Vance McKinnon III, Planning and
Zoning Administrator

STATE OF IOWA)) ss
LINN COUNTY)

We, Timothy J. O'Hara, Chairperson, and Vance McKinnon III, Planning and Zoning Administrator of the City of Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Robins, Iowa, on this 12th day of February A.D., 2025.

Timothy J. O'Hara, Chairperson

Vance McKinnon III, Planning and
Zoning Administrator



To: Vance McKinnon, P&Z Administrator

Date: February 6, 2025

From: Kelli Scott, P.E.

CC: City Council

RE: Robins Landing
First Addition

The Final Plat for Robins Landing First Addition has been reviewed as requested.

There are punchlist items remaining to be completed, but the weather and temperatures are causing this work to be postponed until spring. The Developer and the City have agreed on an escrow amount to be withheld from the material upsizing payments owed to the Developer. If the Developer fails to complete the outstanding items by May 31, 2025 the City can hire a 3rd party to complete the work and/or withhold building permits until the work is completed.

Therefore, we find it to be in general conformance with the City requirements and therefore recommend approval.

LINN COUNTY AUDITOR'S OFFICE

Joel Miller | Auditor
Rebecca Shoop | First Deputy

JEAN OXLEY LINN COUNTY PUBLIC SERVICE CENTER

935 2ND ST. SW
CEDAR RAPIDS, IA 52404
PH: 319-892-5300
LinnCountyIowa.gov



County Auditor's Certificate

Approval of Subdivision Plat Name by Linn County Auditor

Date: March 15th, 2024

The Linn County Auditor's Office has reviewed the final plat name of:

Robins Landing First Addition
in the City of Robins, Linn County, Iowa

and has determined that it is a succinct and unique name for the subdivision contained herein, pursuant to Iowa Code §354.6(2) and §354.11(6). The subdivision name or title is approved.

Signed:

A handwritten signature in blue ink, appearing to read "Joel D. Miller by Paul Peterson, Deputy Auditor". The signature is written over a horizontal line.

Joel D Miller
Linn County Auditor

ROBINS LANDING FIRST ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA
OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That, ROBINS LANDING AT THE PARK, LLC, being the owners of all the land included in ROBINS LANDING FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA, has caused a survey and subdivision of said land to be made, the lots to be marked, named, lettered and numbered, as shown by a Plat dated February 5th, 2025, and the Certificate of Gregg E. Sampson, Professional Land Surveyor, both of which documents are attached hereto, to the end that the same may be recorded and hereafter designated and known as ROBINS LANDING FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA.

And the said, ROBINS LANDING AT THE PARK, LLC, hereby acknowledges the subdivision to be by its free consent and in accordance with its desires, and does hereby set apart and dedicate to the public as public highway forever, all the land included in the streets as shown on said Plat, Lot 'A' (Hawkeye Drive, Hampton Street, Ryker Street, Trailside Drive and Trailside Court) or as described in said Certificate and does dedicate to the public easements for purposes as shown on the Final Plat.

IN WITNESS WHEREOF, the said company has caused these presents to be signed by its partner on this 5th day of February, 2025

ROBINS LANDING AT THE PARK, LLC

By: _____

Bryce L. Ricklefs, Manager

STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me this 5th day of February, 2025 by Bryce L. Ricklefs as Manager of Robins Landing at the Park, LLC



[Signature]
Notary Public – State of Iowa

SURVEYOR'S CERTIFICATE

ROBINS LANDING FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA, is a subdivision of a portion of Parcel A of Plat of Survey No. 2903 lying in the Southwest Quarter of the Southwest Quarter (S.W.1/4-S.W.1/4) of Section Twenty-One (21) and the Northwest Quarter of the Northwest Quarter (N.W.1/4-N.W.1/4) of Section Twenty-Eight (28), all in Township Eight-Four (84) North, Range Seven (7) West of the Fifth Principal Meridian, City of Robins, Linn County, Iowa as described on Exhibit 'A' attached hereto and made a part hereof.

For a more definite location and description, reference is made to a Final Plat bearing a signature date of February 5, 2025, attached hereto and made a part hereof.

Said ROBINS LANDING FIRST ADDITION is divided into Forty-Eight (48) lots, numbered Lot One (1) through Lot Fifteen (15), all inclusive, Lot Forty-One (41), Lot Fifty-Three (53) through Eighty-Three (83), all inclusive, and Lot 'A' (Hawkeye Drive, Hampton Street, Ryker Street, Trailside Drive and Trailside Court). The number or letter of each Lot is designated on the Final Plat by a figure or letter near the center of each Lot.

All lands within the plat that are designated for streets, more specifically Lot 'A' (Hawkeye Drive, Hampton Street, Ryker Street, Trailside Drive and Trailside Court) are now being dedicated to the public by the owner at this time for public street right of way.

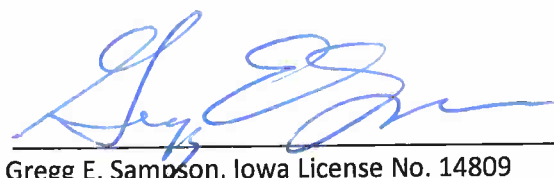
Dimensions of each lot, street widths, and distances from government lines and corners of the United States public land survey system and/or previously platted subdivisions are shown in feet and decimals thereof on said Final Plat.

Survey monumentation has been confirmed or established pursuant to Section 355.6, Code of Iowa, and details of said monumentation are depicted in the Legend of said Final Plat.

Easements are reserved as shown on said Final Plat in widths noted and are dedicated for the purposes shown.

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.

EXECUTED at Hiawatha, Iowa, this 5th day of February, 2025.



Gregg E. Sampson, Iowa License No. 14809
My license renewal date is December 31, 2026

EXHIBIT 'A' – LEGAL DESCRIPTION

A PORTION OF PARCEL A OF PLAT OF SURVEY NO. 2903 LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S.W.1/4-S.W.1/4) OF SECTION TWENTY-ONE (21) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28), ALL IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID S.W.1/4-S.W.1/4 OF SAID SECTION 21;

THENCE SOUTH 1°17'02" EAST ON THE WEST LINE OF SAID S.W.1/4-S.W.1/4, A DISTANCE OF 536.57 FEET TO THE NORTHWEST CORNER OF PARCEL A OF PLAT OF SURVEY NO. 2903 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°24'20" EAST ON THE NORTH LINE OF SAID PARCEL A, 486.84 FEET;

THENCE NORTH 89°08'58" EAST ON SAID NORTH LINE, 636.38 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROBINS ROAD TO THE NORTHEAST CORNER OF SAID PARCEL A;

(THE FOLLOWING EIGHT (8) COURSES ARE ON THE EASTERLY LINE OF SAID PARCEL A)

THENCE SOUTH 8°34'15" WEST ON SAID WESTERLY RIGHT OF WAY LINE, 519.85 FEET;

THENCE SOUTH 32°33'55" EAST ON SAID WESTERLY RIGHT OF WAY LINE, 122.27 FEET;

THENCE SOUTH 57°26'05" WEST, 171.08 FEET;

THENCE SOUTH 69°09'38" WEST, 82.10 FEET;

THENCE NORTH 87°23'16" WEST, 82.10 FEET;

THENCE SOUTH 50°04'14" WEST, 44.33 FEET;

THENCE SOUTH 23°54'42" EAST, 260.00 FEET;

