

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

**RESOLUTION 2024-107**

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

WHEREAS, the developer did file with the City Clerk of West Branch, a revised 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

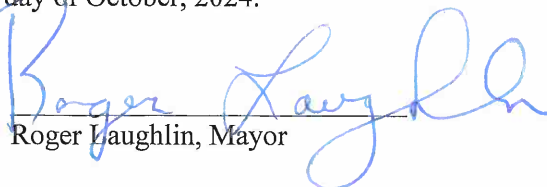
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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.

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 7<sup>th</sup> day of October, 2024.

  
Roger Laughlin, Mayor

ATTEST:

  
Leslie Brick, City Clerk

Exhibit A

# FINAL PLAT

A RESUBDIVISION OF LOT 1 OF HERITAGE HILL SUBDIVISION  
**HERITAGE HILL SUBDIVISION - PART TWO**  
SHEET 1 OF 2  
WEST BRANCH, CEDAR COUNTY, IOWA  
DESCRIPTION - HERITAGE HILL SUBDIVISION - PART TWO

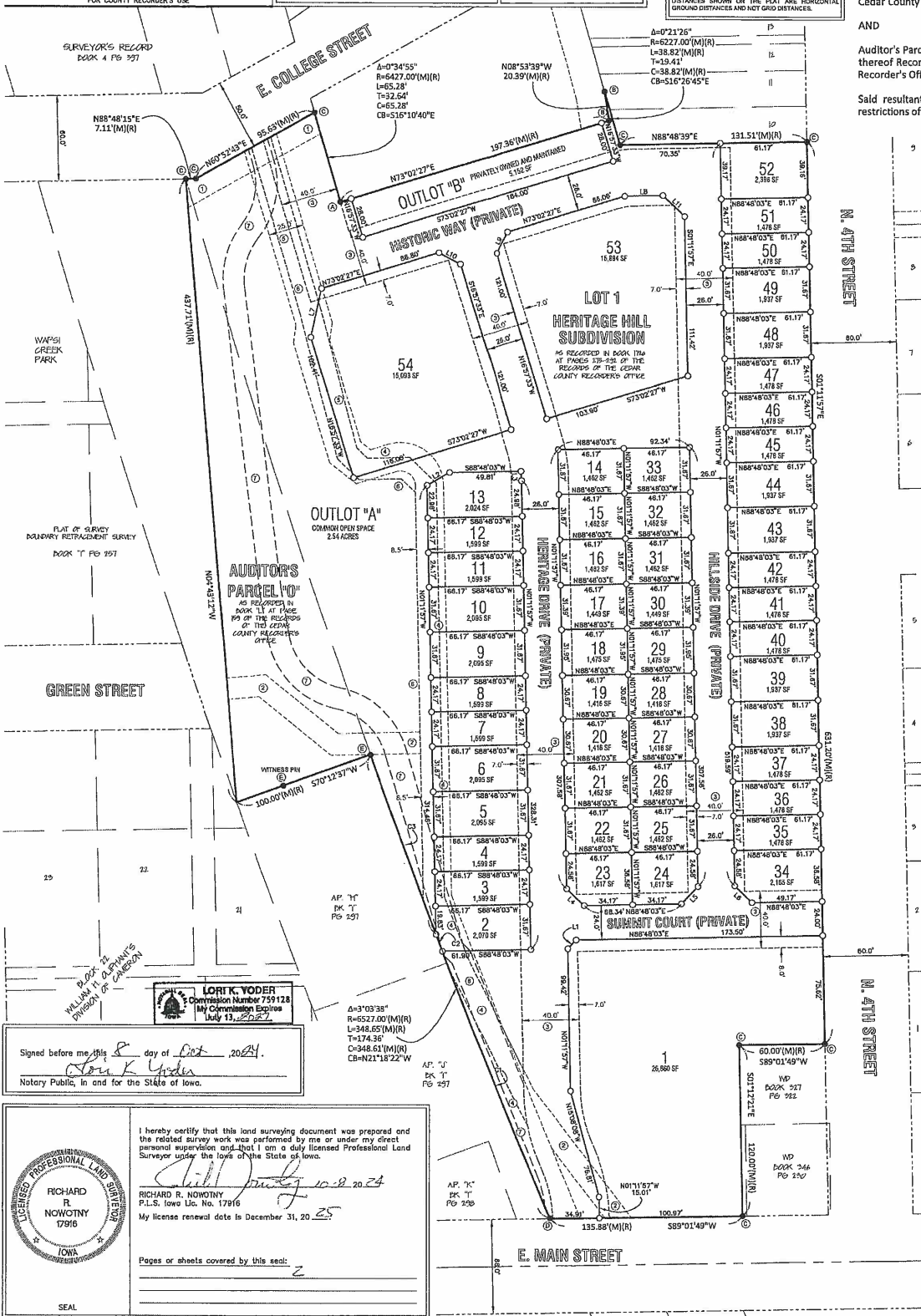
LOCATION: LOT 1 OF HERITAGE HILL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA	SUBDIVIDER: BBOC LLC 32 HAMMERSBIRD LANE IOWA CITY, IOWA 52246-8258
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS 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
DATE OF SURVEY: 05-18-2022	PROPRIETOR OR OWNER: BBOC LLC 32 HAMMERSBIRD LANE IOWA CITY, IOWA 52246-8258
FOR COUNTY RECORDER'S USE	DOCUMENT RETURN INFORMATION: ATTORNEY

