

RESOLUTION NO. 1207

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

WHEREAS the owner, Tidewater Realty, 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:

PART OF LOT M, LOCATED IN THE NORTH HALF OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4, WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, AS SHOWN IN AUDITOR'S BOOK 5, PAGE 252 IN THE CEDAR COUNTY AUDITOR'S OFFICE, EXCEPT THE WEST 233.34 FEET THEREOF; AND LOT 9 OF LACINA SUBDIVISION TO WEST BRANCH, CEDAR COUNTY, IOWA, EXCEPT THE SOUTH 10 FEET THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT M AS PER THE PLAT OF SURVEY RECORDED IN AUDITOR'S BOOK 5 AT PAGE 252 IN THE CEDAR COUNTY AUDITOR'S OFFICE; THENCE S87°48'55"W ALONG THE NORTH LINE OF SAID LOT M, 1046.18 FEET TO THE POINT OF BEGINNING; THENCE S02°11'05"E, 140.20 FEET; THENCE SOUTHWESTERLY, 125.12 FEET ALONG AN ARC OF A 240.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 123.71 FOOT CHORD BEARS S44°25'04"W; THENCE S29°28'58"W, 84.22 FEET; THENCE SOUTHWESTERLY, 177.57 FEET ALONG AN ARC OF A 240.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 173.55 FOOT CHORD BEARS S50°40'43"W; THENCE S71°52'27"W, 12.20 FEET; THENCE SOUTHWESTERLY, 54.13 FEET ALONG AN ARC OF A 470.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 54.10 FOOT CHORD BEARS S75°10'26"W; THENCE S78°28'25"W, 75.52 FEET; THENCE SOUTHWESTERLY, 164.83 FEET ALONG AN ARC OF A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 163.54 FOOT CHORD BEARS S66°02'49"W; THENCE S53°37'13"W, 63.88 FEET TO THE EAST LINE OF LACINA SUBDIVISION TO WEST BRANCH, IOWA AS RECORDED IN BOOK 54 AT PAGES 114-130 IN THE CEDAR COUNTY RECORDER'S OFFICE; THENCE S53°38'48"W, 137.49 FEET TO THE WEST LINE OF LOT 9 OF SAID LACINA SUBDIVISION; THENCE N01°32'45"W ALONG SAID WEST LINE OF LOT 9 A DISTANCE OF 256.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE N73°49'09"E ALONG THE NORTHERLY LINE OF SAID LOT 9 A

DISTANCE OF 7.82 FEET; THENCE N01°30'49"W, 213.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 80 AND THE NORTHERLY LINE OF SAID LOT M; THENCE N73°51'29"E ALONG SAID NORTHERLY LINE OF LOT M, 426.35 FEET; THENCE N80°39'05"E ALONG SAID NORTHERLY LINE OF LOT M, 228.46 FEET; THENCE N87°48'55"E ALONG SAID NORTHERLY LINE OF LOT M, 76.59 FEET TO THE POINT OF BEGINNING, CONTAINING 5.84 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 23rd day of June, 2014.



Mark Worrell, Mayor

ATTEST:

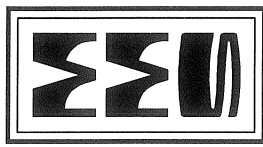


Matt Muckler, City Administrator/Clerk

# PRELIMINARY PLAT BROWN BRANCH CITY OF WEST BRANCH, CEDAR COUNTY, IOWA

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

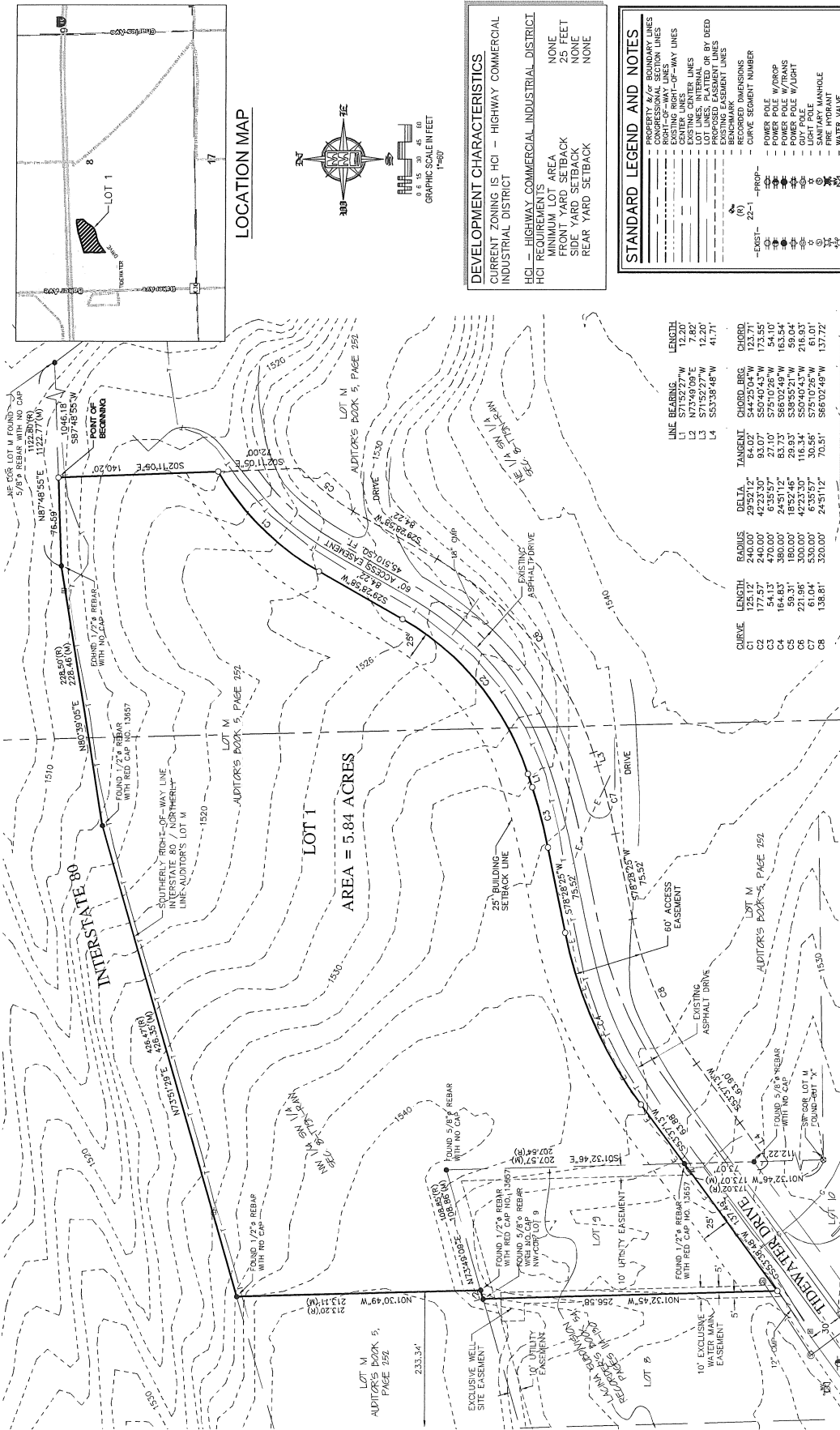
5.84 ACRES



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IA 52240  
(515) 281-5600  
WWW.MMSCONSULTANTS.NET

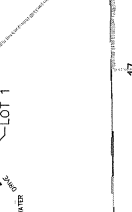
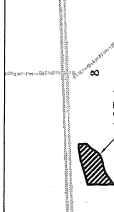
Date: Revision:



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG.
C1	125.12'	240.00'	29°22'12"	64.02'	544°25'04" W	123.71'
C2	177.57'	240.00'	42°23'30"	93.07'	550°40'43" W	173.55'
C3	84.13'	470.00'	63°55'30"	27.10'	575°03'56" W	54.10'
C4	84.13'	470.00'	63°55'30"	27.10'	575°03'56" W	54.10'
C5	59.31'	180.00'	18°52'46"	29.63'	538°55'21" W	59.04'
C6	221.96'	300.00'	42°23'30"	116.34'	550°40'43" W	218.93'
C7	61.04'	530.00'	6°35'57"	30.58'	575°03'56" W	61.01'
C8	138.61'	320.00'	24°51'12"	70.51'	585°02'49" W	137.72'

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

**NOTE:**  
THE PROPERTY BEING PLATTED IS LOCATED IN OTHER AREAS ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FIRM MAP NO. 19031C0212C AND PANEL NO. 0212C WITH AN EFFECTIVE DATE OF AUGUST 19, 2013.



**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

**STANDARD LEGEND AND NOTES**

- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- EXISTING RIGHT-OF-WAY LINES
- CENTER LINES
- EXISTING INTERNAL ALIEN LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING EASEMENT LINES
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- POWER POLE W/DROP
- POWER POLE W/TRANS
- GUY POLE W/LIGHT
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE MANHOLE
- FENCE LINE
- PROPOSED UTILITY SEWER
- EXISTING STORM SEWER
- WATER MAIN
- ELECTRICAL LINES
- EXISTING GAS LINES
- CONTOUR LINES (2' INTERVAL)
- PROPOSED GROUND
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE & SHRUB
- EXISTING EVERGREEN TREES & SHRUBS

**A PORTION OF THE  
N 1/2 S 12 OF SEC. 8  
T9N-R14W OF THE 5TH P.M.  
CITY OF WEST BRANCH  
CEDAR COUNTY  
IOWA**

**MMS CONSULTANTS, INC.**  
Date: 5/13/2014  
Surveyed by: DL Field Book No: 1083  
Drawn by: ARC Scale: 1"=60'  
Checked by: GDM Sheet No: 1  
Project No: IOWA CITY  
0344002