

Prepared by: Kevin D. Olson, 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: City of West Branch, 110 Poplar Street, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION NO. 1786

RESOLUTION APPROVING THE FINAL PLAT OF CEDARS EDGE, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for Cedars Edge, West Branch, Iowa; and

WHEREAS, the legal description for said Subdivision is as follows: See Exhibit "A" attached hereto; and

WHEREAS, said property has been dedicated with the free consent and in accordance with the desires of the owner; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 354 of the State Code of Iowa, Chapter 170 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said final platting of the aforementioned subdivision has been examined by the West Branch Planning and Zoning Commission; and

WHEREAS, recommendations from both said Commission and City Staff have been made; and

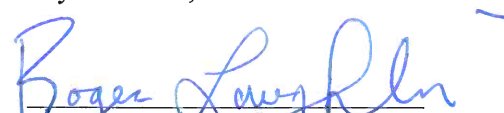
WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the final platting of Cedars Edge, West Branch, Iowa, be and the same is hereby approved.

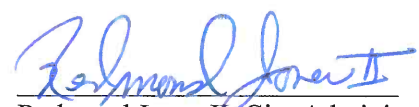
BE IT FURTHER RESOLVED that the City Clerk of the City of West Branch, Iowa, is hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Cedar County, Iowa, along with all other required ancillary documents.

* * * * *

Passed and approved this 4th day of March, 2019.


Roger Laughlin, Mayor

ATTEST:


Redmond Jones II, City Administrator/Clerk

FINAL PLAT

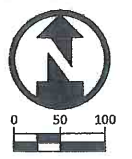
CEDARS EDGE

WEST BRANCH, IOWA

FOR RECORDER'S USE ONLY

RECORDER'S INDEX

COUNTY:	CEDAR
SECTION:	6-79-4
QUARTER SECTION:	SW 1/4 - NW 1/4
CITY:	WEST BRANCH
SUBDIVISION:	CEDARS EDGE
BLOCK:	NA
LOT(S):	NA
PROPRIETOR:	SEXTON CONSTRUCTION
REQUESTED BY:	SEXTON CONSTRUCTION
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220



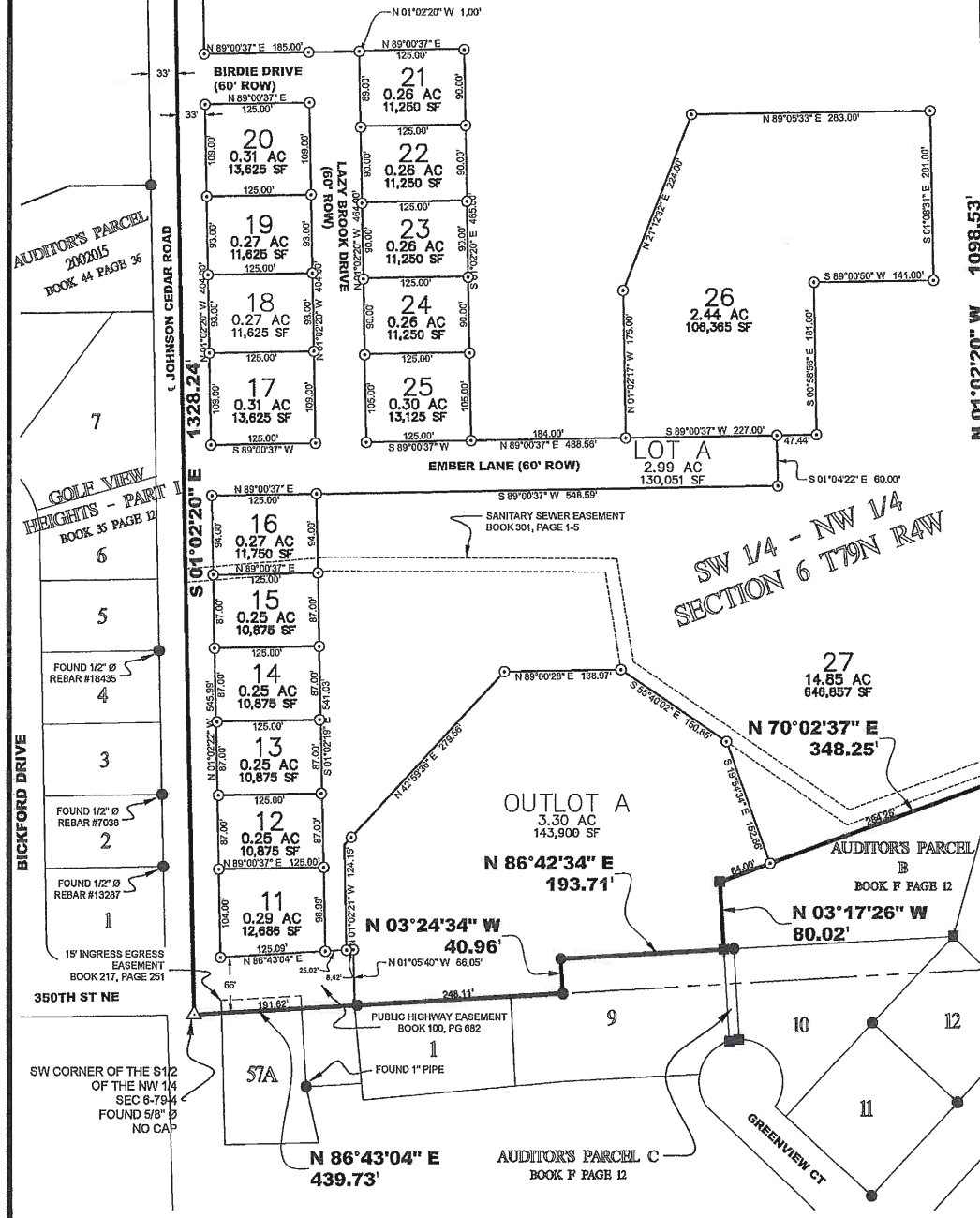
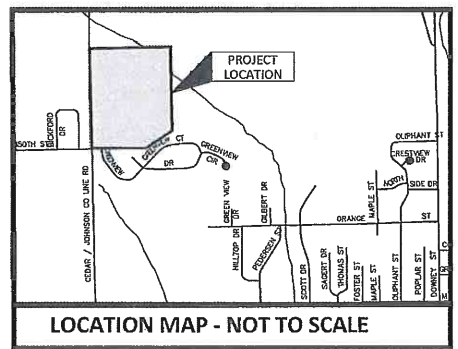
NW CORNER
SEC 6-79-4
FOUND 5/8" Ø REBAR
OPC #5749

