

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 2022-88

RESOLUTION APPROVING THE FINAL PLAT OF HERITAGE HILL, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for Heritage Hill, 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 166 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.

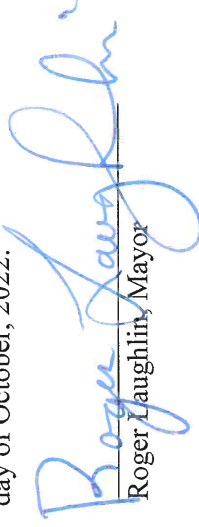
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Branch, Iowa, that the final platting of Heritage Hill, West Branch, Iowa, be and the same is hereby approved, subject to the following requirements:

1. Advisory review committee of one planning and zoning member, mayor, engineer, building inspector, city attorney, and city administrator to advocate on behalf of planning and zoning commission and city council.
2. Developer's engineer is responsible for costs and resubmittal of a final plat in the event an error occurs after final plat has been recorded.
3. Submission of a performance bond/letter of credit for the completion of the public improvements for the subdivision.

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.

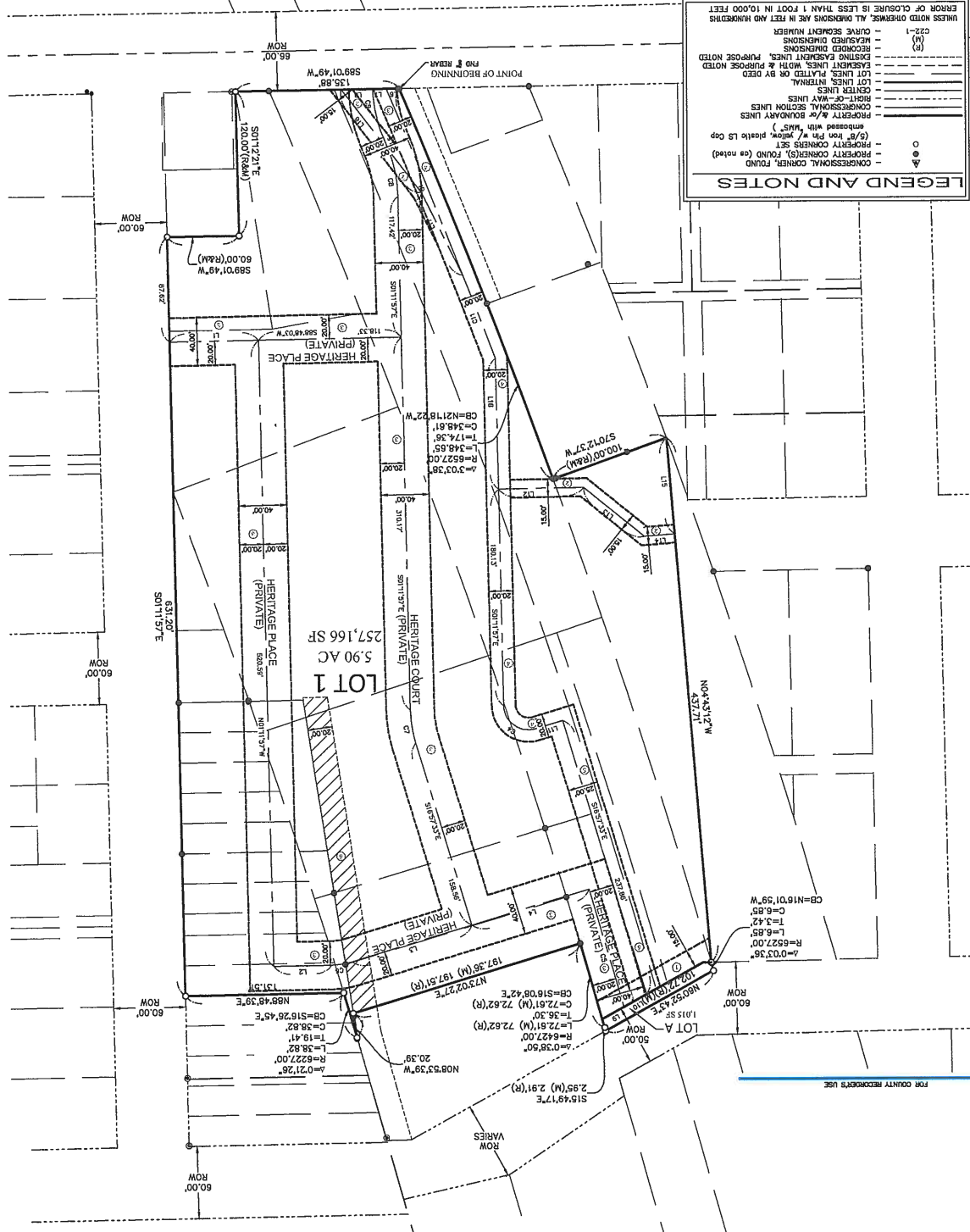
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Passed and approved this 3rd day of October, 2022.


