

Prepared by: Kevin D. Olson, 1400 5th Street, Coralville, Iowa 52241 (319) 351-2277
Return to: City of West Branch, 110 Poplar Street, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

RESOLUTION 2023-135

**RESOLUTION APPROVING THE (AMENDED) FINAL PLAT OF HERITAGE HILL
SUBDIVISION, WEST BRANCH, IOWA.**

WHEREAS, the developer did file with the City Clerk of West Branch, an amended 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

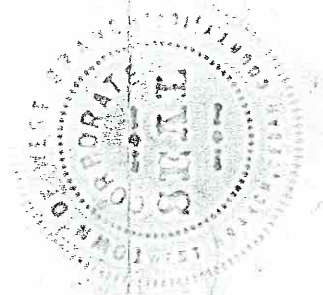
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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:

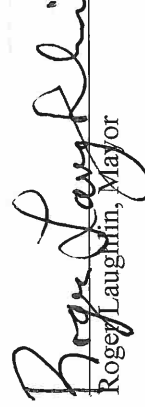
1. Advisory review committee of one planning and zoning member, mayor, engineer, building inspector, city attorney, and city administrator to advocate on behalf of planning and zoning commission and city council.
2. Developer's engineer is responsible for costs and resubmittal of a final plat in the 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.



* * * * *

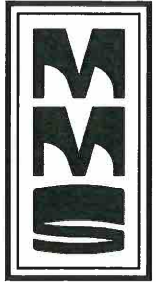
Passed and approved this 18th day of December, 2023.


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, City Clerk

FINAL PLAT HERITAGE HILL SUBDIVISION WEST BRANCH, CEDAR COUNTY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
8/28/2023	PER CITY REQUEST - LSS
10/02/2023	REMOVE AUDITORS PARCEL 10 - LSS
11/29/2023	PER DMV REVIEW - LSS
12/18/2023	REVISE PRIVATE STREET NAMES - LSS



LACEY STUTZMAN
Commission Number 822560
MY COMMISSION EXPIRES
DECEMBER 3, 2025

FINAL PLAT

A PORTION OF THE
SOUTHWEST QUARTER
OF SECTION 5, TOWNSHIP
79 NORTH, RANGE 4
WEST, OF THE FIFTH
PRINCIPAL MERIDIAN

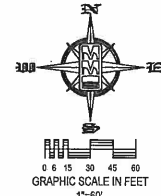
WEST BRANCH
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date:	08/04/22
Designed by:	DMW
Field Book No.:	1343, PG 39
Drawn by:	TAV
Scale:	1"=60'
Checked by:	RNN
Sheet No.:	1
Project No.:	11186-002

SUBDIVISION NAME
APPROVED BY
CEDAR COUNTY AUDITOR
DATE *3/26/2024* INITIAL *JS*

LOCATION: A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA	SUBDIVIDER: BBOC LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52778
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: JAMES D. HOUGHTON 218 STEVENS DRIVE IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
DATE OF SURVEY: 05-16-2022	PROPRIETOR OR OWNER: BBOC LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52778
DOCUMENT RETURN INFORMATION: ATTORNEY	PROPRIETOR OR OWNER: BBOC LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52778