THENCE SOUTH 22°42'41" EAST, 94.80 FEET;

THENCE SOUTH 71°33'55" WEST, 215.00 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY AND HAVING A LONG CHORD OF NORTH 21°10'24" WEST;

THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, 21.03 FEET;

THENCE NORTH 23°54'42" WEST, 43.64 FEET;

THENCE SOUTH 66°05'18" WEST, 84.96 FEET;

THENCE NORTH 23°54'42" WEST, 205.00 FEET;

THENCE SOUTH 71°57'02" WEST, 66.39 FEET;

THENCE SOUTH 83°40'32" WEST, 66.39 FEET;

THENCE SOUTH 89°32'17" WEST, 14.67 FEET;

THENCE NORTH 0°27'43" WEST, 160.00 FEET;

THENCE NORTH 8°51'38" WEST, 102.70 FEET;

THENCE NORTH 0°27'43" WEST, 325.00 FEET;

THENCE SOUTH 89°32'17" WEST, 354.41 FEET TO THE WEST LINE OF SAID PARCEL A;

THENCE NORTH 1°17'02" WEST ON SAID WEST LINE, 383.87 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 18.46 ACRES.

TREASURER'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF LINN)

I, Brent C. Oleson, Treasurer of Linn County, Iowa, hereby certify that the land described on Exhibit 'A' attached hereto and made a part hereof is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 Code Iowa as shown by Records of this office.

Dated this _____ day of _____, 2025.

Brent C. Oleson
Treasurer of Linn County, Iowa

WATER MAIN EASEMENT (Off-Site)

This instrument made this 5 day of February 2025, by Robins Landing at the Park, LLC, Owners, (herein referred to as Grantor) of the following described property:

See Attached Exhibit "A"

WHEREAS, the owner in fee simple of the real property known and described as set out above is the GRANTOR, and

WHEREAS, Robins Landing at the Park, LLC has constructed water main facilities upon and under a portion of the above real property owned by the Grantor, and

WHEREAS, the Grantor has agreed to give to the City of Robins, Iowa, a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining said water main facilities upon a portion of the real property of the Grantor, for consideration of \$1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration the Grantor hereby grants unto the City of Robins, Iowa and its assigns a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining the water main facilities upon and under the following portions of the above-described property:

See Attached Exhibit "B"

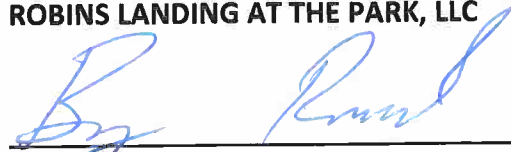
The Grantor further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with the construction, reconstruction or maintenance of said water main without first obtaining permission from the City of Robins, Iowa,

The Easement and rights herein described shall be binding upon the Grantor, its heirs and assigns.

It is further agreed this agreement shall terminate and shall be considered null and void at such time as the public street right of way for Hawkeye Drive is extended to the south, Ryker Street is extended to the west and Trailside Drive is extended to the south and west and said dedications are accepted by the City of Robins.

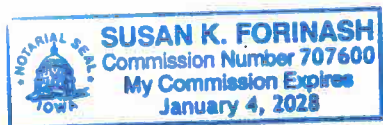
Dated: February 5th, 2025

ROBINS LANDING AT THE PARK, LLC


Bryce L. Ricklefs, Manager

STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me on the 5th day of February, 2025 by Bryce L. Ricklefs as Manager of Robins Landing at the Park, LLC



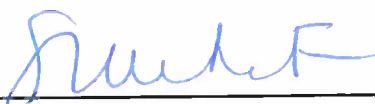

Notary Public in and for the State of Iowa

Exhibit 'A' – Legal Description

A portion of Parcel A of Plat of Survey No. 2903 lying in the Northwest Quarter of the Northwest Quarter (N.W.1/4-N.W.1/4) of Section Twenty-Eight (28) and in the Southwest Quarter of the Southwest Quarter (S.W.1/4-S.W.1/4) of Section Twenty-One (21) both located in Township Eighty-Four (84) North, Range Seven (7) West of the Fifth Principal Meridian, Robins, Linn County, Iowa

EXHIBIT B
WATER MAIN
EASEMENT (OFF-SITE)

A PORTION OF PARCEL A, PLAT OF SURVEY NO. 2903 LYING IN THE N.W.1/4-N.W.1/4
OF SECTION 28, T84N, R7W AND S.W.1/4-S.W.1/4 OF SECTION 21, T84N, R7W AND
CITY OF ROBINS, LINN COUNTY, IOWA

LEGAL DESCRIPTION WATER MAIN EASEMENT (OFF-SITE)

THAT PORTION OF PARCEL A OF PLAT OF SURVEY NO. 2903 LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
(N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (S.W.1/4-S.W.1/4) OF
SECTION TWENTY-ONE (21) BOTH LOCATED IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL
MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15 OF ROBINS LANDING FIRST ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA;

THENCE NORTH 89°32'17" EAST ON THE SOUTH RIGHT OF WAY LINE OF HAWKEYE DRIVE, 60.00 FEET TO THE SOUTHWEST CORNER OF LOT
53 OF SAID ROBINS LANDING FIRST ADDITION;

THENCE SOUTH 0°27'43" EAST, 731.60 FEET;

THENCE NORTH 89°32'17" EAST, 164.67 FEET TO THE BEGINNING OF A 470.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY AND HAVING A
LONG CHORD OF 191.02 FEET BEARING NORTH 77°48'47" EAST;

THENCE EASTERLY ON THE ARC OF SAID CURVE, 192.36 FEET TO THE MOST SOUTHERLY CORNER OF LOT 41 OF SAID ROBINS LANDING
FIRST ADDITION;

THENCE SOUTH 23°54'42" EAST ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF RYKER STREET, 60.00 FEET TO THE BEGINNING OF A
530.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY AND HAVING A LONG CHORD OF 215.41 FEET BEARING SOUTH 77°48'47" WEST;

THENCE WESTERLY ON THE ARC OF SAID CURVE, 216.92 FEET;

THENCE SOUTH 89°32'17" WEST, 164.67 FEET;

THENCE SOUTH 0°27'43" EAST, 270.00 FEET;

THENCE NORTH 89°32'17" EAST, 269.06 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING
A LONG CHORD OF 355.91 FEET BEARING NORTH 35°33'06" EAST;

THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE, 414.59 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF TRAILSIDE DRIVE;

THENCE NORTH 71°33'55" EAST ON SAID SOUTHEASTERLY RIGHT OF WAY LINE, 60.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 84
OF SAID ROBINS LANDING FIRST ADDITION AND THE BEGINNING OF A 280.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY AND HAVING
A LONG CHORD OF 452.97 FEET BEARING SOUTH 35°33'06" WEST;

THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, 527.65 FEET;

THENCE SOUTH 89°32'17" WEST, 269.06 FEET;

THENCE SOUTH 0°27'43" EAST, 135.00 FEET TO THE SOUTH LINE OF SAID PARCEL A;

THENCE SOUTH 89°32'17" WEST ON SAID SOUTH LINE, 60.00 FEET;

THENCE NORTH 0°27'43" WEST, 771.60 FEET;

THENCE SOUTH 89°32'17" WEST, 153.70 FEET TO THE WEST LINE OF SAID PARCEL A;

THENCE NORTH 0°27'43" WEST ON SAID WEST LINE, 60.00 FEET;

THENCE NORTH 89°32'17" EAST, 153.70 FEET;

THENCE NORTH 0°27'43" WEST, 425.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 3.47 ACRE.

