



Book 1735 Page 66-71

Document 2024 1463 Pages 6
Date 6/11/2024 Time 8:02:52AM
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MELISSA BAHNSEN, RECORDER
CEDAR COUNTY IOWA

Prepared by: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319)351-2277
Return to: City of West Branch, 110 N. Poplar Street, PO Box 218, West Branch, Iowa 52358

RESOLUTION 2024-39

RESOLUTION APPROVING THE DISPOSAL OF THE CITY'S INTEREST IN AUDITOR'S PARCEL "O" TO BBCO, LLC, SUBJECT TO RESERVATION OF WATER MAIN EASEMENT.

WHEREAS, as part of the Heritage Hill development, the developer, BBCO, LLC, will construct and maintain stormwater detention for the Project in Auditor's Parcel "O", as legally described in Book L at page 159, Plat Records of Cedar County, Iowa (the "Parcel"); and

WHEREAS, the City is the current owner of the Parcel which is of no use to the City and can be placed back on the tax rolls; and

WHEREAS, a public hearing has been held on the proposal to dispose of the Parcel to BBCO, LLC as required by law which was preceded by published notice of the same; and

WHEREAS, it is now necessary to dispose of said Parcel, subject to a reservation of a water main easement across said Parcel.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Cedar County, Iowa, that the disposal of all of the City's rights in the Parcel is hereby approved, subject to the reservation of a water main easement across the Parcel as shown on the attached Exhibit "A." Further, the Mayor and City Clerk are hereby directed to execute a Quit Claim Deed for said Parcel (with the appropriate easement reservation) that will be prepared by the City Attorney.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to record this Resolution, the public hearing notice and the Quit Claim Deed in the Office of the Cedar County Recorder.

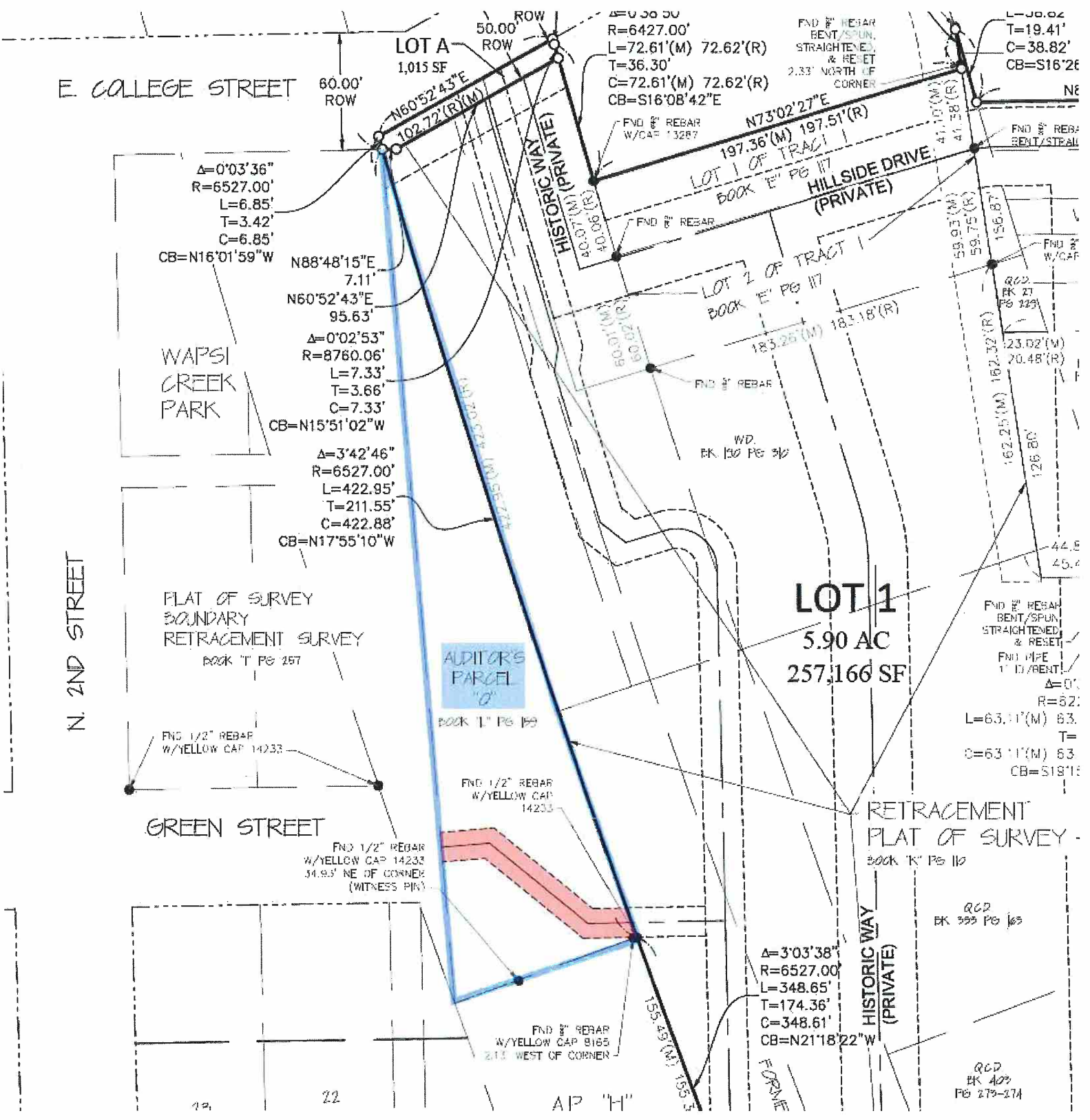
Passed and approved this 6th day of May, 2024.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

