

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 2023-43

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

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

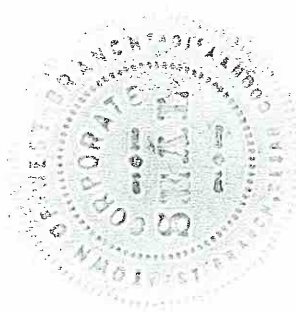
WHEREAS, said final platting of the aforementioned subdivision has been examined by the West Branch Planning and Zoning Commission; and

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

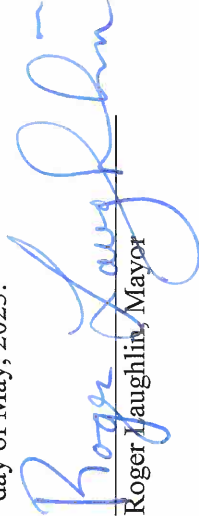
WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

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 Five, West Branch, Iowa, be and the same is hereby approved subject to the following conditions on Exhibit "B" are completed.

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 1st day of May, 2023.


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, City Clerk

SUBDIVISION NAME
APPROVED BY
 CEDAR COUNTY AUDITOR
 DATE 6/13/2023 INITIAL AB
 Book 1694 Page 259-291
 Document 2023 1340 Pages 33
 Date 6/13/2023 Time 10:29:08AM
 Rec Amt \$167.00
 MELISSA BAHNSEN, RECORDER
 CEDAR COUNTY IOWA