Requester/Proprietor:

ROBINS LANDING AT THE PARK, LLC

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 2/21/2022

SURVEY LEGEND

○	SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
●	FOUND MONUMENT AS NOTED
▲	FOUND SECTION CORNER MONUMENT AS NOTED
()	RECORDED AS
-----	EASEMENT LINE
=====	PLAT BOUNDARY
-----	SECTION LINE
-----	1/4-1/4 SECTION LINE
-----	EXISTING LOT LINE

EXHIBIT B
WATER MAIN
EASEMENT (OFF-SITE)

A PORTION OF PARCEL A, PLAT OF SURVEY NO. 2903 LYING IN THE N.W.1/4-N.W.1/4
OF SECTION 28, T84N, R7W AND S.W.1/4-S.W.1/4 OF SECTION 21, T84N, R7W AND
CITY OF ROBINS, LINN COUNTY, IOWA

HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1933

1860 BOYSON ROAD, HIAWATHA, IOWA 52233

PHONE: (319) 362-9548 FAX: (319) 362-7595

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING

www.halleng.com

Designed by:DLK

Drawn by:DLK

Checked by:SKF

**PLANNING & ZONING RESOLUTION NO. 2025-2
APPROVING THE FINAL PLAT OF THE
ROBINS LANDING SECOND ADDITION**

WHEREAS, A FINAL PLAT OF ROBINS LANDING SECOND ADDITION TO THE CITY OF ROBINS, LINN COUNTY, IOWA, containing Parcel A (POS #2904) and Parcel B/Lot 94 (POS # 2904), has been filed with the City Planning Commission, Robins, Iowa, on February 6, 2025, and after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinance of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Robins Landing Second Addition to the City of Robins, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council, the acceptance of the same, and the vice chairperson and secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED this 12th day of February A.D., 2025.

Timothy J. O'Hara, Chairperson

Vance McKinnon III, Planning and
Zoning Administrator

STATE OF IOWA)
) ss
LINN COUNTY)

We, Timothy J. O'Hara, Chairperson, and Vance McKinnon III, Planning and Zoning Administrator of the City of Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Robins, Iowa, on this 12th day of February A.D., 2025.

Timothy J. O'Hara, Chairperson

Vance McKinnon III, Planning and
Zoning Administrator



To: Vance McKinnon, P&Z Administrator

Date: February 5, 2025

From: Kelli Scott, P.E.

CC: City Council

RE: Robins Landing
Second Addition

The Final Plat for Robins Landing Second Addition has been reviewed as requested.

There are punchlist items remaining to be completed, but the weather and temperatures are causing this work to be postponed until spring. The Developer and the City have agreed on an escrow amount to be withheld from the material upsizing payments owed to the Developer. If the Developer fails to complete the outstanding items by May 31, 2025 the City can hire a 3rd party to complete the work and/or withhold building permits until the work is completed.

Therefore, we find it to be in general conformance with the City requirements and therefore recommend approval.

FINAL PLAT
ROBINS LANDING SECOND ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA

INDEX LEGEND

Location: S.W.1/4-N.W.1/4 AND N.W.1/4-N.W.1/4
SECTION 28, T84N, R7W AND
S.E.1/4-N.E.1/4, SECTION 29, T84N, R7W

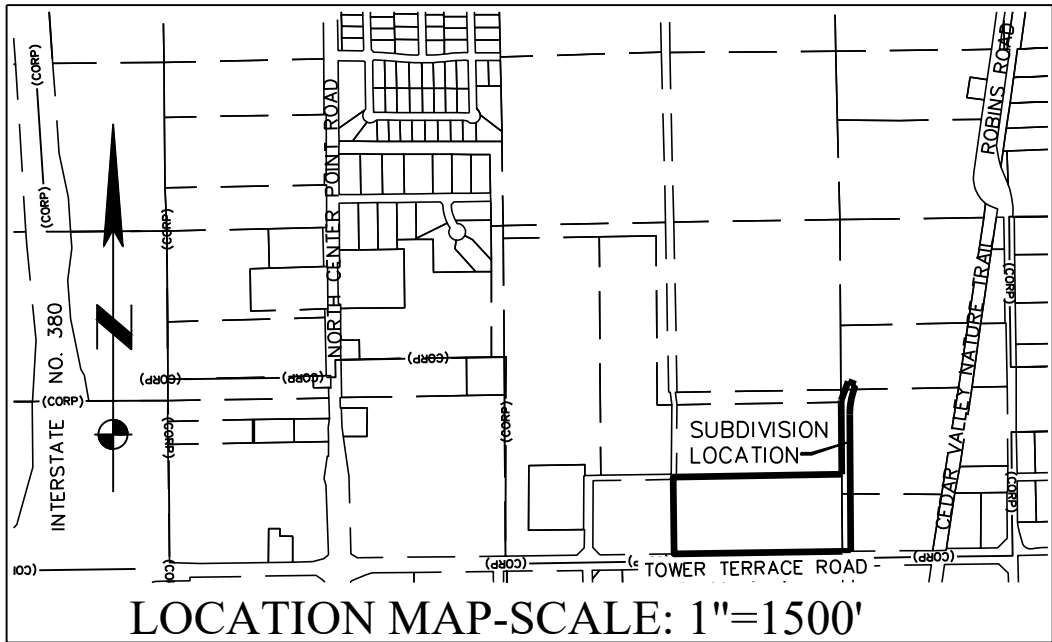
Requestor: ROBINS LANDING, LLC

Proprietors: ROBINS LANDING, LLC

Surveyor: GREGG E. SAMPSON, P.L.S.

Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES



SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FOUND MONUMENT AS NOTED
- ▲ FOUND SECTION CORNER MONUMENT AS NOTED
- () RECORDED AS
- - - EASEMENT LINE
- - - PLAT BOUNDARY
- - - SECTION LINE
- - - 1/4 SECTION LINE
- - - 1/4-1/4 SECTION LINE
- - - EXISTING LOT LINE
- - - CENTERLINE

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 2/21/2022
- THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREAS OF MINIMAL FLOOD RISK) OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 19113C0291E WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2021.
- LOTS 'A' AND 'B' ARE BEING DEDICATED AT THIS TIME TO THE CITY OF ROBINS, IOWA FOR PUBLIC STREET RIGHT OF WAY.
- ZONING AND LAND USE DESIGNATIONS SHOWN FOR SURROUNDING PROPERTIES ARE SUBJECT TO CHANGE.

