

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. 1843

RESOLUTION APPROVING THE FINAL PLAT OF THE MEADOWS SUBDIVISION, PART 4A, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for The Meadows Subdivision, Part 4A, West Branch, Iowa; and

WHEREAS, the legal description for said Subdivision is as follows:

THE MEADOWS SUBDIVISION PART 4A, BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 OF THE MEADOWS SUBDIVISION PART ONE, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE ALONG THE WEST LINE OF SAID PART ONE N26°32'05"W, 252.03 FEET; THENCE ALONG SAID WEST LINE N49°07'27"E, 58.95 FEET; THENCE ALONG SAID WEST LINE N40°52'39"W, 140.00 FEET; THENCE ALONG SAID WEST LINE S49°10'14"W, 35.36 FEET; THENCE ALONG SAID WEST LINE N40°56'50"W, 220.89 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS SUBDIVISION PART TWO, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH; THENCE ALONG THE WEST LINE OF SAID PART TWO N32°15'26"W, 179.55 FEET; THENCE S49°04'01"W, 182.01 FEET; THENCE S44°53'11"W, 66.18 FEET; THENCE S49°04'01"W, 134.00 FEET; THENCE N40°55'59"W, 649.23 FEET; THENCE N22°36'59"W, 125.00 FEET; THENCE N03°13'30"W, 115.39 FEET; THENCE S86°46'30"W, 40.00 FEET; THENCE S03°13'30"E, 140.00 FEET; THENCE S01°20'05"E, 222.06 FEET; THENCE S82°46'48"E, 80.44 FEET; THENCE S58°47'20"E, 126.13 FEET; THENCE S38°53'07"E, 499.31 FEET; THENCE S09°48'28"W, 146.35 FEET; THENCE S80°11'32"E, 60.86 FEET; THENCE EASTERLY 151.84 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING N85°18'30"E, 150.22 FEET); THENCE S19°00'26"E, 66.00 FEET; THENCE WESTERLY 140.95 FEET ALONG A 352.59 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S81°52'08"W, 140.01 FEET); THENCE S01°20'05"W, 156.35 FEET; THENCE N71°51'36"W, 259.28 FEET; THENCE N77°54'25"W, 108.11 FEET; THENCE N85°28'43"W, 277.46 FEET; THENCE N69°36'54"W, 99.17 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE S01°18'36"E, 72.78 FEET; THENCE N88°40'47"E, 124.82 FEET; THENCE S81°06'34"E, 108.86 FEET; THENCE S74°08'16"E, 365.98 FEET; THENCE S57°30'03"E, 273.91 FEET; THENCE S02°51'42"E, 403.88 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST MAIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N87°16'57"E, 526.45 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N87°09'58"E, 5.09 FEET; THENCE N00°40'43"E, 628.72 FEET TO THE POINT OF BEGINNING.

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DESCRIBED PARCEL CONTAINS 18.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

; 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 The Meadows Subdivision, Part 4A, 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 7th day of October, 2019.

Colton Miller, Mayor Pro Tem



ATTEST:

Redmond Jones II, City Administrator/Clerk

**SUBDIVISION NAME
APPROVED BY
CEDAR COUNTY AUDITOR**

DATE 10/29/2019 INITIAL JK

FOR RECORDER'S USE ONLY

**FINAL PLAT
THE MEADOWS SUBDIVISION PART 4A
WEST BRANCH, IOWA**

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Document 2019 3378 Pages 23
Date 10/29/2019 Time 10:38:01AM
Rec Amt \$117.00

