

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. 1942

RESOLUTION APPROVING THE FINAL PLAT OF LOETHEN RIDGE ESTATES, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for Loethen Ridge Estates, 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.

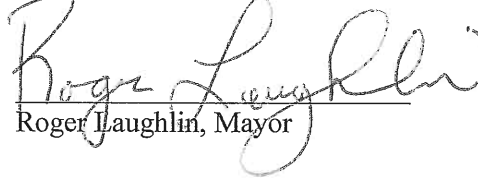
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the final platting of Loethen Ridge Estates, West Branch, Iowa, be and the same is hereby approved.

BE IT FURTHER RESOLVED, that the revised Subdivider's Agreement and related subdivision documents are also hereby approved and the Mayor and City Clerk are directed to execute said documents on behalf of the City.

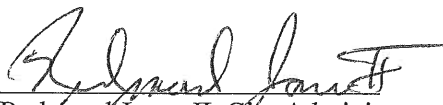
BE IT FURTHER RESOLVED that the City Clerk of the City of West Branch, Iowa, is hereby authorized and directed to certify a copy of this Resolution to the County Recorder of Cedar County, Iowa, along with all other required ancillary documents, including the Subdivider's Agreement and easement documents.

* * * * *

Passed and approved this 19th day of October, 2020.


Roger Laughlin, Mayor

ATTEST:


Redmond Jones II, City Administrator/Clerk



AXIOM CONSULTANTS
ENGINEERS

60 EAST COURT STREET, SUITE 3, IOWA CITY, IA 52242
DATE: _____
DRAWING LOG
REV: _____
DESCRIPTION OF CHANGES: _____
CITY COUNCIL APPROVAL
DATE: _____
OCTOBER 16, 2020
COURT NAME: _____
PROJECT NAME: _____

LOETHEN RIDGE ESTATES
PROJECT NAME: _____
PROJECT NUMBER: _____
SHEET NUMBER: _____
DATE: _____

FINAL PLAT
PROJECT NAME: _____
PROJECT NUMBER: _____
SHEET NUMBER: _____
DATE: _____

RECORDERS INDEX

COUNTY: CEDAR
SECTION: 6934
QUARTER SECTION: SW 1/4 and SE 1/4
CITY: WEST BRANCH
SUBDIVISION: LOETHEN RIDGE ESTATES
BLOCK: N/A
LOT#: N/A
PROPRIETOR: IWB, LLC
REGISTERED BY: IWB, LLC
PREPARED BY: AXIOM CONSULTANTS, LLC, 60 EAST COURT STREET, SUITE 3, IOWA CITY, IA 52242-1748