LEGAL DESCRIPTION

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S.E.1/4-N.E.1/4) OF SECTION TWENTY-NINE (29) BOTH IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID S.W.1/4-N.W.1/4, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°07'05" WEST ON SAID NORTH RIGHT OF WAY LINE, 1314.26 FEET TO THE WEST LINE OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 0°25'03" WEST ON SAID WEST LINE, 600.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 89°05'32" EAST ON THE NORTH LINE OF SAID SOUTH HALF, 1293.89 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF AND THE WEST LINE OF SAID S.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" EAST ON SAID WEST LINE, 578.66 FEET;

THENCE NORTH 21°01'47" EAST, 156.66 FEET;

THENCE SOUTH 68°58'13" EAST, 60.00 FEET;

THENCE SOUTH 21°01'47" WEST, 4.00 FEET;

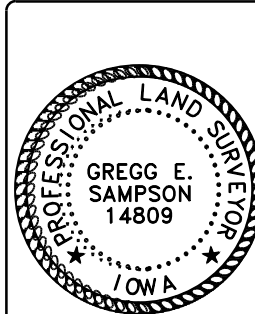
THENCE SOUTH 16°03'14" WEST, 35.75 FEET TO THE BEGINNING OF A 567.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 200.91 FEET BEARING SOUTH 9°44'35" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE, 201.98 FEET;

THENCE SOUTH 0°27'43" EAST, 1067.61 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 88°59'19" WEST ON SAID NORTH RIGHT OF WAY LINE, 66.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 20.15 ACRES.

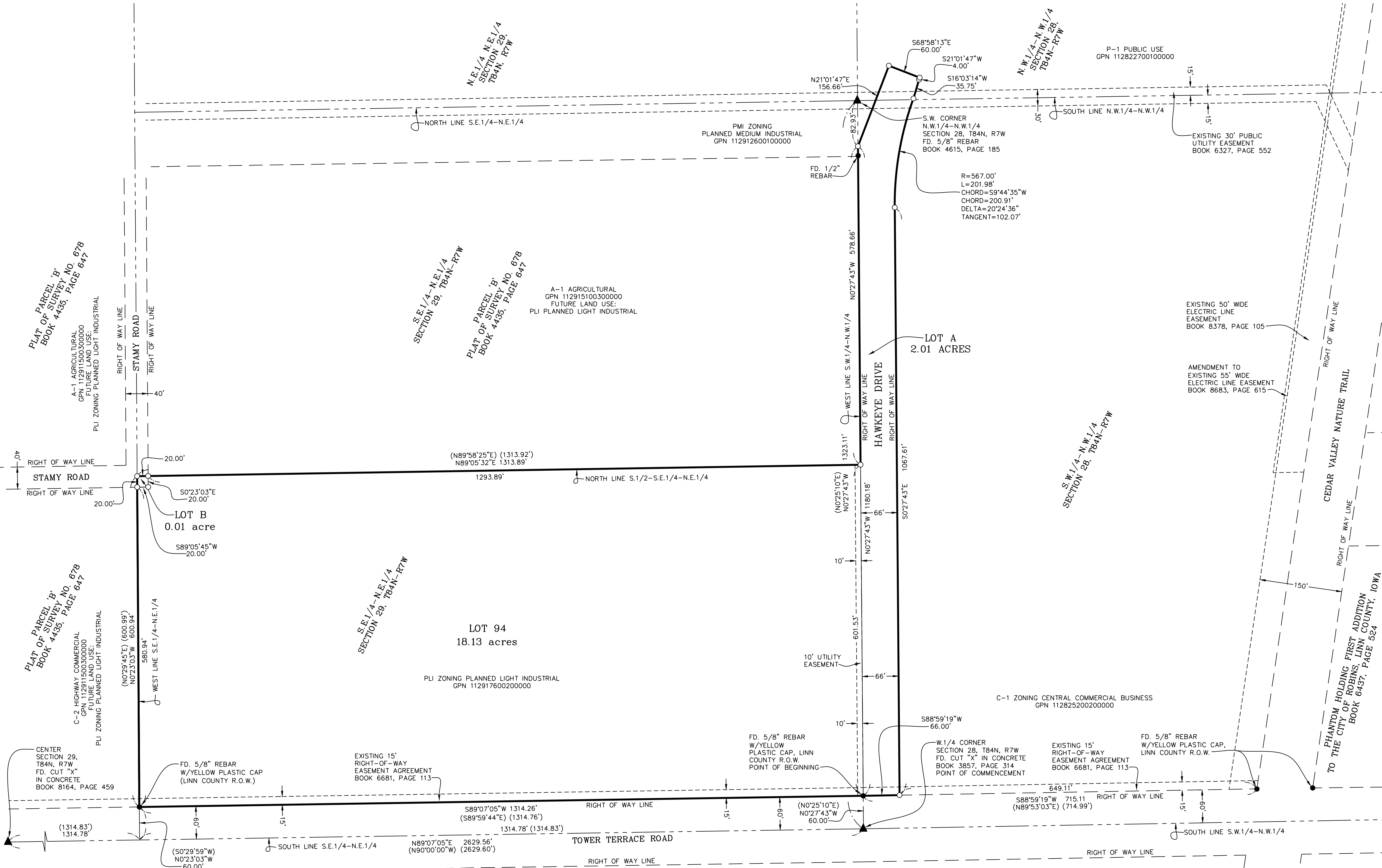


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809
My license renewal date is December 31, 2024
ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

AREA	ACRES
S.W.1/4-N.W.1/4	1.93
N.W.1/4-N.W.1/4	0.08
S.E.1/4-N.E.1/4	18.14
TOTAL	20.15



Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.
Licensure as Land Development Surveyor 17523
1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7556
www.halleng.com
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
LAND SURVEYING • LAND DEVELOPMENT PLANNING

FINAL PLAT
ROBINS LANDING SECOND ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA

Sheet Title:

Designed by: DLK

Drawn by: DLK

Checked by: GES

Date: 10/7/2024

Field Book No: 276

Scale: 1"=100'

Sheet: 1 of 1

Project Number: 10788

CAD File: I:\Projects\10700\10788 - Robins Landing\DWG\Plats\10788 F02 PHASE 2 302024.dwg Date Plotted: Oct 07, 2024 - 2:54pm Plotted By: DLK

LINN COUNTY AUDITOR'S OFFICE

Joel Miller | Auditor
Rebecca Shoop | First Deputy

JEAN OXLEY LINN COUNTY PUBLIC SERVICE CENTER

935 2ND ST. SW
CEDAR RAPIDS, IA 52404
PH: 319-892-5300
LinnCountyIowa.gov



County Auditor's Certificate

Approval of Subdivision Plat Name by Linn County Auditor

Date: October 1st, 2024

The Linn County Auditor's Office has reviewed the final plat name of:

Robins Landing Second Addition
in the City of Robins, Linn County, Iowa

and has determined that it is a succinct and unique name for the subdivision contained herein, pursuant to Iowa Code §354.6(2) and §354.11(6). The subdivision name or title is approved.

Signed:

Joel D. Miller by Ruth Bettonville
Deputy Auditor

Joel D Miller
Linn County Auditor

**ROBINS LANDING SECOND ADDITION
IN THE CITY OF ROBINS, LINN COUNTY, IOWA
OWNER'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS: That, ROBINS LANDING, LLC, and TCC Investments, LLC being the owners of all the land included in ROBINS LANDING SECOND ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA, has caused a survey and subdivision of said land to be made, the lots to be marked, named, lettered and numbered, as shown by a Plat dated February 4th, 2025, and the Certificate of Gregg E. Sampson, Professional Land Surveyor, both of which documents are attached hereto, to the end that the same may be recorded and hereafter designated and known as ROBINS LANDING SECOND ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA.

And the said, ROBINS LANDING, LLC, and TCC Investments, LLC hereby acknowledges the subdivision to be by its free consent and in accordance with its desires, and does hereby set apart and dedicate to the public as public highway forever, all the land included in the streets as shown on said Plat, Lot 'A' (Hawkeye Drive) and Lot 'B' (Stamy Road) or as described in said Certificate and does dedicate to the public easements for purposes as shown on the Final Plat.