Chg

MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

LEGAL DESCRIPTION
THE MEADOWS SUBDIVISION PART 4A, BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW 1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW 1/4) AND THE NORTHWEST FRACTIONAL QUARTER (NW 1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 OF THE MEADOWS SUBDIVISION PART ONE, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, IOWA, THENCE ALONG THE WEST LINE OF SAID PART ONE N89°59'00"W, 150.28 FEET; THENCE ALONG SAID WEST LINE N40°07'27"E, 84.85 FEET; THENCE ALONG SAID WEST LINE N40°56'50"W, 140.00 FEET; THENCE ALONG SAID WEST LINE S49°07'34"W, 35.36 FEET; THENCE ALONG SAID WEST LINE N40°56'50"W, 220.89 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS SUBDIVISION PART TWO, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH; THENCE ALONG THE WEST LINE OF SAID PART TWO N02°12'30"W, 178.59 FEET; THENCE S89°02'00"W, 182.01 FEET; THENCE S44°53'31"W, 66.18 FEET; THENCE S49°04'01"W, 134.00 FEET; THENCE N40°56'50"W, 648.23 FEET; THENCE N22°02'50"W, 125.00 FEET; THENCE N09°13'30"W, 115.39 FEET; THENCE S89°02'00"W, 40.00 FEET; THENCE S09°13'30"E, 140.00 FEET; THENCE S05°20'25"E, 220.66 FEET; THENCE S25°46'48"E, 80.44 FEET; THENCE S89°07'20"E, 126.18 FEET; THENCE S30°07'20"E, 459.31 FEET; THENCE S09°48'28"W, 146.35 FEET; THENCE S08°13'32"E, 60.66 FEET; THENCE EASTERLY 151.84 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING N89°18'30"E, 150.22 FEET); THENCE S19°07'20"E, 66.00 FEET; THENCE WESTERLY 140.35 FEET ALONG A 332.50 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S15°02'00"W, 140.01 FEET); THENCE S09°07'00"W, 156.83 FEET; THENCE N75°15'16"W, 256.38 FEET; THENCE N77°54'25"W, 108.11 FEET; THENCE N85°18'48"W, 277.46 FEET; THENCE N89°18'30"W, 99.17 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE S01°18'03"E, 72.78 FEET; THENCE N89°04'07"E, 214.82 FEET; THENCE S83°05'04"E, 108.86 FEET; THENCE S74°00'00"E, 368.98 FEET; THENCE S57°30'03"E, 273.31 FEET; THENCE S05°51'42"E, 403.88 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST MAIN STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N87°16'57"E, 526.45 FEET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N07°09'58"E, 5.09 FEET; THENCE N00°40'43"E, 628.72 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 18.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CURVE TABLE					CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD DIR.	CHORD LEN.	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	154.84	300.00	267°33'42"	185°13'07"E	C16	80.56	160.00	172°27'30"	85°14'04"E	80.50
C2	140.82	302.50	275°41'33"	181°52'00"W	C17	54.28	108.00	90°02'12"	103°47'50"E	54.31
C3	46.75	35.00	93°23'50"	N46°01'04"W	C18	39.22	35.00	89°59'40"	S87°52'37"E	39.22
C4	10.22	530.25	110°41'34"	N00°07'00"E	C19	86.87	464.23	109°13'11"	S35°14'21"E	86.74
C5	80.00	530.25	87°38'30"	N04°45'23"W	C20	80.00	464.23	152°24'14"	S15°18'27"E	79.80
C6	80.00	530.25	87°38'30"	N83°24'02"W	C21	79.42	464.23	149°06'00"	S15°20'18"E	79.32
C7	80.00	530.25	87°38'30"	N82°02'47"W	C22	80.56	464.23	175°01'41"	S09°19'21"E	80.48
C8	80.00	530.25	87°38'30"	N80°42'07"W	C23	18.22	164.23	215°01'04"	S00°02'18"W	18.20
C9	64.50	530.25	75°01'30"	N87°18'30"W	C24	31.78	35.00	88°28'00"	N45°58'50"E	31.59
C10	39.32	35.00	90°06'30"	N08°07'07"E	C25	363.66	497.00	113°37'32"	N00°07'54"W	353.36
C11	39.32	35.00	89°59'37"	N85°52'53"W	C26	324	333.00	105°59'37"	S59°59'57"W	325.32
C12	39.32	35.00	90°06'30"	S04°07'09"W	C27	336	333.00	113°39'13"	S59°59'57"W	336.63
C13	113.10	300.00	213°38'14"	S19°59'23"W	C28	28.88	25.00	60°29'19"	S15°57'35"W	27.39

- NOTES:**
1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE AND 83.
 2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
 3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.
 4. OUTLOTS A AND B ARE TO BE DEDICATED TO THE CITY OF WEST BRANCH.
 5. LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW.
- KEY NOTES:**
- ① 18" DRAINAGE AND STORM SEWER EASEMENT
 - ② SANITARY SEWER EASEMENT-SEE DETAIL 1
 - ③ STORM SEWER EASEMENT-SEE DETAIL 2
 - ④ STORM SEWER EASEMENT-SEE DETAIL 3
 - ⑤ 12" PUBLIC UTILITY EASEMENT



RECORDER'S INDEX

COUNTY: CEDAR
SECTION: 6
QUARTER SECTION: SW1/4-SW1/4/NW1/4-SW1/4
CITY: WEST BRANCH
SUBDIVISION: THE MEADOWS SUBDIVISION PART 4A
BLOCK: NA
LOT(S): NA
PROPRIETOR: KIM INVESTMENTS, INC.
REQUESTED BY: MEADOWS DEVELOPMENT, INC.
PREPARED BY: Axiom Consultants, LLC, 80 E. Court St. Unit 3, Iowa City, IA 52240 - PH# 319.519.6220

PLAT APPROVALS

CEDAR COUNTY AUDITOR: _____

OWNER/DEVELOPER: Chris Koford DATE: 10/23/19

PLANNING/ENGINEER: James Beck DATE: 10/22/19

UTILITY APPROVALS:

UTILITY ENERGY: John Walker DATE: 10/23/19

LIBRARY COMMUNICATIONS: Roger Langdon DATE: 10/23/19

UTILITY APPROVALS

UTILITY ENERGY: John Walker DATE: 10/21/19

LIBRARY COMMUNICATIONS: James Beck DATE: 10/22/19

LIBRARY COMMUNICATIONS: Chris Beck DATE: 10-22-19

LIBRARY COMMUNICATIONS: Blair Ann DATE: 10/21/19

LIBRARY COMMUNICATIONS: Melissa Bahnsen DATE: 10/21/19

SEAL OF THE STATE OF IOWA
22nd October 2019
Axiom Borden

ADRIANNE M. BRICKER
Commission Number 721625
MY COMMISSION EXPIRES 12/31/2021

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY AN ONE OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GEAUER, P.L.L.C., P.E.
LICENSE NUMBER 19828
DATE: 10/24/19

SHEET NAME: FINAL PLAT	PROJECT NAME: THE MEADOWS PART 4A	BRIBED FOR: KLM, LLC	DATE DOW: SEPTEMBER 24, 2019	CLIENT NAME: KLM, LLC	ENGINEER: Axiom CONSULTANTS
SHEET NUMBER: 1 OF 1	PROJECT NUMBER: 180024	PROJECT MANAGER: BOELK	DATE DOW: SEPTEMBER 24, 2019	CLIENT NAME: KLM, LLC	ENGINEER: Axiom CONSULTANTS

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