FINAL PLAT

THE MEADOWS SUBDIVISION PART 5

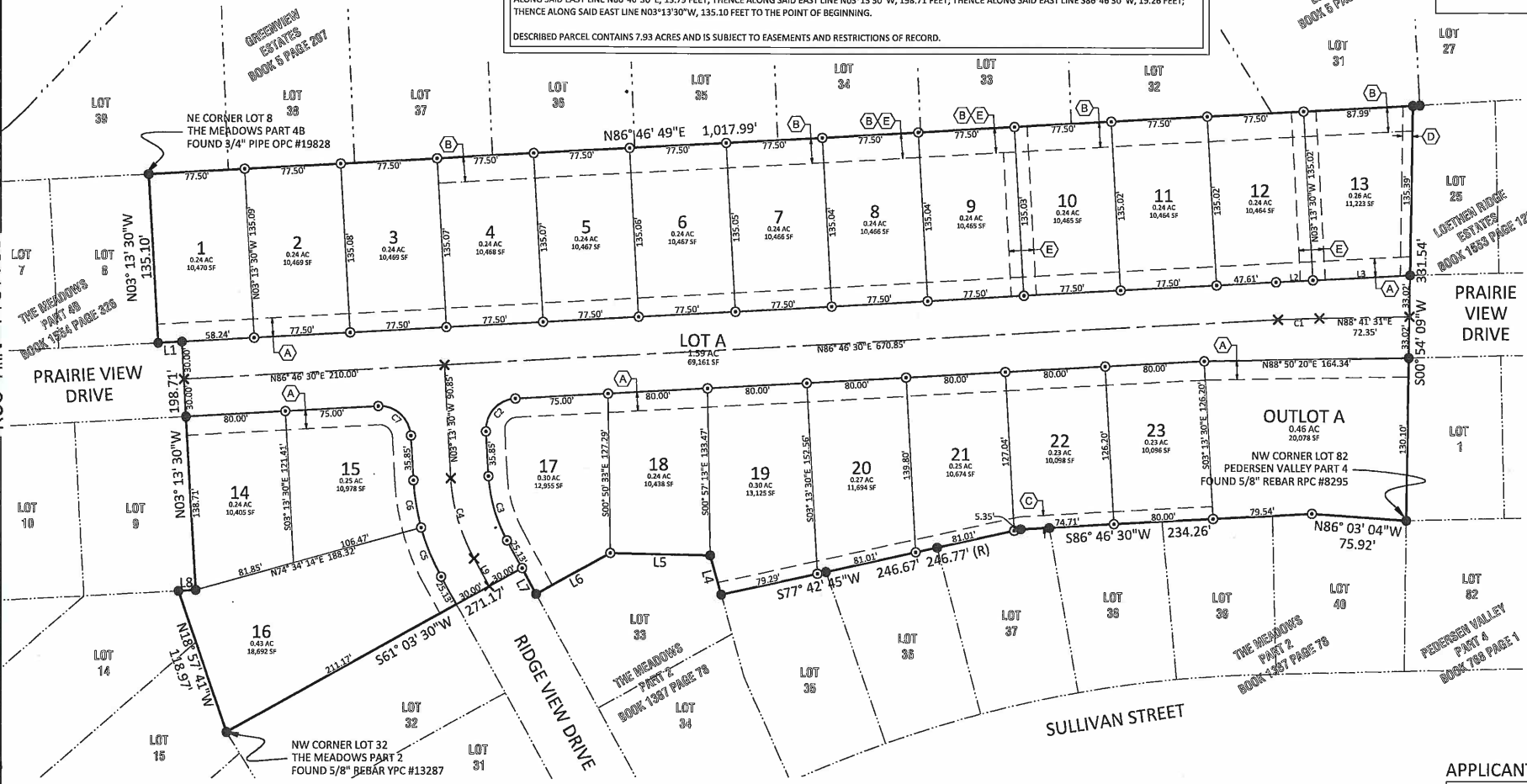
WEST BRANCH, CEDAR COUNTY, IOWA

LEGAL DESCRIPTION:

THE MEADOWS SUBDIVISION PART 5 BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHEAST FRACTIONAL QUARTER (NE 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 NORTHEAST CORNER OF LOT 8 OF THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554 PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL G N86°46'49"E, 1017.99 FEET TO THE NORTHWEST CORNER OF LOT 25 OF LOETHEN RIDGE ESTATES AS RECORDED IN BOOK 1553, PAGE 129 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID LOETHEN RIDGE ESTATES S00°54'09"W, 331.54 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID LOETHEN RIDGE ESTATES; THENCE N86°03'04"W, 75.92 FEET ALONG THE NORTH LINE OF THE MEADOWS SUBDIVISION PART 2 AS RECORDED IN BOOK 1387, PAGE 78 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE S86°46'30"W, 234.26 FEET; THENCE ALONG SAID NORTH LINE S77°42'45"W, 246.67 FEET; THENCE ALONG SAID NORTH LINE N15°39'23"W, 32.45 FEET; THENCE ALONG SAID NORTH LINE N88°48'26"W, 80.24 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 68.43 FEET; THENCE ALONG SAID NORTH LINE N28°56'30"W, 23.66 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 271.17 FEET TO THE EAST LINE OF SAID MEADOWS SUBDIVISION PART 4B; THENCE ALONG SAID EAST LINE N18°57'41"W, 118.97 FEET; THENCE ALONG SAID EAST LINE N86°46'30"E, 13.79 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 198.71 FEET; THENCE ALONG SAID EAST LINE S86°46'30"W, 19.26 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 135.10 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.93 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND:

○	SET 3/4" Ø PIPE OPC 19828
●	FOUND 3/4" Ø PIPE OPC 19828
×	SET CUT "X"
OPC	ORANGE PLASTIC CAP
---	PROPOSED BOUNDARY/PROPERTY LINE
---	EXISTING PROPERTY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT

NOTES:

PARCEL	SIZE (AC)	INTENDED USE
LOT A	1.59	RIGHT OF WAY
OUTLOT A	0.46	STORMWATER MANAGEMENT

- LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET RIGHT OF WAY
- OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION

KEY NOTES:

- 15' PUBLIC UTILITY EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' STORM SEWER AND DRAINAGE EASEMENT
- 8' PRIVATE UTILITY EASEMENT
- 20' STORM SEWER AND DRAINAGE EASEMENT

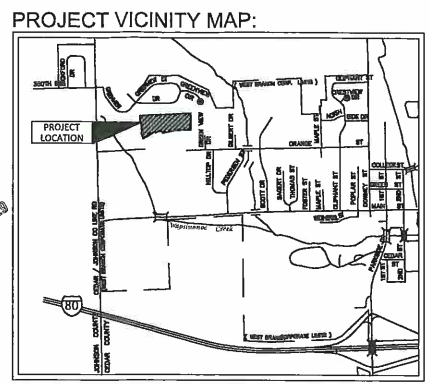
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	33.46	1000.00	1°55'01"	N87°44'01"E	33.46
C2	39.27	25.00	90°00'00"	N41°46'30"E	35.36
C3	53.86	120.00	25°43'00"	N16°05'00"W	53.41
C4	67.33	150.00	25°43'00"	N16°05'00"W	66.76
C5	42.45	180.00	13°50'44"	N22°11'08"W	42.35
C6	38.34	180.00	12°12'16"	N09°19'38"W	38.27
C7	39.27	25.00	90°00'00"	N48°13'30"W	35.36