IN WITNESS WHEREOF, the said company has caused these presents to be signed by its partner on this 3rd day of February, 2025

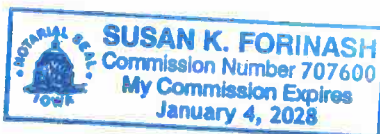
ROBINS LANDING, LLC

By:

[Signature]
Jonathan T. Dusek, Manager

STATE OF IOWA, COUNTY OF LINN)

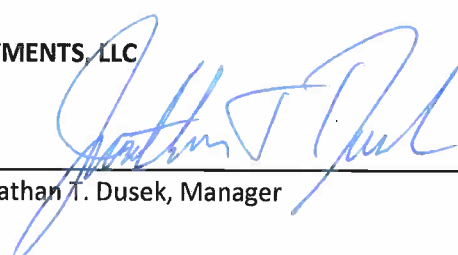
This instrument was acknowledged before me this 3rd day of February, 2025 by Jonathan T. Dusek as Manager of Robins Landing, LLC



[Signature]
Notary Public – State of Iowa

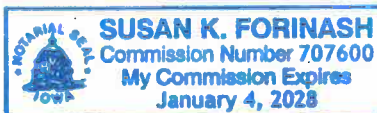
TCC INVESTMENTS, LLC

By:


Jonathan T. Dusek, Manager

STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me this 3rd day of February, 2025 by
Jonathan T. Dusek as Manager of TCC Investments, LLC





Notary Public – State of Iowa

SURVEYOR'S CERTIFICATE

ROBINS LANDING SECOND ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA, is a subdivision of those portions of Parcel A and Parcel B, Plat of Survey No. 2904 lying in the Southwest Quarter of the Northwest Quarter (S.W.1/4-N.W.1/4) and the Northwest Quarter of the Northwest Quarter (N.W.14-N.W.1/4) of Section Twenty-Eight (28) and the Southeast Quarter of the Northeast Quarter (S.E.1/4-N.E.1/4) of Section Twenty-Nine (29) both in Township Eighty-Four (84) North, Range Seven (7) West of the Fifth Principal Meridian, City of Robins, Linn County, Iowa as described on Exhibit 'A' attached hereto and made a part hereof.

For a more definite location and description, reference is made to a Final Plat bearing a signature date of February 4, 2025, attached hereto and made a part hereof.

Said ROBINS LANDING SECOND ADDITION is divided into Three (3) lots, numbered Lot Ninety-Four (94), Lot 'A' (Hawkeye Drive) and Lot 'B' (Stamy Road). The number or letter of said Lot is designated on the Final Plat by a figure or letter near the center of the Lot.

All lands within the plat that are designated for streets, more specifically Lot 'A' (Hawkeye Drive) and Lot 'B' (Stamy Road) are now being dedicated to the public by the owner at this time for public street right of way.

Dimensions of each lot, street widths, and distances from government lines and corners of the United States public land survey system and/or previously platted subdivisions are shown in feet and decimals thereof on said Final Plat.

Survey monumentation has been confirmed or established pursuant to Section 355.6, Code of Iowa, and details of said monumentation are depicted in the Legend of said Final Plat.

Easements are reserved as shown on said Final Plat in widths noted and are dedicated for the purposes shown.

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.

EXECUTED at Hiawatha, Iowa, this 4th day of February, 2025.



Gregg E. Sampson, Iowa License No. 14809
My license renewal date is December 31, 2026

EXHIBIT 'A' – LEGAL DESCRIPTION

THOSE PORTIONS OF PARCEL A AND PARCEL B, PLAT OF SURVEY NO. 2904 LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S.E.1/4-N.E.1/4) OF SECTION TWENTY-NINE (29) BOTH IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID S.W.1/4-N.W.1/4, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°07'05" WEST ON SAID NORTH RIGHT OF WAY LINE, 1314.26 FEET TO THE WEST LINE OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 0°25'03" WEST ON SAID WEST LINE, 600.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID S.E.1/4-N.E.1/4 (S.1/2-S.E.1/4-N.E.1/4);

THENCE NORTH 89°05'32" EAST ON THE NORTH LINE OF SAID S.1/2-S.E.1/4-N.E.1/4, A DISTANCE OF 1293.89 FEET TO THE NORTHEAST CORNER OF SAID S.1/2-S.E.1/4-N.E.1/4 AND THE WEST LINE OF SAID S.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" WEST ON SAID WEST LINE, 578.66 FEET;

THENCE NORTH 21°01'47" EAST ON A WESTERLY LINE OF SAID PARCEL A, 156.66 FEET;

THENCE SOUTH 68°58'13" EAST ON A NORTHERLY LINE OF SAID PARCEL A, 60.00 FEET;

THENCE SOUTH 21°01'47" WEST ON AN EASTERLY LINE OF SAID PARCEL A, 4.00 FEET;

THENCE SOUTH 16°03'14" WEST ON SAID EASTERLY LINE, 35.75 FEET TO THE BEGINNING OF A 567.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 200.91 FEET BEARING SOUTH 9°44'35" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE, 201.98 FEET;

THENCE SOUTH 0°27'43" EAST, 1067.61 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 88°59'19" WEST ON SAID NORTH RIGHT OF WAY LINE, 66.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 20.15 ACRES.

TREASURER'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF LINN)

I, Brent C. Oleson, Treasurer of Linn County, Iowa, hereby certify that the land described on Exhibit 'A' attached hereto and made a part hereof is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 Code Iowa as shown by Records of this office.

Dated this _____ day of _____, 2025.

Brent C. Oleson
Treasurer of Linn County, Iowa

WATER MAIN EASEMENT (Off-Site)

This instrument made this 3rd day of February 2025, by Robins Landing, LLC, Owners, (herein referred to as Grantor) of the following described property:

See Attached Exhibit "A"

WHEREAS, the owner in fee simple of the real property known and described as set out above is the GRANTOR, and

WHEREAS, Robins Landing, LLC has constructed water main facilities upon and under a portion of the above real property owned by the Grantor, and

WHEREAS, the Grantor has agreed to give to the City of Robins, Iowa, a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining said water main facilities upon a portion of the real property of the Grantor, for consideration of \$1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration the Grantor hereby grants unto the City of Robins, Iowa and its assigns a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining the water main facilities upon and under the following portions of the above-described property:

See Attached Exhibit "B"

The Grantor further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with the construction, reconstruction or maintenance of said water main without first obtaining permission from the City of Robins, Iowa,

The Easement and rights herein described shall be binding upon the Grantor, its heirs and assigns.

It is further agreed this agreement shall terminate and shall be considered null and void at such time as the public street right of way for Hawkeye Drive is extended to the north and said dedication is accepted by the City of Robins.

