

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 1941

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

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for The Meadows Subdivision, Part 4B, 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.

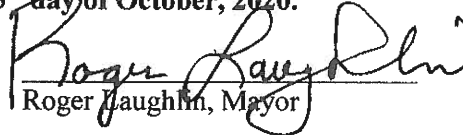
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the final platting of The Meadows Subdivision, Part 4B, West Branch, Iowa, be and the same is hereby approved.

BE IT FURTHER RESOLVED, that the revised Subdivider's Agreement for The Meadows, Part 4B is also hereby approved.


RESOLUTION 1941 (CONTINUED)

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, including the revised Subdivider's Agreement for The Meadows Subdivision, Part 4B.

Passed and approved this 13th day of October, 2020.


Roger Laughlin, Mayor

ATTEST:


Redmond Jones II, City Administrator/Clerk

FINAL PLAT

THE MEADOWS SUBDIVISION PART 4B

WEST BRANCH, IOWA

LEGAL DESCRIPTION

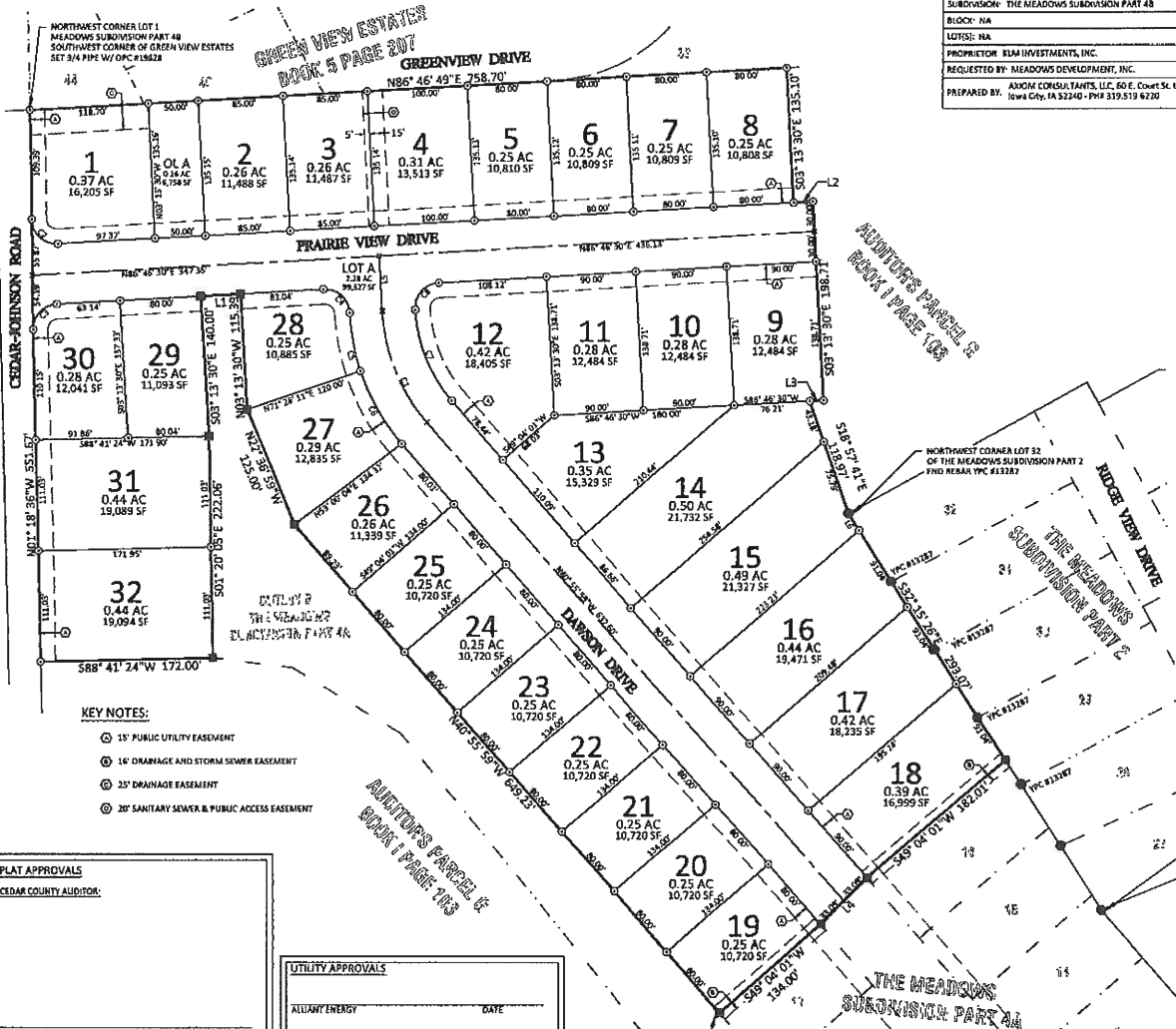
THE MEADOWS SUBDIVISION PART 4B BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK 1, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF THE MEADOWS SUBDIVISION PART 4A, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE ALONG THE EAST LINE OF OUTLOT B OF SAID PART 4A $N40^{\circ}55'59''W$, 549.23 FEET; THENCE ALONG SAID EAST LINE $N22^{\circ}36'59''W$, 125.00 FEET; THENCE ALONG SAID EAST LINE $N03^{\circ}13'30''W$, 115.39 FEET TO THE NORTH LINE OF SAID OUTLOT B; THENCE ALONG SAID NORTH LINE $S86^{\circ}46'30''W$, 40.00 FEET TO THE WEST LINE OF SAID OUTLOT B; THENCE ALONG SAID WEST LINE $S03^{\circ}13'30''E$, 140.00 FEET; THENCE ALONG SAID WEST LINE $S01^{\circ}20'05''E$, 222.06 FEET; THENCE $S88^{\circ}41'24''W$, 172.00 FEET TO THE EAST RIGHT OF WAY LINE OF CEDAR-JOHNSON ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE $N01^{\circ}18'36''W$, 551.67 FEET TO THE NORTH LINE OF SAID PARCEL G; THENCE ALONG SAID NORTH LINE $N86^{\circ}46'49''E$, 758.70 FEET; THENCE $S03^{\circ}13'30''E$, 135.10 FEET; THENCE $N86^{\circ}46'30''E$, 19.26 FEET; THENCE $S03^{\circ}13'30''E$, 198.71 FEET; THENCE $S86^{\circ}46'30''W$, 13.79 FEET; THENCE $S18^{\circ}57'41''E$, 138.97 FEET TO THE WEST LINE OF THE MEADOWS SUBDIVISION PART 2 AND OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH; THENCE ALONG SAID WEST LINE $S32^{\circ}15'20''E$, 293.07 FEET TO THE NORTH LINE OF SAID MEADOWS SUBDIVISION PART 4A; THENCE ALONG SAID NORTH LINE $S49^{\circ}04'01''W$, 182.01 FEET; THENCE ALONG SAID NORTH LINE $S44^{\circ}53'11''W$, 66.18 FEET; THENCE ALONG SAID NORTH LINE $S49^{\circ}04'01''W$, 134.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 12.45 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR RECORDER'S USE ONLY