LINE TABLE

LINE #	LENGTH	BEARING
L1	19.26	S86°46'30"W
L2	29.89	N86°47'48"E
L3	78.24	N86°47'48"E
L4	32.45	N15°39'23"W
L5	80.24	N88°48'26"W
L6	68.43	S61°03'30"W
L7	23.66	N28°56'30"W
L8	13.79	N86°46'30"E
L9	25.13	N28°56'30"W

FOR RECORDER'S USE ONLY		RECORDER'S INDEX
		COUNTY: CEDAR
		SECTION: 6-79-4
		QUARTER SECTION: SW 1/4
		CITY: WEST BRANCH
		SUBDIVISION: MEADOWS PART 5
		BLOCK: NA
		LOT(S): NA



APPROVED BY:

CITY OF WEST BRANCH:
Proger Loughlin 5-23-23
Heide Bruch 5/23/23
 ATTEST DATE

CITY PLANNING & ZONING COMMISSION:
 BY *John W. Fuller* 5/23/23
 DATE

ALTERNATE APPROVALS:
Mike 5/18/23
Ben 5/19/23
John W. Burmyer 5/19/23
 DATE

LINE COMM. REC. *AW* 5/19/23
 DATE

MEDIACOM IOWA CITY DATE

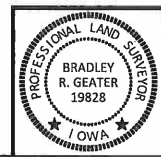
APPLICANT INFORMATION:

OWNER:
 KLM INVESTMENTS, LLC.
 25 EASTVIEW PLACE NE
 IOWA CITY, IA 52240

ATTORNEY:
 MICHAEL W. KENNEDY
 920 S. DUBUQUE STREET
 IOWA CITY, IA 52240

DEVELOPER:
 MEADOWS DEVELOPMENT, INC.
 920 EASTVIEW PLACE NE
 IOWA CITY, IA 52240

PREPARED BY:
 AXIOM CONSULTANTS, LLC
 60 E. COURT STREET, UNIT 3
 IOWA CITY, IOWA 52240



I HEREBY CERTIFY THAT THIS 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 5/5/23
 DATE

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

DRAWING LOG		ENGINEER
DATE	DESCRIPTION OF CHANGES	 WWW.AXIOM-CON.COM (515) 251-5220
10-26-2022	FINAL PLAT SUBMITTAL	
REV	DESCRIPTION OF CHANGES	
1		
PROJECT NAME:	THE MEADOWS SUBDIVISION PART 5	KLM INVESTMENTS, INC. WEST BRANCH, IA
CUSTOMER NAME:		
SHEET NAME:	FINAL PLAT	DESIGN PROFESSIONAL: GEATER
SHEET NUMBER:	21-0224	

BOOK 1694 PAGE 259

Document prepared by and return to: Bradley R. Geater, Axiom Consultants, 300 South Clinton, Suite 200, Iowa City, IA 52240, (319) 519-6230

**Affidavit
The Meadows Subdivision Part 5**

STATE OF IOWA)
) ss:
COUNTY OF JOHNSON)

I, Bradley Ray Geater, of the State of Iowa, being duly sworn do hereby state:

1. I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa (P. L. S. #19828)
2. That I am familiar with **The Meadows Subdivision Part 5**, dated 5/5/23, an official plat, in the City of West Branch, Cedar County, Iowa.
3. The corrections to the plat should be:
 - a. Lot area breakdown by Quarter Quarter in Square Feet (SF):
 1. Lot 8
7,650 SF in Northwest Fractional ¼ of Southwest Fractional ¼
2,816 SF in Northeast ¼ of Southwest Fractional ¼
 2. Lot 20
10,569 SF in Northwest Fractional ¼ of Southwest Fractional ¼
1,125 SF in Northeast ¼ of Southwest Fractional ¼
 3. Lot A
44,033 SF in Northwest Fractional ¼ of Southwest Fractional ¼
25,128 SF in Northeast ¼ of Southwest Fractional ¼
Should be 1.58 acres

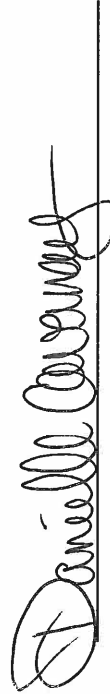
Dated this 1st day of June 2023

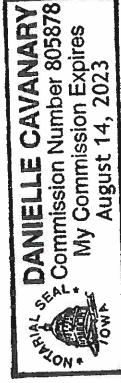


Bradley R. Geater, P.L.S. No. 19828

My biennial license renewal date is December 31, 2023

Subscribed and sworn to before me this 1st day of June 2023





Danielle Cavanary, Commission Number 805878 expires August 14, 2023.