Dated: February 3, 2025

ROBINS LANDING, LLC

[Signature]

Jonathan T. Dusek, Manager

STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me on the 3rd day of February, 2025 by
Jonathan T. Dusek as Manager of Robins Landing, LLC



[Signature]

Notary Public in and for the State of Iowa

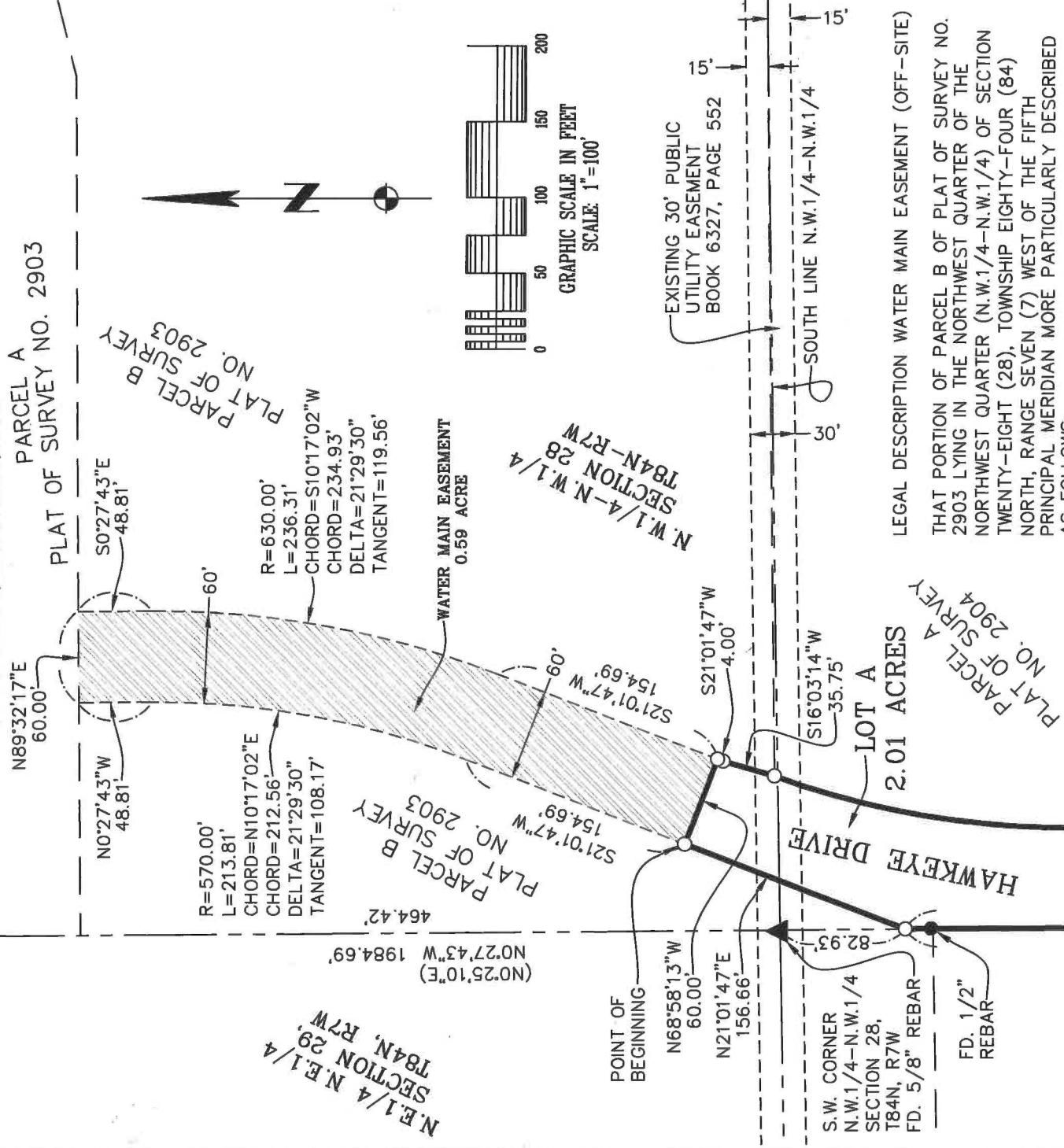
Exhibit 'A' – Legal Description

A portion of Parcel B of Plat of Survey No. 2903 lying in the Northwest Quarter of the Northwest Quarter (N.W.1/4-N.W.1/4) of Section Twenty-Eight (28), Township Eighty-Four (84) North, Range Seven (7) West of the Fifth Principal Meridian, Robins, Linn County, Iowa

EXHIBIT B

WATER MAIN EASEMENT (OFF-SITE)

A PORTION OF PARCEL B, PLAT OF SURVEY NO. 2903
LYING IN THEN. W. 1/4-N. W. 1/4 OF SECTION 28, T84N, R7W
CITY OF ROBINS, LINN COUNTY, IOWA



SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FOUND MONUMENT AS NOTED
- ▲ FOUND SECTION CORNER MONUMENT AS NOTED
- () RECORDED AS
- EASEMENT LINE
- PLAT BOUNDARY
- SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING LOT LINE

Requestor/Proprietor:
ROBINS LANDING, LLC

NOTES:

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
3. DATE OF SURVEY FIELD WORK: 2/21/2022

LEGAL DESCRIPTION WATER MAIN EASEMENT (OFF-SITE)
THAT PORTION OF PARCEL B OF PLAT OF SURVEY NO. 2903 LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT A OF ROBINS LANDING SECOND ADDITION IN THE CITY OF ROBINS, LINN COUNTY, IOWA;

THENCE NORTH 21°01'47" EAST, 154.69 FEET TO THE BEGINNING OF A 570.00 FOOT RADIUS CURVE, CONCAVE WESTERLY AND HAVING A LONG CHORD OF 212.56 FEET BEARING NORTH 10°17'02" EAST;

THENCE NORTHERLY ON THE ARC OF SAID CURVE, 213.81 FEET;

THENCE NORTH 0°27'43" WEST, 48.81 FEET TO THE NORTH LINE OF SAID PARCEL B;

THENCE NORTH 89°32'17" EAST, 60.00 FEET ON SAID NORTH LINE;

THENCE SOUTH 0°27'43" EAST, 48.81 FEET TO THE BEGINNING OF A 630.00 FOOT RADIUS CURVE, CONCAVE WESTERLY AND HAVING A LONG CHORD OF 234.93 FEET BEARING SOUTH 10°17'02" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE, 236.31 FEET;

THENCE SOUTH 21°01'47" WEST, 154.69 FEET;

THENCE NORTH 68°58'13" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 0.59 ACRE.

Sheet Title:

EXHIBIT B

WATER MAIN EASEMENT (OFF-SITE)

A PORTION OF PARCEL B, PLAT OF SURVEY NO. 2903
LYING IN THEN. W. 1/4-N. W. 1/4 OF SECTION 28, T84N, R7W
CITY OF ROBINS, LINN COUNTY, IOWA

Date:
12/6/2024

Field Book No:
276

Scale:
1"=100'

Sheet:
1 of 1

Project Number:
10788

HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953

1860 BOYSON ROAD, HIAWATHA, IOWA 52233

PHONE: (319) 382-8648 FAX: (319) 382-7685

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE

LAND SURVEYING • LAND DEVELOPMENT PLANNING

www.halleng.com

Designed by:DLK Drawn by:DLK Checked by:SKF

UTILITY EASEMENT (Off-Site)

This instrument made this 3rd day of February, 2025, by Robins Landing, LLC, and TCC Investments, LLC, Owner(s) (hereinafter referred to as Grantors) of the following described property:

See Attached Exhibit A

WHEREAS, the owner in fee simple of the real property known and described as set out above is the GRANTOR, and

WHEREAS, public utility facilities are being proposed for construction upon and under a portion of the above real property owned by the GRANTOR, and

WHEREAS, the GRANTORS has agreed to give to the City of Robins, Iowa, a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining said utility facilities upon a portion of the real property of the GRANTORS, for consideration of \$1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration the GRANTORS hereby grants unto the City of Robins, Iowa and its assigns a perpetual and continual easement for the purpose of constructing, reconstructing and maintaining the utility facilities upon and under the following portions of the above-described property:

See Attached Exhibit "B"

The GRANTORS further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with the construction, reconstruction or maintenance of said utility facilities without first obtaining permission from the City of Robins, Iowa,

That, the Property Owners agrees this Agreement shall be binding upon the Property Owners their successors and assigns and the sale by the Property Owners of all or any part of said property described above shall transfer obligations of the Property Owners to the successor in interest.