RECORDER'S INDEX	
COUNTY:	CEDAR
SECTION:	6-77N-R4W
QUARTER SECTION:	SW ¼
CITY:	WEST BRANCH
SUBDIVISION:	THE MEADOWS SUBDIVISION PART 4B
BLOCK:	NA
LOTS:	NA
PROPRIETOR:	KLM INVESTMENTS, INC.
REQUESTED BY:	MEADOWS DEVELOPMENT, INC.
PREPARED BY:	AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52242 - PH# 319.513.9220



KEY NOTES:

- ⊙ 15' PUBLIC UTILITY EASEMENT
- ⊙ 14' DRAINAGE AND STORM SEWER EASEMENT
- ⊙ 25' DRAINAGE EASEMENT
- ⊙ 20' SANITARY SEWER & PUBLIC ACCESS EASEMENT

PLAT APPROVALS

CEDAR COUNTY AUDITOR:	DATE
OWNER / DEVELOPER:	DATE
WEST BRANCH CITY CLERK:	DATE
WEST BRANCH PLANNING & ZONING:	DATE
WEST BRANCH MAYOR:	DATE

UTILITY APPROVALS

ALLIANT ENERGY	DATE
INN COUNTY REC	DATE
MEDICOM	DATE
CENTURYLINK	DATE
LIBERTY COMMUNICATIONS	DATE

POINT OF BEGINNING
NORTHWEST CORNER LOT 17
OF THE MEADOWS SUBDIVISION
PART 4A
FND REBAR OPC #15822

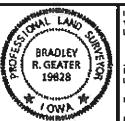
- NOTES:
1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
 2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
 3. RADIUS OF CURVATURE IS LESS THAN 1 IN 10,000.
 4. OUTLOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH.
 5. LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW.

LEGEND

- ⊙ SET 3/4" Ø PIPE OPC 19828
- ⊙ SET CUT X
- FOUND 5/8" Ø REBAR OPC 19828
- ⊙ FOUND PROPERTY CORNER-AS Labeled
- ⊙ YPC YELLOW PLASTIC CAP
- ⊙ RPC RED PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- (IN) PREVIOUSLY RECORDED AS

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIB.	CHORD LEN.
C1	121.84	182.03	38°08'31"	N11°31'41"W	118.60
C2	40.12	25.00	91°54'59"	S47°18'04"W	35.94
C3	38.43	25.00	80°05'08"	S41°43'57"W	34.76
C4	39.17	25.00	89°59'00"	S48°13'10"E	35.37
C5	50.34	316.00	15°41'25"	S10°43'37"E	55.15
C6	84.34	316.00	27°32'14"	S29°44'58"E	83.00
C7	86.78	150.00	38°04'42"	S21°52'46"E	87.85
C8	29.75	16.00	91°58'24"	S11°15'44"W	25.89

LINE #	LENGTH	BEARING
L1	80.00	S86°46'30"W
L2	19.24	N86°46'30"E
L3	17.79	S86°46'30"W
L4	46.13	S44°53'11"W
L5	55.12	N03°13'30"W
L6	18.84	S17°12'24"E



I HEREBY CERTIFY THAT THE 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.

BRADLEY R. GEATER, P.L.S.
LICENSE NUMBER 19828

DATE: _____

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2021.

PAGES: 20 SHEETS COVERED BY THIS FINAL PLAT: 21

SHEET NAME	FINAL PLAT	PROJECT NAME	THE MEADOWS PART 4B
SHEET NUMBER	1 OF 1	CLIENT NAME	KLM, LLC
PROJECT NO.	180024	DATE RECORDED	SEPTEMBER 8, 2020

REV	DESCRIPTION OF CHANGES	DATE

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220