RESOLUTION NO. 1148

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF TIDEWATER HEIGHTS SUBDIVISION, A SUBDIVISION TO WEST BRANCH, IA

WHEREAS the owner, Sacaba LLC, has filed with the City Clerk of the City of West Branch, Iowa, a preliminary plat of the following described real estate situated within the corporate limits of the City of West Branch, Cedar County, Iowa, to-wit:

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M. CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF AUDITOR'S PARCEL "E", ACCORDING TO THE PLAT RECORDED IN BOOK C AT PAGE 146 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N90°00'00"W, ALONG THE SOUTH LINE OF SAID AUDITOR'S PARCEL "E", 732.72 FEET TO THE SOUTHWEST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE N00°25'56"W, ALONG THE WEST LINE OF SAID AUDITOR'S PARCEL "E", 254.40 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 667 AT PAGE 349 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N89°59'12"E, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, 129.96 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE N00°28'25"W, 9.85 FEET TO A POINT ON THE NORTH LINE OF SAID AUDITOR'S PARCEL "E"; THENCE S88°46'20"W, 14.83 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF TIDEWATER DRIVE; THENCE N54°41'31"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 398.97 FEET TO THE NORTHWEST CORNER OF LOT 10, LACINA SUBDIVISION, CEDAR COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN BOOK 54 AT PAGES 114-130 IN SAID CEDAR COUNTY, RECORDER'S OFFICE; THENCE S31°22'59"E, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 240.96 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 10; THENCE S00°07'24"W, 25.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID AUDITOR'S PARCEL "E"; THENCE N89°55'01"E, ALONG SAID NORTHERLY LINE, 165.51 FEET TO THE NORTHEAST CORNER OF SAID AUDITOR'S PARCEL "E"; THENCE S00°39'53"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL "E", 264.08 FEET TO THE POINT OF BEGINNING, CONTAINING 5.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; and

WHEREAS, said property is owned by the above-named owner; and

WHEREAS, the Plat has been examined by the Planning and Zoning Commission of the City of West Branch, Iowa, which recommended that such plat be accepted and approved; and

WHEREAS, the City Council of the City of West Branch, Iowa, finds that said plat complies with the statutes of the State of Iowa and the Ordinances for the City of West Branch, Iowa, relative to plats, additions and subdivisions within the corporate limits of the City of West Branch, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of West Branch, Iowa:

That said preliminary plat and subdivision located on the above-described property be and the same is hereby approved.

Passed, approved and adopted this 18th day of November, 2013.

Mayor Mark Worrell

ATTEST:

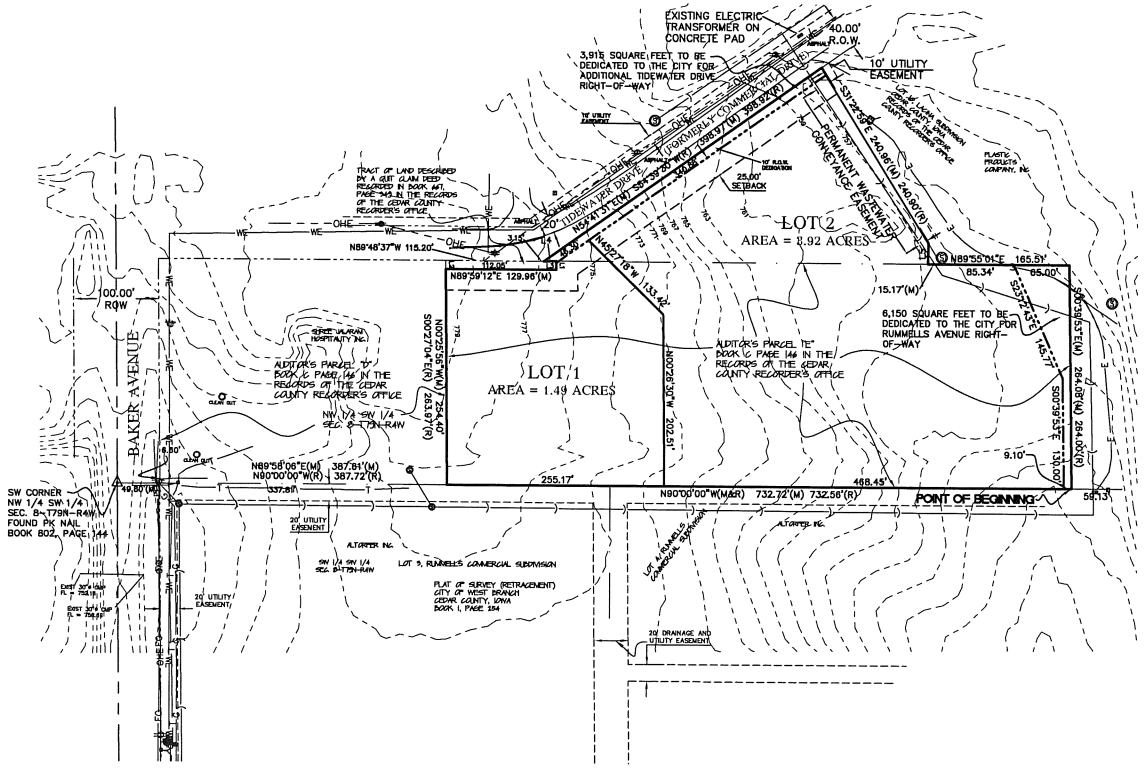
City Administrator/Clerk Matt Muckler

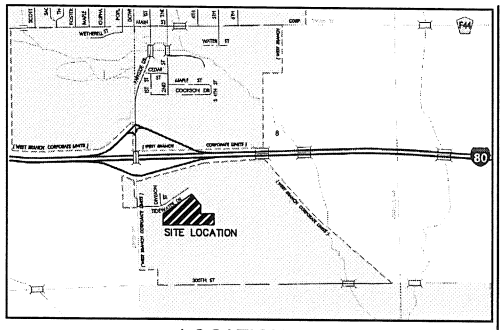
PRELIMINARY PLAT
TIDEWATER HEIGHTS SUBDIVISION
CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
SACABA LLC
C/O MATT HAYEK
HAYEK BROWN MORELAND & SMITH LLP
120 E. WASHINGTON STREET

OWNER'S ATTORNEY:
MATT HAYEK
HAYEK BROWN MORELAND & SMITH LLP
120 E. WASHINGTON STREET
IOWA CITY, IOWA 52240





LOCATION MAP

5.64 ACRES

MMS

CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
10/31/13	ADDED NEW ROW - BRT

DEVELOPMENT CHARACTERISTICS

CURRENT ZONING IS HCI – HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT

HCI – HIGHWAY COMMERCIAL INDUSTRIAL DISTRICT
HCI REQUIREMENTS

MINIMUM LOT AREA	NONE
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	NONE

NOTE:
UTILITIES SHOWN ON PLAT ARE TAKEN FROM A COMBINATION OF CITY UTILITY MAPS AND FIELD SURVEY WORK. LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

STANDARD LEGEND AND NOTES

- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLATTED OR BY DEED
- PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES
- BENCHMARK
- (R) – RECORDED DIMENSIONS
- 22-1 – CURVE SEGMENT NUMBER
- –EXIST– –PROP– – POWER POLE
- POWER POLE W/DROP
- POWER POLE W/TRANS
- POWER POLE W/LIGHT
- GUY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- CURB INLET
- FENCE LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- WATER LINES
- ELECTRICAL LINES
- TELEPHONE LINES
- GAS LINES
- CONTOUR LINES (EL INTERVAL)
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREES

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M. CITY OF WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NOTE:
NO PUBLIC IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT. SITE PLANS WILL BE PROVIDED BY THE BUYERS OF EACH OF THESE LOTS FOR APPROVAL BY THE CITY OF WEST BRANCH DURING THE SITE PLAN APPROVAL PROCESS.

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	9.85'	N00°28'25"W
L2	9.94'	N00°48'41"W
L3	14.83'	N88°46'20"E
L4	14.83'	N88°46'20"E
L5	25.02'	S00°07'24"W

THE PROPERTY BEING PLATTED IS NOT IN A FLOODWAY OR WITHIN A FLOOD HAZARD BOUNDARY. ACCORDING TO THE FIRM MAPS No. 19031C0211C AND 19031C0212C AND PANELS No. 0211C AND 0212C WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.