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, City Clerk



LEGEND AND NOTES

○	CONGRESSIONAL CORNER, FOUND
●	PROPERTY CORNER (as noted)
○	PROPERTY CORNER SET
(5/8" from P.M. w/ yellow plastic LS cap)	Substation with 'Mark 5'
—	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	INTERNAL LINES
---	CONCENTRIC SECTION LINES
---	LOT LINES PLATTED OR BY DEED
---	EASEMENT LINES WITH PURPOSE NOTED
(M)	MEASURED DIMENSIONS
(N)	RECORDED DIMENSIONS
C22-1	CURVE SEGMENT NUMBERS
UNLESS OTHERWISE ALL DIMENSIONS ARE IN FEET AND HUNDREDS OF FEET	

ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET

NOTES:
1) EASEMENTS ARE BASED ON 2004 STATE PLANS FOR CONCRETE SYSTEM SOUTH ZONE LIBRARY. CURVED LINES ON THE PLAN ARE REDUCED TO SCALE. THE EASEMENTS ARE TO BE SHOWN ON THE PLAN AS BEING CONSIDERED. THE EASEMENTS ARE TO BE SHOWN ON THE PLAN AS BEING CONSIDERED.
2) EASEMENTS ARE BASED ON 2004 STATE PLANS FOR CONCRETE SYSTEM SOUTH ZONE LIBRARY. CURVED LINES ON THE PLAN ARE REDUCED TO SCALE. THE EASEMENTS ARE TO BE SHOWN ON THE PLAN AS BEING CONSIDERED. THE EASEMENTS ARE TO BE SHOWN ON THE PLAN AS BEING CONSIDERED.
3) SEE SHEET 2 FOR EASEMENT INFORMATION.

Label	Description
(1)	15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
(2)	15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
(3)	15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
(4)	40.00 FOOT PRIVATE ACCESS AND UTILITY EASEMENT
(5)	40.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT
(6)	20.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT
(7)	20.00 FOOT DRIVE EASEMENT RECORDED IN BK 21, PG 83 TO BE VACATED
(8)	20.00 FOOT DRIVE EASEMENT RECORDED IN BK 21, PG 83 TO BE VACATED
(9)	20.00 FOOT DRIVE EASEMENT RECORDED IN BK 21, PG 83 TO BE VACATED

LOCATION: A PORTION OF SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 4 WEST, CEDAR COUNTY, IOWA
SUBDIVIDER: JAMES D. HOUGHTON WEST LIBERTY, IOWA 52776
SUBDIVISOR'S ATTORNEY: WEST LIBERTY, IOWA 52776
LAND SURVEYOR: JAMES R. KNOX 1917 SOUTH GILBERT STREET MMS CONSULTANTS INC. IOWA CITY, IOWA 52240
RECORD: 216 STEVENS DRIVE IOWA CITY, IOWA 52240
COMPARER OR OWNER: MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240
FORUMER OR OWNER: FORUMER OR OWNER: WEST LIBERTY, IOWA 52776
DATE OF SURVEY: 05-16-2022 DATE OF SURVEY: FORUMER OR OWNER: WEST LIBERTY, IOWA 52776
DOCUMENT RETURN INFORMATION: 05-16-2022 DOCUMENT RETURN INFORMATION: FORUMER OR OWNER: WEST LIBERTY, IOWA 52776
ATTORNEY: NO BOX 377 WEST LIBERTY, IOWA 52776



HERITAGE HILL SUBDIVISION

FINAL PLAT

WEST BRANCH, CEDAR COUNTY, IOWA

A PORTION OF THE
SOUTHWEST QUARTER
OF SECTION 6, TOWNSHIP
19 NORTH, RANGE 4
WEST, OF THE FIFTH
PRINCIPAL MERIDIAN
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

08/04/22

Designed by: DMV
Field Book No: 1343, PG 39

Checked by: TAV
Scale: 1"=60'

Project No: RNN
Sheet No: 2

11186-002 of 2

FINAL PLAT

Date	Revision
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CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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IOWA CITY, IOWA 52240
(319) 351-6282
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