NOTES:  
1) BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, HARNY CALIBRATION UTILIZING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM MAGNETIC DEVIATION. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

Lot 1 of Heritage Hill Subdivision to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1726 at Pages 275-292 of the Records of the Cedar County Recorder's Office.

AND  
Auditor's Parcel "O" located in West Branch, Iowa, in accordance with the Plat thereof Recorded in Book "L" at Page 159 of the Records of the Cedar County Recorder's Office.

Said resultant tract contains 5.90 Acres, and is subject to easements and restrictions of record.



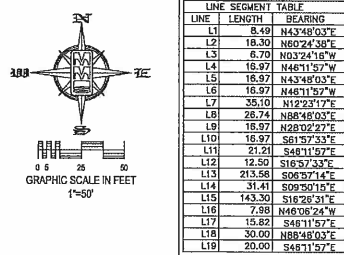
### LEGEND AND NOTES

- ▲ - CONGRESSIONAL CORNER, FOUND
- - PROPERTY CORNER(S), FOUND (as noted)
- - PROPERTY CORNER 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
- (M) - RECORDED DIMENSIONS
- (D) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

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

### CURVE SEGMENT TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	146°17'	6527.00'	201.79'	100.80'	201.78'	N41°57'03"W
C2	076°38'	6527.00'	12.58'	6.29'	12.58'	N21°00'35"W
C3	170°43'	6527.00'	134.27'	67.14'	134.27'	N20°21'55"W
C4	85°11'02"	54.00'	52.01'	28.22'	50.03'	N10°28'00"E
C5	45°11'02"	54.00'	42.58'	22.47'	41.49'	S15°31'17"W
C6	68°24'21"	54.00'	64.47'	36.70'	60.71'	S44°02'28"E
C7	62°3'56"	54.00'	58.81'	32.70'	55.95'	N47°02'39"W
C8	203°7'28"	85.89'	35.08'	17.24'	36.88'	N11°58'10"W
C9	67°24'36"	6519.50'	46.84'	23.32'	46.84'	S20°28'56"E



### EASEMENT IDENTIFICATION TABLE

LABEL	DESCRIPTION
①	EXISTING 600 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
②	EXISTING 600 FOOT PUBLIC WATERMAIN EASEMENT
③	EXISTING 4000 FOOT PRIVATE ACCESS AND UTILITY EASEMENT
④	EXISTING 1000 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT (TO BE RELEASED)
⑤	EXISTING 2800 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT (TO BE RELEASED)
⑥	15.00 FOOT WATERMAIN EASEMENT
⑦	15.00 FOOT PUBLIC TRAIL EASEMENT

SEE SHEET 2 OF 2 FOR EASEMENT DIMENSIONS

### PROPERTY MONUMENTATION TABLE

LABEL	DESCRIPTION
Ⓐ	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 13287
Ⓑ	FOUND 5/8" REBAR W/ LS CAP
Ⓒ	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916
Ⓓ	FOUND 5/8" REBAR W/ ALLEGIABLE YELLOW PLASTIC LS CAP
Ⓔ	FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 14233

PLAT/PLAN APPROVED by the City of West Branch

Mayor: \_\_\_\_\_ Date: \_\_\_\_\_

City Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

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

ALLIANT ENERGY: \_\_\_\_\_ 10/12/24 Date: \_\_\_\_\_

LIBERTY COMMUNICATIONS: \_\_\_\_\_ 10/9/24 Date: \_\_\_\_\_

MEDIA.COM: \_\_\_\_\_ 10-11-24 Date: \_\_\_\_\_

Signed before me this 8 day of Oct, 2024.  
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**  
P.L.S., Iowa Lic. No. 17916  
My license renewal date is December 31, 2025