LEGAL DESCRIPTION: A PORTION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A RETRACEMENT PLAT, RECORDED IN BOOK "K", AT PAGE 110, IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE NORTHWESTERLY 348.65 FEET, ALONG THE WEST LINE OF SAID RETRACEMENT PLAT AND ALONG AN ARC OF A 6527.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 348.61 FOOT CHORD BEARS N21°18'22"W, TO THE SOUTHEAST CORNER OF A PLAT OF SURVEY, RECORDED IN BOOK I, PAGE 257 IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE NORTHWESTERLY 422.95 FEET, ALONG THE EAST LINE OF SAID PLAT OF SURVEY AND ALONG AN ARC OF A 6527.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE CHORD BEARS N17°55'10"W, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST COLLEGE STREET; THENCE NORTHWESTERLY 6.85 FEET, ALONG THE WEST LINE OF AFOREMENTIONED RETRACEMENT PLAT AND ALONG AN ARC OF A 6527.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE CHORD BEARS N16°01'59"W, 6.85 FEET, TO THE NORTHWEST CORNER OF SAID RETRACEMENT SURVEY; THENCE N0°52'43"E, ALONG THE PERIMETER OF SAID RETRACEMENT SURVEY, A DISTANCE OF 102.72 FEET; THENCE S15°49'17"E, ALONG SAID PERIMETER, A DISTANCE OF 2.95 FEET; THENCE SOUTHEASTERLY 72.61 FEET, ALONG SAID PERIMETER, ALONG AN ARC OF A 6427.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 72.61 FOOT CHORD BEARS S16°08'42"E TO THE NORTHWEST CORNER OF LOT 1 OF TRACT 1 AS RECORDED IN BOOK "E", PAGE 117, IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE N7°30'27"E, ALONG THE NORTH LINE OF SAID LOT 1 OF TRACT 1, 197.36 FEET TO THE EAST LINE OF SAID LOT 1 OF TRACT 1; THENCE N0°53'39"W, ALONG THE EAST LINE OF A DEED DESCRIBED IN BOOK 293 AT PAGE 188, IN THE OFFICE OF THE CEDAR COUNTY RECORDER, A DISTANCE OF 20.39 FEET TO THE WESTERLY LINE OF BLOCK 13 OF ORIGINAL TOWN OF CAMERON, NOW WEST BRANCH, CEDAR COUNTY, IOWA; THENCE SOUTHEASTERLY 38.82 FEET, ALONG SAID WESTERLY LINE, AND AN ARC OF A 6227.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 38.82 FOOT CHORD BEARS S12°28'45"E TO THE NORTHWEST CORNER OF LOT 9 OF SAID BLOCK 13; THENCE N8°48'39"E, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 131.51 FEET TO THE EAST LINE OF SAID BLOCK 13 OF ORIGINAL TOWN OF CAMERON, NOW WEST BRANCH, CEDAR COUNTY, IOWA, ALSO THE EASTERLY LINE OF SAID RETRACEMENT PLAT AND ALSO BEING THE WESTERLY LINE OF 4TH STREET RIGHT OF WAY; THENCE S01°15'7"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 631.20 FEET TO THE NORTH LINE OF A WARRANTY DEED AS RECORDED IN BOOK 327, AT PAGE 322, IN THE OFFICE OF THE CEDAR COUNTY RECORDER; THENCE S89°01'49"W, ALONG SAID NORTH LINE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID WARRANTY DEED; THENCE S01°12'21"E, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID WARRANTY DEED, AND THE NORTH RIGHT OF WAY LINE OF EAST MAIN STREET; THENCE S89°01'49"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 135.88 FEET THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.46 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

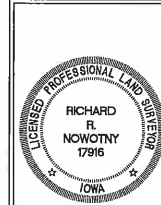
PLAT/PLAN APPROVED
by the
City of West Branch

Leslie Brock 3-18-24
City Clerk Date:

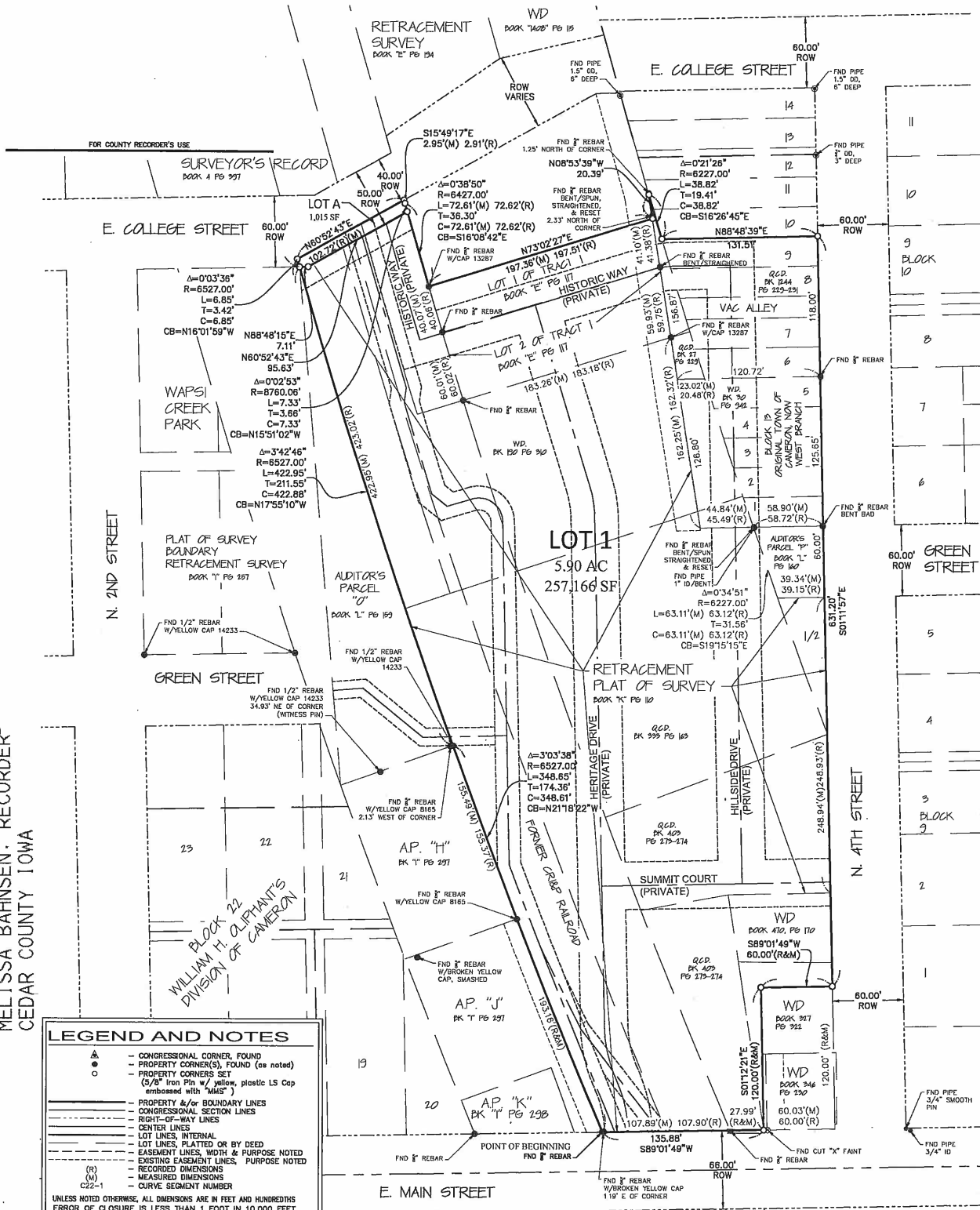
UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES:

<i>John Kelly</i> 1-2-24 ALLIANCE ENERGY	Date:
<i>David</i> 1/3/24 LIBERTY COMMUNICATIONS	Date:
<i>Michael</i> 12-28-23 MEDIACOM	Date:

Signed before me this 18th day of Dec, 2023
Notary Public, in and for the State of Iowa.



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 Professional Land Surveyor under the laws of the State of Iowa.
Richard R. Nowotny 12-18-2023
Richard R. Nowotny
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 2



LEGEND AND NOTES

- ▲ - CONGRESSIONAL CORNER, FOUND
- - PROPERTY CORNERS, FOUND (as noted)
- - PROPERTY CORNERS SET
- (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) - MEASURED DIMENSIONS
- (M) - CURVE SEGMENT NUMBER
- C22-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET

Book 1726 Page 275-292
Document 2024 758 Pages 18
Date 3/26/2024 Time 12:40:51PM
Rec Amt \$92.00
ONG
MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

