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Document 2018 4192 Pages 4  
Date 12/21/2018 Time 1:31:22PM  
Rec Amt \$22.00

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MELISSA BAHNSEN, RECORDER  
CEDAR COUNTY IOWA

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277  
Return to: City of West Branch, 110 N. Poplar Street, P.O. Box 218, West Branch, Iowa 52358 (319)643-5888

**ORDINANCE NO. 762**

**AN ORDINANCE RE-ZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED AT CEDAR'S EDGE GOLF COURSE FROM A-1 AGRICULTURAL DISTRICT TO R-1 AND R-2 RESIDENCE DISTRICTS.**

WHEREAS, Sexton Construction ("Sexton") have petitioned the City of West Branch for a zoning district amendment for properties adjacent to Cedar's Edge Golf Course, said parcels being legally described as:

**R-1 REZONING:** BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M, CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 644.68 FEET; THENCE N88°57'43"E, 158.00 FEET; THENCE S01°02'17"E, 445.44 FEET; THENCE N88°57'43"E, 24.74 FEET; THENCE N43°02'35"E, 277.14 FEET; THENCE N88°57'43"E, 141.44 FEET; THENCE S55°39'59"E, 149.13 FEET; THENCE S20°07'32"E, 153.79 FEET; THENCE S69°52'29"W, 348.32 FEET; THENCE S03°13'20"E, 79.95 FEET; THENCE S86°43'55"W, 193.71 FEET; THENCE S03°09'26"E, 40.96 FEET; THENCE S86°42'09"W, 439.64 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 5.76 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. (PARCEL #1)

AND

**R-2 REZONING:** BEING PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH P.M, CITY OF WEST BRANCH, CEDAR COUNTY IOWA DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW ¼) THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER N01°02'17"W, 644.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°02'17"W, 495.00 FEET; THENCE N88°57'43"W, 343.00 FEET; THENCE S01°02'17"E, 495.00 FEET; THENCE S88°57'43"W, 343.00 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 3.90 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. (PARCEL #2)

WHEREAS, Sexton has requested that the Parcel #1 be rezoned to be located in an R-1 Residence District, in place of an A-1 Agricultural District; and

WHEREAS, Sexton has requested that Parcel #2 be rezoned to be located in an R-2 Residence District, in place of an A-1 Agricultural District; and

WHEREAS, the West Branch Planning and Zoning Commission has recommended the City Council approve said rezoning request; and

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WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

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

Section 1. That the zoning map for the City of West Branch is hereby amended to show the Parcel #1 being located in a R-1 Residence District in place of A-1 Agricultural District and Parcel #2 being located in an R-2 Residence District in place of A-1 Agricultural District.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 17<sup>th</sup> day of December, 2018.

First Reading: November 19, 2018  
Second Reading: December 3, 2018  
Third Reading: December 17, 2018