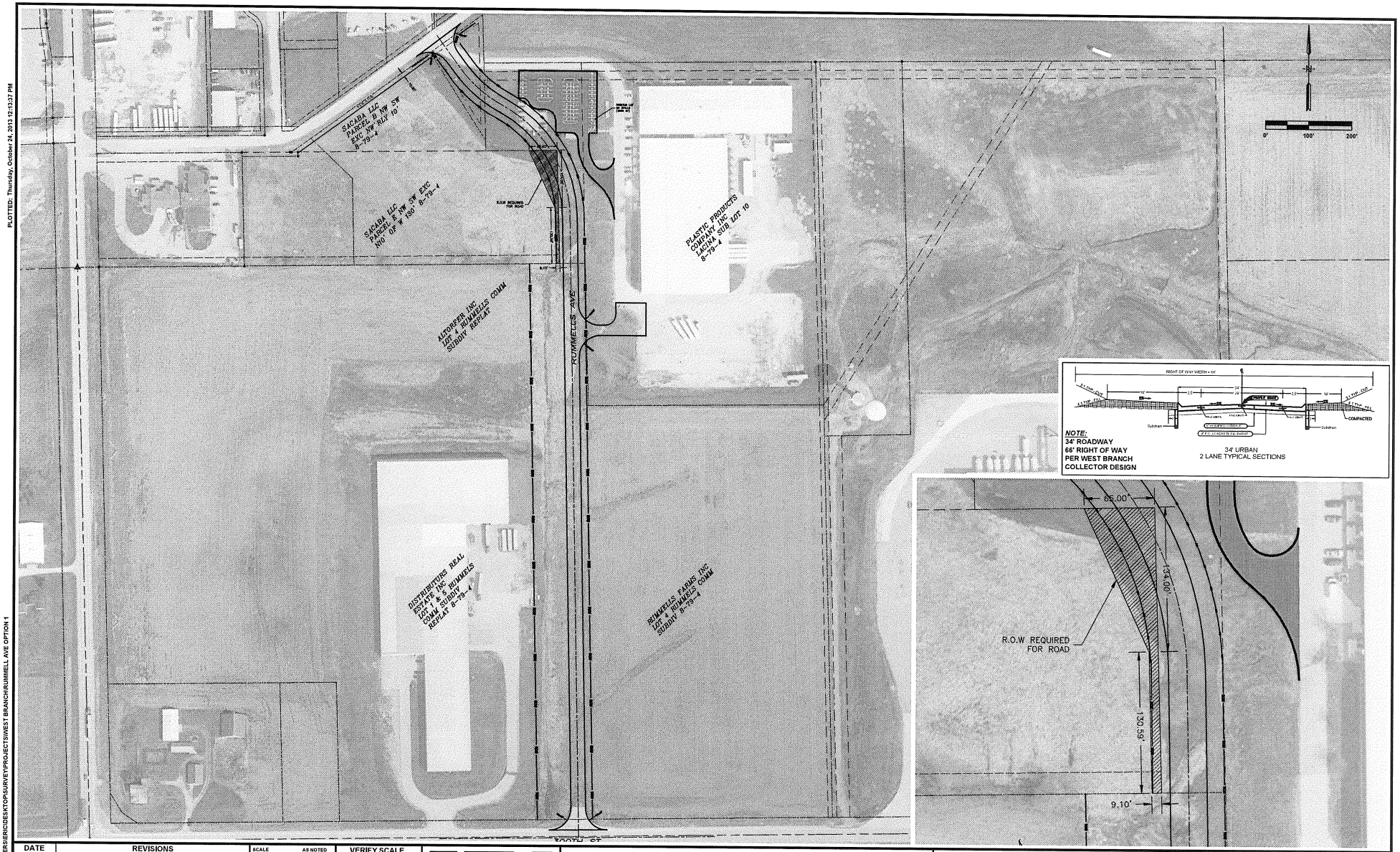
PRELIMINARY PLAT
TIDEWATER HEIGHTS SUBDIVISION

A PORTION OF THE NW 1/4 SW 1/4 OF SEC. 8-T79N-R4W OF THE 5TH P.M.

CITY OF WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	10/02/13
Designed by: MAS	Field Book No: 1039-1040
Drawn by: BRT	Scale: 1"=100'
Checked by: GDM	Sheet No: 1
Project No: IOWA CITY 9257001	of: 1



DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	EDG
		CHECKED	DRS
		APPROVED	DRS
		DATE	10-24-13
		ISSUED FOR	REVIEW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

VEENSTRA & KIMM, INC.

860 22nd Avenue • Suite 4 • Coralville, Iowa 52241-1565
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

EASEMENT REQUIRED
CITY OF WEST BRANCH

S-CURVE 300'
RUMMELLS AVE
SACABA LLC. R.O.W

DWG. NO. 1

PROJECT 368117

PLOTTED: Thursday, October 24, 2013 12:13:37 PM

X-REFS: 2012-3-1 Arial 2 & Prop Lines
FILE PATH: C:\USERS\ERIC\DESKTOP\SURVEY\PROJECTS\WEST BRANCH\RUMMELL AVE OPTION 1