Pages or sheets covered by this seal: 2

DESIGNED BY: JDM  
CHECKED BY: RBN  
PROJECT NO: IOWA CITY 11188-004

DATE: 05-01-2024

WEST BRANCH CEDAR COUNTY IOWA

FINAL PLAT

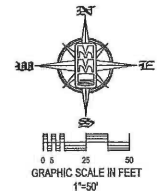
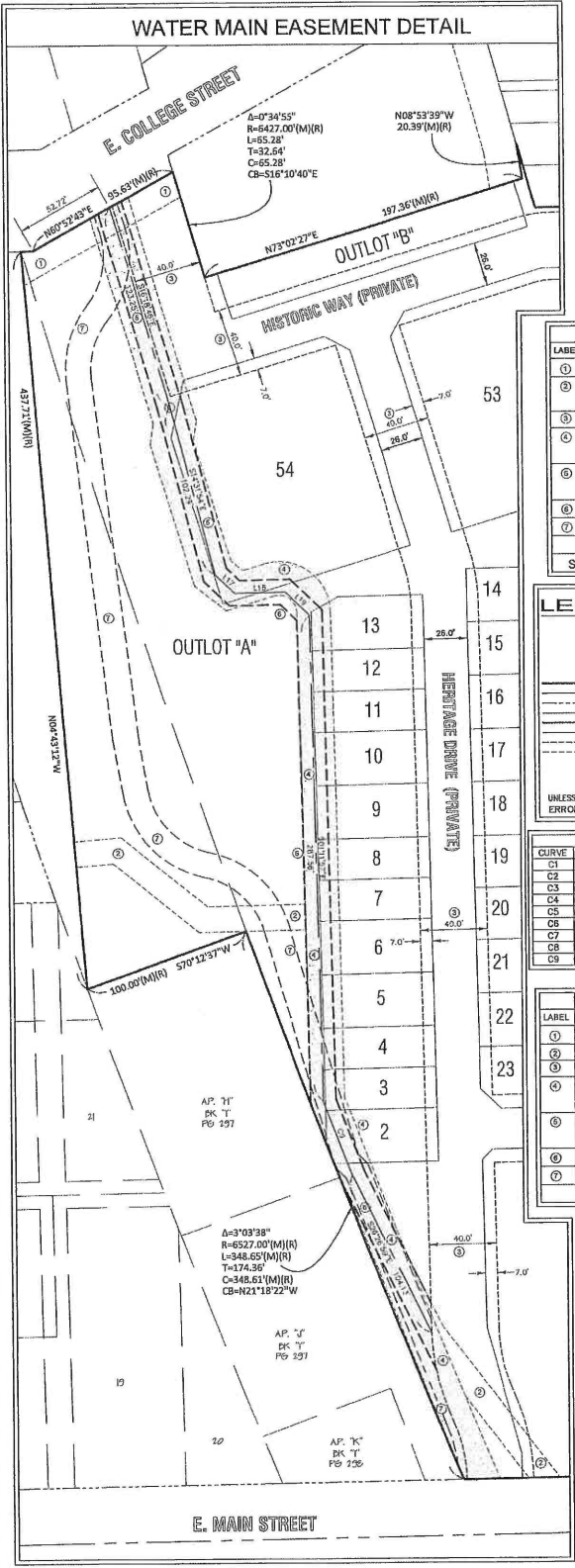
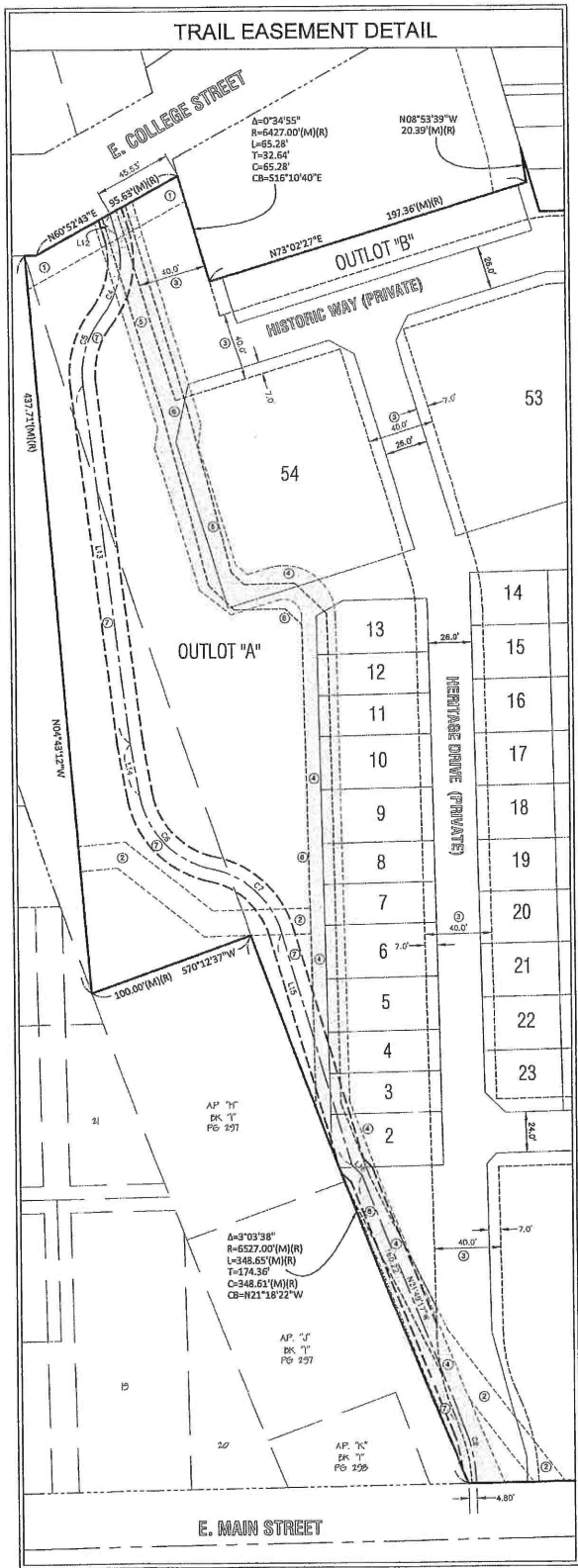
HERITAGE HILL SUBDIVISION - PART TWO