Dated: February 3, 2025

ROBINS LANDING, LLC

By: [Signature]
Jonathan T. Dusek, Manager

STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me this 3rd day of February, 2025 by Jonathan T. Dusek as Manager of Robins Landing, LLC



[Signature]

Notary Public – State of Iowa

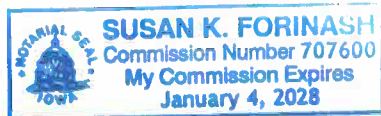
TCC INVESTMENTS, LLC

By: [Signature]
Jonathan T. Dusek, Manager



STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me this 3rd day of February, 2025 by Jonathan T. Dusek as Manager of TCC Investments, LLC



[Signature]

Notary Public – State of Iowa

EXHIBIT 'A' – LEGAL DESCRIPTION

Portions of Parcel B of Plat of Survey No. 2903 and Parcel A of Plat of Survey No. 2904 lying in the Southwest Quarter of the Northwest Quarter (S.W.1/4-N.W.1/4) and part Northwest Quarter of the Northwest Quarter (N.W.1/4-N.W.1/4) of Section Twenty-Eight (28) North, Range Seven (7) West of the Fifth Principal Meridian, City of Robins, Linn County, Iowa

STORM SEWER AND DRAINAGE EASEMENT (Off-Site)

This instrument made this 3rd day of February, 2025, by Robins Landing, LLC, Owners (hereinafter referred to as Grantor) of the following described property:

See Attached Exhibit "A"

WHEREAS, the owner in fee simple of the real property known and described as set out above is the Grantor, and

WHEREAS, Robins Landing, LLC Co proposes to construction storm sewer and drainage facilities upon and under a portion of the above real property owned by the Grantor, and

WHEREAS, the Grantor has agreed to give the City of Robins, Iowa, a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining said storm sewer and drainage facilities upon a portion of the real property of the Grantor, for consideration of \$1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration, the Grantor hereby grants unto the City of Robins, Iowa, and its assigns a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining said storm sewer and drainage facilities upon and under the following portions of the above-described property:

See Attached Exhibit "B"

THEREFORE, at such time in the future that the public right-of way is extended to encompass any of the property within the easement area, the easement shall terminate without future notice.

The Grantor further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with construction, reconstruction, or maintenance of said storm sewer and drainage facilities without first obtaining permission from the City of Robins, Iowa.

That, the Property Owner agrees this Agreement shall be binding upon the Property Owner their successors and assigns and the sale by the Property Owner of all or any part of said property described above shall transfer obligations of the Property Owner to the successor in interest.

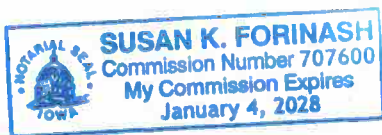
Dated: February, 2025

ROBINS LANDING, LLC

By: [Signature]
Jonathan T. Dusek, Manager

STATE OF IOWA, COUNTY OF LINN)

This instrument was acknowledged before me this 3rd day of February, 2025 by
Jonathan T. Dusek as Manager of Robins Landing, LLC



[Signature]

Notary Public – State of Iowa

EXHIBIT 'A' – LEGAL DESCRIPTION

A portion of Parcel B of Plat of Survey No. 2903 lying in the Northwest Quarter of the Northwest Quarter (N.W.1/4-N.W.1.4) of Section Twenty-Eight (28), Township Eighty-Four (84) North, Range Seven (7) West of the Fifth Principal Meridian, City of Robins, Linn County, Iowa

EXHIBIT 'A' – LEGAL DESCRIPTION

THOSE PORTIONS OF PARCEL A AND PARCEL B, PLAT OF SURVEY NO. 2904 LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (S.W.1/4-N.W.1/4) AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N.W.1/4-N.W.1/4) OF SECTION TWENTY-EIGHT (28) AND SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S.E.1/4-N.E.1/4) OF SECTION TWENTY-NINE (29) BOTH IN TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE SEVEN (7) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROBINS, LINN COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 0°27'43" WEST ON THE WEST LINE OF SAID S.W.1/4-N.W.1/4, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT OF WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING;

THENCE SOUTH 89°07'05" WEST ON SAID NORTH RIGHT OF WAY LINE, 1314.26 FEET TO THE WEST LINE OF SAID S.E.1/4-N.E.1/4;

THENCE NORTH 0°25'03" WEST ON SAID WEST LINE, 600.94 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID S.E.1/4-N.E.1/4 (S.1/2-S.E.1/4-N.E.1/4);

THENCE NORTH 89°05'32" EAST ON THE NORTH LINE OF SAID S.1/2-S.E.1/4-N.E.1/4, A DISTANCE OF 1293.89 FEET TO THE NORTHEAST CORNER OF SAID S.1/2-S.E.1/4-N.E.1/4 AND THE WEST LINE OF SAID S.W.1/4-N.W.1/4;

THENCE NORTH 0°27'43" WEST ON SAID WEST LINE, 578.66 FEET;

THENCE NORTH 21°01'47" EAST ON A WESTERLY LINE OF SAID PARCEL A, 156.66 FEET;

THENCE SOUTH 68°58'13" EAST ON A NORTHERLY LINE OF SAID PARCEL A, 60.00 FEET;

THENCE SOUTH 21°01'47" WEST ON AN EASTERLY LINE OF SAID PARCEL A, 4.00 FEET;

THENCE SOUTH 16°03'14" WEST ON SAID EASTERLY LINE, 35.75 FEET TO THE BEGINNING OF A 567.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 200.91 FEET BEARING SOUTH 9°44'35" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE, 201.98 FEET;

THENCE SOUTH 0°27'43" EAST, 1067.61 FEET TO SAID NORTH RIGHT OF WAY LINE;

THENCE SOUTH 88°59'19" WEST ON SAID NORTH RIGHT OF WAY LINE, 66.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 20.15 ACRES.

PLANNING AND ZONING RESOLUTION NO. 2025-3

Approving Plat of Survey No. 2916

WHEREAS, Plat of Survey No. 2916 has been received from Sandridge Estates LLC dated December 31, 2024, relating part of Lot 12 in the City of Robins, Linn County, Iowa, and

WHEREAS, the requester is desiring to dedicate .11 acres of land to 1919 W. Main St.,

WHEREAS the aforementioned part is described as *“Beginning at the most northerly corner of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa; thence S68°54’00”E along northerly boundary of said Lot 12, a distance of 15.85 feet; thence 60.54 feet along said northerly boundary and the arc of an 1868.50 foot radius curve, concave southwesterly, chord bears S67°58’19”E, 60.54 feet, thence S20°31’30”W, 49.78 feet to a corner on the westerly boundary of said Lot 12; thence N88°28’10”W along said westerly boundary, 66.16 feet; thence N1°23’15”E along said westerly boundary, 42.70 feet; thence N20°50’26”E along said westerly boundary, 32.72 feet to the point of beginning.”*

NOW THEREFORE BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROBINS, Plat of Survey No. 2926 is hereby accepted by the Planning and Zoning Commission and recommends approval to the Robins City Council.