BOOK 1726 PAGE 275

FINAL PLAT HERITAGE HILL SUBDIVISION WEST BRANCH, CEDAR COUNTY, IOWA



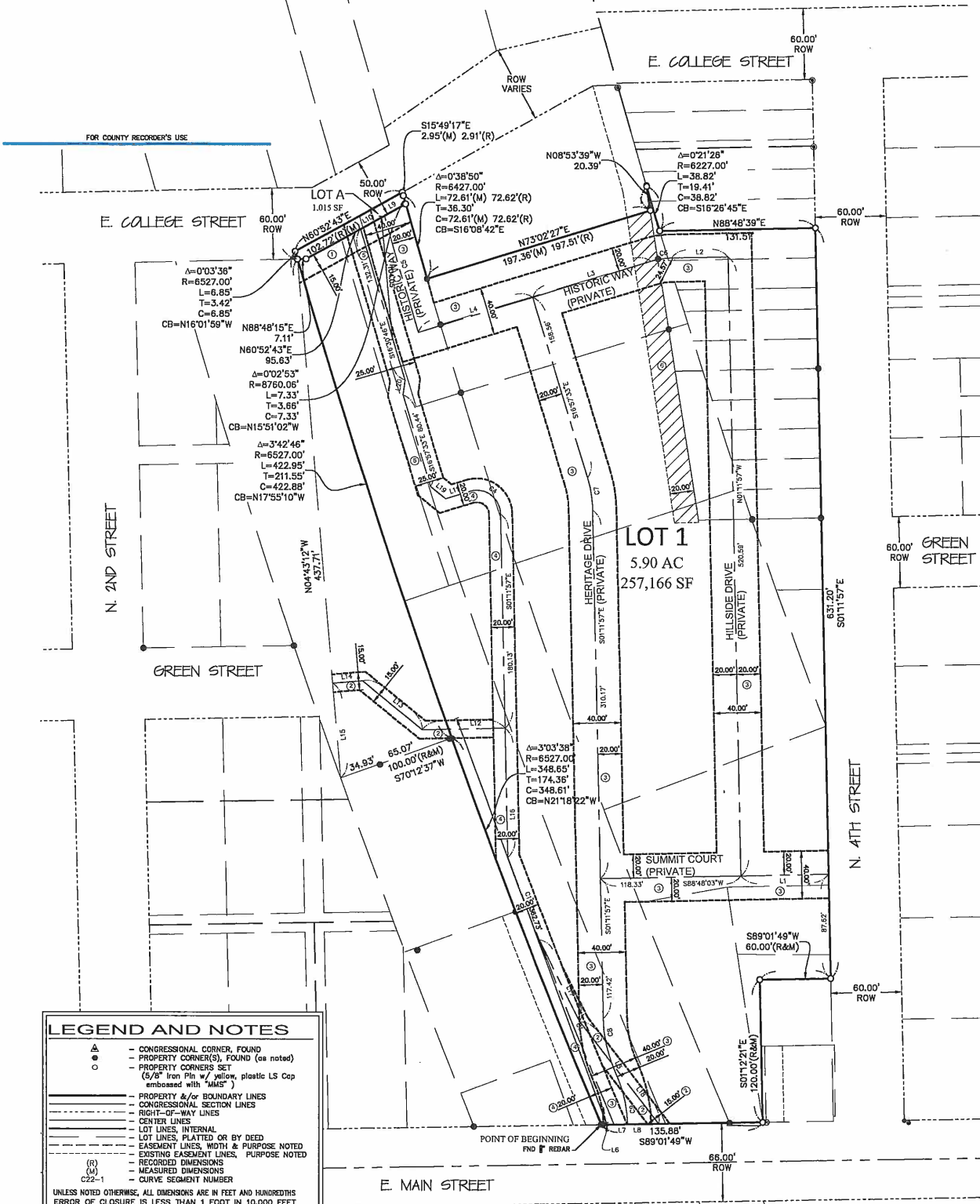
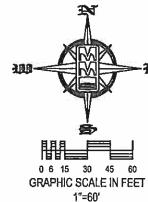
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

