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Return to: City of West Branch, 110 Poplar Street, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION NO. 2048

RESOLUTION APPROVING THE FINAL PLAT OF PARKSIDE HILLS, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for Parkside Hills, 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

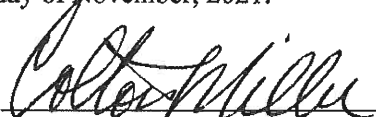
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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 Parkside Hills, 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 15th day of November, 2021.


Colton Miller, Mayor Pro Tem

ATTEST:


Leslie Brick, City Clerk

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LEGAL DESCRIPTION

Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch. Cedar County, Iowa; Thence S00°52'40"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1637.40 feet; Thence N89°24'33"E, 60.52 feet, to a Point on the East Right-of-Way Line of Ramp "E" of Interstate No. 80, and the POINT OF BEGINNING; Thence continuing N89°24'33"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 at Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'29"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof, and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 at Page 129 of the Records of the Cedar County Recorder's Office; Thence N89°25'17"E, along the South Line of said Stoolman's 1st Addition, and the Easterly projection thereof 803.44 feet, to the Northwest Corner of Lot A of Lot D, in accordance with the Plat thereof Recorded in Book 3 at Page 265 of the Records of the Cedar County Recorder's Office; Thence S01°02'25"E, along the West Line of said Lot A of Lot D, a distance of 807.08 feet, to its intersection with the North Right-of-Way Line of said Interstate No. 80; Thence S81°57'34"W, along said North Right-of-Way Line, 2.06 feet; Thence S71°39'35"W, along said North Right-of-Way Line, 158.42 feet; Thence S89°35'43"W, along said North Right-of-Way Line 163.59 feet, to a Point 160.00 feet normally distant Northerly from Interstate No. 80 centerline station 69+00; Thence N68°48'05"W, along said Northerly Right-of-Way Line, 1294.32 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 at Pages 88-89 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 314.42 feet, to the Southeast Corner of Lot 1 of Lot D, in accordance with the Plat thereof Recorded in Book K at Page 155 of the Records of the Cedar County Recorder's Office; Thence S89°24'33"W, along the South Line of said Lot 1 of Lot D, 165.62 feet, to a Point on the said East Right-of-Way Line of Ramp "E"; Thence N10°07'24"W, along said East Right-of-Way Line, 60.84 feet, to the Point of Beginning. Said tract of land contains 23.27 Acres, and is subject to easements and restrictions of record.