NW 1/4 - NW 1/4
SECTION 6 T9N R4W

NE CORNER NW1/4-NW1/4
SEC 6-79-4
FOUND 5/8" Ø REBAR
YPC #14675

LEGAL DESCRIPTION

BEING A PART OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) 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 THE SOUTH HALF (S 1/2) OF SAID NORTHWEST QUARTER (NW 1/4), THENCE N86°43'04"E, 439.73 FEET TO THE WEST LINE OF LOT 9 OF GREENVIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID WEST LINE N03°24'34"W, 40.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH LINE OF SAID LOT 9 N86°42'34"E, 193.71 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S PARCEL B AS RECORDED IN BOOK F PAGE 12 OF THE CEDAR COUNTY RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SAID PARCEL B N03°17'26"W, 80.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B, THENCE ALONG THE NORTH LINE OF SAID PARCEL B N70°02'37"E, 348.25 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B, THENCE N01°02'20"W, 1098.53 FEET; THENCE S87°13'55"W, 958.00 FEET TO THE WEST LINE OF SAID SOUTH HALF; THENCE S01°02'20"E, 1328.24 FEET TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS 27.63 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



APPROVED
By: Planning & Zoning
Date: 2-26-2019

APPROVED
By: City Council
Date: 3-4-2019

LEGEND

- ▲ SECTION CORNER
- PROPERTY CORNER - FOUND 1/2" Ø REBAR NO CAP OR AS LABELED
- PROPERTY CORNER - FOUND 1/2" Ø REBAR YPC #8165
- PROPERTY CORNER - SET SET 5/8" Ø REBAR WITH OPC #15828
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- BOUNDARY OR PROPERTY LINE
- - - EXISTING PROPERTY LINE
- SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE

PLAT PREPARED BY:
AXIOM CONSULTANTS
60 E. COURT STREET, UNIT 3
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
SEXTON CONSTRUCTION
192 HILLOP CIRCLE
WEST BRANCH, IA 52358

ATTORNEY:
DOUGLAS D. RUPPERT
122 S. LINN STREET
IOWA CITY, IA 52240

CITY OF WEST BRANCH APPROVALS

CITY CLERK	DATE
------------	------

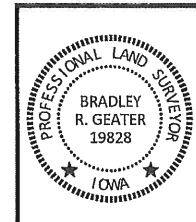
UTILITY APPROVALS

NOT IN TERRITORY

ALLIANT ENERGY	DATE
LINN COUNTY REC	DATE
MEDIACOM	DATE
MIDAMERICAN ENERGY	DATE
SOUTH SLOPE	DATE
WINDSTREAM	DATE

SIGNED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR THE STATE OF IOWA.



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: _____

BRADLEY R. GEATER, P.L.S., P.E.
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

ISSUED FOR:	RECORDING
PROJECT NAME:	CEDARS EDGE
CLIENT NAME:	SEXTON CONSTRUCTION
DATE ISSUED:	01/29/2019
CURRENT REV:	A
SHEET NUMBER:	1 OF 2
PROJECT NUMBER:	18-0013 BRG
PROJECT MANAGER:	BRG