BOOK 1720 PAGE 2710

LOCATION: A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA	SUBDIVIDER: BICO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: JAMES D. HUGHTON 218 STEVENS DRIVE IOWA CITY, IOWA, 52240
DATE OF SURVEY: 05-16-2022	PROPRIETOR OR OWNER: BICO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776
DOCUMENT RETURN INFORMATION: ATTORNEY	PROPRIETOR OR OWNER: BICO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776



Line Table		Curve Table							
Line #	Direction	Length	Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
L1	S88°48'03"W	74.17'	C1	1°28'31"	83.80'	167.79'	6517.00'	167.79'	S22°08'03"E
L2	S88°48'03"W	47.82'	C4	105°45'38"	27.09'	37.84'	20.50'	32.69'	S54°04'45"E
L3	S73°02'27"W	104.14'	C5	0°54'22"	50.97'	101.95'	6447.00'	101.95'	S16°22'53"E
L4	S73°02'27"W	101.79'	C6	15°48'38"	8.72'	17.33'	63.00'	17.27'	N80°55'18"E
L5	N22°29'30"W	8.46'	C7	15°45'36"	13.84'	27.51'	100.00'	27.42'	N08°04'48"W
L6	S89°01'49"W	10.78'	C8	21°17'33"	21.24'	41.99'	113.00'	41.75'	S11°50'44"E
L7	N89°01'49"E	11.13'	C9	21°03'58"	21.01'	41.55'	113.00'	41.31'	N11°57'31"W
L8	N89°01'49"E	26.29'	C11	0°38'56"	36.90'	73.79'	6517.00'	73.79'	S21°04'20"E
L9	N60°52'43"E	20.54'							
L10	N60°52'43"E	23.02'							
L11	N73°02'27"E	21.34'							
L12	N88°48'03"E	70.63'							
L13	S51°03'26"E	65.12'							
L14	N85°16'48"E	24.91'							
L15	N4°43'12"W	79.98'							
L16	S11°15'57"E	108.79'							
L17	S28°26'59"E	77.08'							
L18	S37°41'59"E	108.43'							
L19	S51°31'47"E	16.53'							
L20	S82°02'14"W	12.40'							

**SUBDIVISION NAME
APPROVED BY
CEDAR COUNTY AUDITOR**

DATE 2/26/2024 INITIAL JH

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- PROPERTY &/or BOUNDARY LINES
- - - CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- - - CENTER LINES
- - - LOT LINES, INTERNAL
- - - LOT LINES, PLATTED OR BY DEED
- - - EASEMENT LINES, WIDTH & PURPOSE NOTED
- - - EXISTING EASEMENT LINES, PURPOSE NOTED
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- C22-1 CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS
ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 10,000 FEET

EASEMENT IDENTIFICATION TABLE

LABEL	DESCRIPTION
①	15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
②	15.00 FOOT PUBLIC WATERMAIN EASEMENT
③	40.00 FOOT PRIVATE ACCESS AND UTILITY EASEMENT
④	20.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT
⑤	25.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT
⑥	20.00 FOOT DRIVE EASEMENT RECORDED IN BK 21, PG 93 TO BE VACATED

NOTES:
1) BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE LIBRARY CALIBRATION, UTILIZING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM: NAD83(2011) (EPSG:CRS:8000). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) SEE PLAT BOOK K, PAGES 142, 143, & 144 FOR RIGHT OF WAY ACQUISITION PLATS ON E. COLLEGE STREET.
3) SEE SHEET 2 FOR EASEMENT INFORMATION

Date	Revision
8/28/2023	PER CITY REQUEST - LSS
10/20/2023	REMOVE AUDITORS PARCEL 'O' - LSS
11/29/2023	PER DMW REVIEW - LSS
12/18/2023	REVISE PRIVATE STREET NAMES - LSS

FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

WEST BRANCH
CEDAR COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 08/04/22

Designed by:	DMW	Field Book No:	1343, PG 39
Drawn by:	TAV	Scale:	1"=60'
Checked by:	RNN	Sheet No:	2
Project No:			