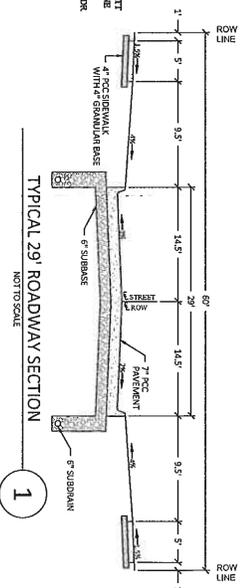
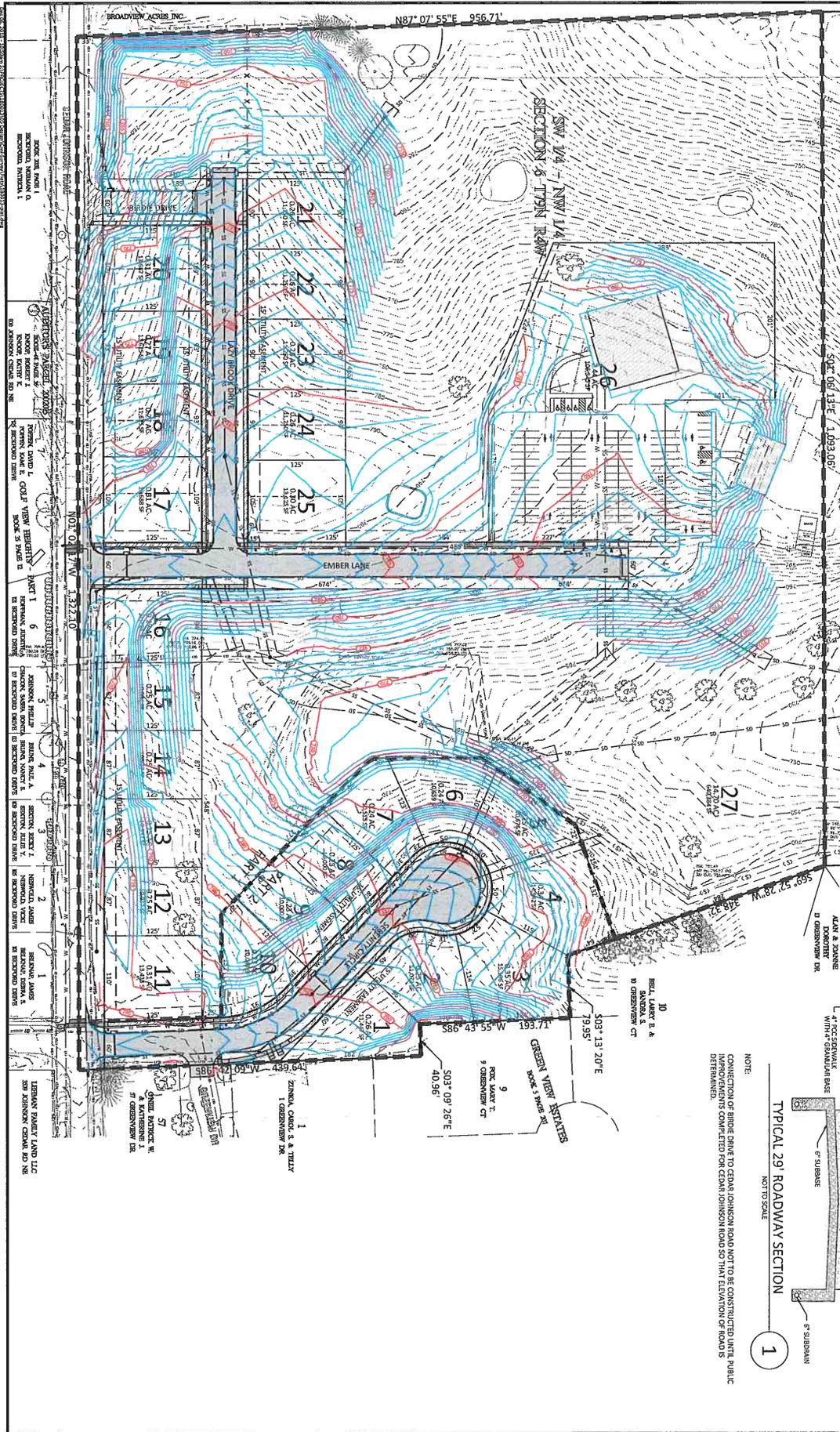
  
\_\_\_\_\_  
Roger Laughlin, Mayor

ATTEST: Leslie Brick  
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Leslie Brick, Deputy City Clerk



# PRELIMINARY PLAT

## CEDARS EDGE WEST BRANCH, IOWA



NOTE:  
CONNECTION OF BRIDGE DRIVE TO CEDAR JOHNSON ROAD NOT TO BE CONSTRUCTED UNTIL PUBLIC DETERMINED.  
CONNECTIONS COMPLETED ON CEDAR JOHNSON ROAD SO THAT ELEVATION OF ROAD IS DETERMINED.

SHEET NAME: GRADING PLAN		PROJECT NAME: CEDARS EDGE		ISSUED FOR: CITY REVIEW		DRAWING LOG		ENGINEER:	
SHEET NUMBER: 2 OF 2		PROJECT NUMBER: 18-0013		CLIENT NAME: SEXTON CONSTRUCTION		DATE REVISION: DECEMBER 6, 2018		CURRENT REV: F	
PROJECT MANAGER: DECKER		CLIENT NAME: SEXTON CONSTRUCTION		DATE REVISION: DECEMBER 6, 2018		CURRENT REV: F			