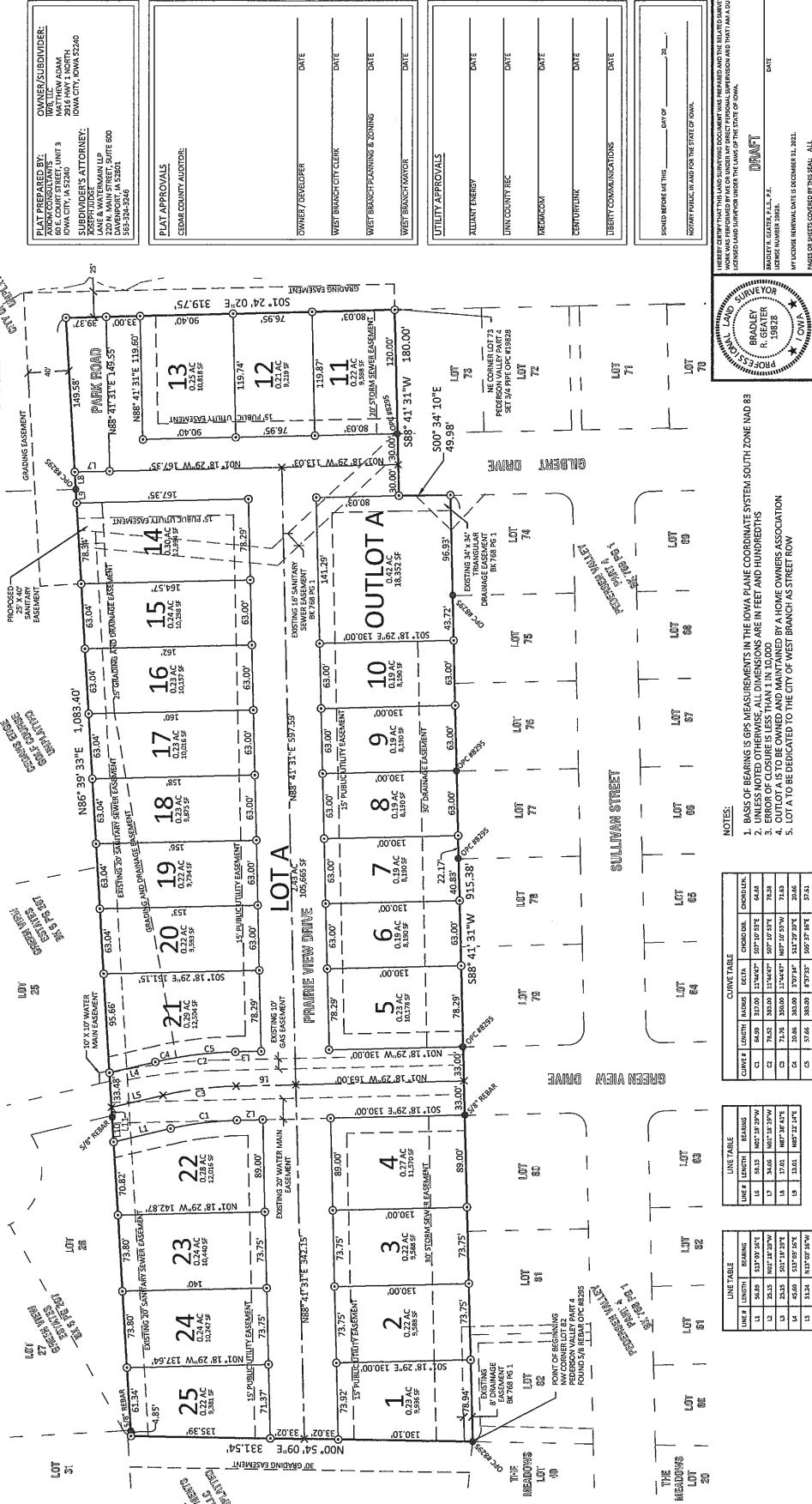
FOR RECORDERS USE ONLY

LEGEND

- SET 3/4" Ø PIPE OPC 19828
- SET CUT X
- FOUND PROPERTY CORNER-AS LABELED
- ORANGE PLASTIC CAP
- EXISTING PROPERTY LINE
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION LINE
- PREVIOUSLY RECORDED AS (R)

LEGAL DESCRIPTION

PARCEL "A" BEING DESCRIBED AS:
BEING THAT PART OF LOT 6 IN THE SOUTHWEST QUARTER & 1/4 OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST & 1/4 NORTH OF PEDERSON VALLEY PART 4 AND SOUTH OF CEDAR EDGE GOLF COURSE, AND PART OF THE SOUTHEAST QUARTER (SE 1/4), ALL IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF PEDERSON VALLEY PART 4, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE NORTH 54° 09' E, 331.24 FEET TO THE SOUTH LINE OF GREEN VIEW ESTATES, AN OFFICIAL PLAT IN THE CITY OF WEST BRANCH, THENCE ALONG SAID SOUTH LINE N89° 39' 39" E, 108.60 FEET; THENCE S01° 26' 07" E, 330.75 FEET TO THE NORTHEAST CORNER OF LOT 25 OF WEST BRANCH, THENCE ALONG SAID NORTH LINE S88° 41' 31" W, 915.38 FEET TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS 8.59 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



NOTES:

1. BASIS OF BEARINGS 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. THE POINT OF BEGINNING IS THE POINT OF BEGINNING OF THE SECTION LINE
4. OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION
5. LOT A IS TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET ROW

CONVEYANCE TABLE

COUNTY	LENGTH	NUMBER	SECTION	CORNER	ORDER
CL	24.00	12.00	12.00	12.00	12.00
CL	24.00	12.00	12.00	12.00	12.00
CL	24.00	12.00	12.00	12.00	12.00
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LINE TABLE

LINE #	LENGTH	BEARING
1	24.00	N89° 39' 39" E
2	24.00	S01° 26' 07" E
3	24.00	S88° 41' 31" W
4	24.00	N89° 39' 39" E
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