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Return to: City of West Branch, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION NO. 1208

A RESOLUTION APPROVING THE FINAL PLAT OF BROWN SUBDIVISION, A SUBDIVISION TO WEST BRANCH, IOWA

WHEREAS, the owner, Tidewater Realty, LLC, has filed with the City Clerk of the City of West Branch, Iowa, a Preliminary and Final 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

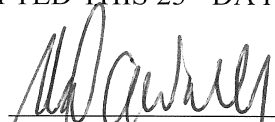
SOUTHWESTERLY, 54.13 FEET ALONG AN ARC OF A 470.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 54.10 FOOT CHORD BEARS S75°10'26"W; THENCE S78°28'25"W, 75.52 FEET; THENCE SOUTHWESTERLY, 164.83 FEET ALONG AN ARC OF A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 163.54 FOOT CHORD BEARS S66°02'49"W; 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, the Preliminary and Final Plats have been examined by the Planning and Zoning Commission of the City of West Branch, Iowa, which recommends that such Plats be accepted and approved; and

WHEREAS, the City Council of the City of West Branch, Iowa finds that said Preliminary and Final Plats comply with the statues 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 that said plat named and designated as Brown Subdivision, an Addition to the City of West Branch, Cedar County, Iowa, be and the same is hereby approved and accepted by the City Council of the City of West Branch, Iowa, subject to the filing of the required certificates, subject to the signing of the Subdivider's Agreement, and subject to completion of final inspection requirements. The Mayor and City Clerk of the City of West Branch, Iowa, are hereby authorized and directed to certify upon said Plat the examination, consent, approval and acceptance of the same by the City Council of the City of West Branch, in order that said Plat may be recorded in the Office of the County Recorder among the real estate records of Cedar County, Iowa.

PASSED, APPROVED, AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 2014.

  
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Mark Worrell, Mayor

ATTEST:

  
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Matt Muckler, City Administrator/Clerk