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E. COLLEGE STREET

N. 2ND STREET

WAPSI CREEK PARK

PLAT OF SURVEY
BOUNDARY
RETACEMENT SURVEY
BOOK "T" PG 257

GREEN STREET

ALDITOR'S
PARCEL
"D"
BOOK "I" PG 159

LOT 1
5.90 AC
257,166 SF

RETACEMENT
PLAT OF SURVEY
BOOK "K" PG 119

HISTORIC WAY
(PRIVATE)

AP "H"

Prepared by and return to: Kevin D. Olson, West Branch City Attorney, PO Box 5640, Coralville, Iowa 52241 (319-351-2277)
Send tax statements to: City of West Branch, Iowa, 110 N. Poplar, West Branch, Iowa 52358

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, the **City of West Branch, Iowa**, does hereby Quit Claim to **BBCO, LLC**, an Iowa limited liability company, all its right, title, interest, estate, claim and demand in the following described real estate in Cedar County, Iowa:

Auditor's Parcel "O" as legally described in Book L, Page 159, Plat Records of Cedar County, Iowa, subject to the reservation of that water main easement as shown on Exhibit "A" attached hereto.

This deed is exempt according to Iowa Code 428A.2(21).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/7/2024

By: Roger Laughlin
Roger Laughlin, Mayor

By: Leslie Brick
Leslie Brick, City Clerk

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STATE OF IOWA)
) SS
COUNTY OF CEDAR)

This instrument was acknowledged before me on this 7 day of June, 2024, by Roger Laughlin and Leslie Brick, as Mayor and City Clerk respectively of the City of West Branch, Iowa.



Notary Public



STATE OF IOWA, CEDAR COUNTY, ss:

I, Stuart S. Clark, publisher of the West Branch Times, a weekly newspaper of general circulation, published in said county, being duly sworn do declare and say that a notice, of which one hereto attached is a copy, was published in the said

West Branch Times once

To wit on 4-25-24

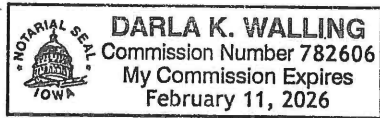
Stuart S. Clark

Subscribed and sworn to before me this 29

Day of April, A.D. 2024

Darla K. Walling
Notary Public in and for Cedar County, Iowa

Printer's fee \$ 18.54



Legal Notice
 NOTICE OF PUBLIC HEARING
 NOTICE OF PUBLIC HEARING ON
 PROPOSAL TO DISPOSE OF AN
 INTEREST IN REAL PROPERTY
 GENERALLY REFERRED TO AS
 AUDITOR'S PARCEL "O", WEST
 BRANCH, IOWA.
 YOU ARE HEREBY
 NOTIFIED that a public hearing will be
 held by the City Council of the City of West
 Branch in the Council Chambers in the
 City Office at 110 N. Poplar Street, at 7:00
 o'clock P.M., on Monday, May 6, 2024. Said
 public hearing shall be to consider disposing
 of Auditor's Parcel "O", as legally described
 in Book L at Page 159, Plat Records of
 Cedar County, Iowa, to BBCO, LLC, subject
 to reservation of an easement.
 BE FURTHER ADVISED that
 all interested persons are invited to attend
 and be heard on the proposal to dispose
 of the City's interest in the aforementioned
 property. Further information on this matter
 may be obtained by contacting the West
 Branch City Clerk.
 /s/ Leslie Brick, City Clerk,
 by Direction of the City Council
 WBT 17

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NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING ON PROPOSAL TO DISPOSE OF AN INTEREST IN
REAL PROPERTY GENERALLY REFERRED TO AS AUDITOR'S PARCEL "O",
WEST BRANCH, IOWA.**

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the City Council of the City of West Branch in the Council Chambers in the City Office at 110 N. Poplar Street, at 7:00 o'clock P.M., on Monday, May 6, 2024. Said public hearing shall be to consider disposing of Auditor's Parcel "O", as legally described in Book L at Page 159, Plat Records of Cedar County, Iowa, to BBCO, LLC, subject to reservation of an easement.

BE FURTHER ADVISED that all interested persons are invited to attend and be heard on the proposal to dispose of the City's interest in the aforementioned Property. Further information on this matter may be obtained by contacting the West Branch City Clerk.

/s/Leslie Brick, City Clerk,
by Direction of the City Council