Passed and Approved February 12, 2025.

Timothy J. O’Hara, Chairperson

Vance McKinnon III,
Planning & Zoning Administrator



To: Planning & Zoning

Date: January 13, 2025

From: Kelli Scott, P.E.

CC: City Council

RE: Sandridge Estates
Plat of Survey No 2916

We have reviewed POS No. 2916, Part of Lot 12 in the City of Robins, Linn County, Iowa. Signed copies will be provided to you prior to the February 12th P&Z meeting.

The purpose of the split is to allow dedicate 0.11 acres of land to 1919 W Main Street.

As such, we find POS No. 2916 and the enclosed documents to be in general conformance with the City requirements and recommend approval.

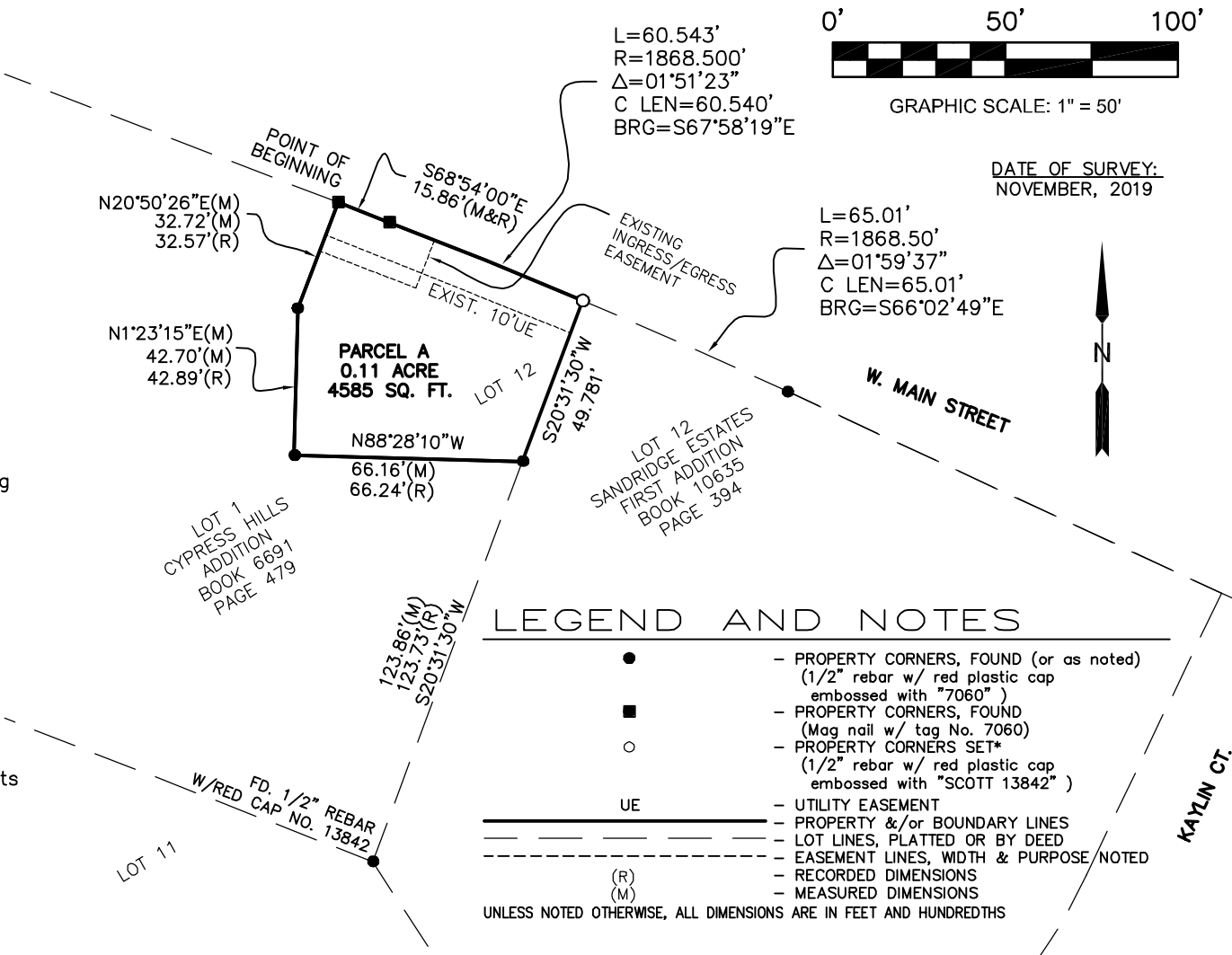
PARCEL A
PLAT OF SURVEY NO. 2916
PART OF LOT 12
SANDRIDGE ESTATES
FIRST ADDITION
TO THE CITY OF ROBINS
LINN COUNTY, IOWA

LEGAL DESCRIPTION:

Part of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa, described as follows:

Beginning at the most northerly corner of Lot 12, Sandridge Estates First Addition to the City of Robins, Linn County, Iowa; thence S68°54'00"E along northerly boundary of said Lot 12, a distance of 15.85 feet; thence 60.54 feet along said northerly boundary and the arc of an 1868.50 foot radius curve, concave southwesterly, chord bears S67°58'19"E, 60.54 feet; thence S20°31'30"W, 49.78 feet to a corner on the westerly boundary of said Lot 12; thence N88°28'10"W along said westerly boundary, 66.16 feet; thence N1°23'15"E along said westerly boundary, 42.70 feet; thence N20°50'26"E along said westerly boundary, 32.72 feet to the point of beginning.

Said parcel contains 0.11 acre, subject to easements and restrictions of record.



LEGEND AND NOTES

- - PROPERTY CORNERS, FOUND (or as noted) (1/2" rebar w/ red plastic cap embossed with "7060")
- - PROPERTY CORNERS, FOUND (Mag nail w/ tag No. 7060)
- - PROPERTY CORNERS SET* (1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
- UE - UTILITY EASEMENT
- - PROPERTY &/or BOUNDARY LINES
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE/NOTED
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Index Legend	
Location:	Sandridge Estates First Addition Lot 12
Requestor:	SKD 4, LLC
Proprietor:	SKD 4, LLC
Surveyor:	Stephen M. Scott, P.L.S.
Company:	Scott Survey, Inc.
Return To:	P.O. Box 315 Center Point, Iowa 52213 email@scottsurvey.com (319) 540-5263



Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263
email@scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315
www.scottsurvey.com

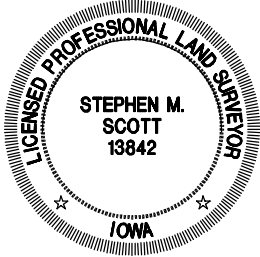
CERTIFICATION OF APPROVAL

This Final Plat has been approved by the City of Robins

Date:

By:

signature/title



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.

STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2024

Pages or sheets covered by this seal:

THIS PAGE ONLY

PROJECT NO. 2484601