ENVIRONMENTAL SPECIALISTS  
LANDSCAPE ARCHITECTS  
1917 S. GILBERT ST  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.dmsconsultants.net

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
ENVIRONMENTAL SPECIALISTS  
LANDSCAPE ARCHITECTS

# FINAL PLAT

A RESUBDIVISION OF LOT 1 OF HERITAGE HILL SUBDIVISION  
**HERITAGE HILL SUBDIVISION - PART TWO**  
 SHEET 2 OF 2  
 WEST BRANCH, CEDAR COUNTY, IOWA



EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT (TO BE RELEASED)
②	EXISTING 15.00 FOOT PUBLIC WATERMAIN EASEMENT (TO BE RELEASED)
③	EXISTING 40.00 FOOT PRIVATE ACCESS AND UTILITY EASEMENT
④	EXISTING 10.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT (TO BE RELEASED)
⑤	EXISTING 15.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT (TO BE RELEASED)
⑥	15.00 FOOT WATERMAIN EASEMENT
⑦	15.00 FOOT PUBLIC TRAIL EASEMENT

SEE SHEET 2 OF 2 FOR EASEMENT DIMENSIONS

LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
●	PROPERTY CORNER(S), FOUND (as noted)
○	PROPERTY CORNERS SET (3/8" Iron Pin w/ yellow plastic LS Cap embossed with "MSS")
---	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
---	RECORDED DIMENSIONS
(R)	MEASURED DIMENSIONS
(M)	MEASURED DIMENSIONS
C52-1	CURVE SEGMENT NUMBER

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

CURVE SEGMENT TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	146.17'	6527.00'	201.78'	100.90'	201.78'	N21.57.03"W
C2	0.00'	6527.00'	12.98'	6.29'	12.98'	N91.00.35"W
C3	110.43'	6527.00'	134.27'	67.14'	134.27'	N20.21.55"W
C4	55.11'	54.00'	52.01'	28.22'	50.03'	N10.38.07"E
C5	45.11.02'	54.00'	42.98'	22.47'	41.49'	S15.38.17"W
C6	62.24.21'	54.00'	64.67'	36.70'	60.71'	S44.02.28"E
C7	62.23.56'	54.00'	58.81'	32.70'	55.85'	N47.02.39"W
C8	20.57.29'	65.89'	35.08'	17.74'	34.88'	N11.58.10"W
C9	0.24.36'	6519.50'	48.64'	23.32'	48.64'	S20.55.55"E

EASEMENT IDENTIFICATION TABLE	
LABEL	DESCRIPTION
①	EXISTING 15.00 FOOT PUBLIC UTILITY AND WATERMAIN EASEMENT
②	EXISTING 15.00 FOOT PUBLIC WATERMAIN EASEMENT
③	EXISTING 40.00 FOOT PRIVATE ACCESS AND UTILITY EASEMENT
④	EXISTING 10.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT (TO BE RELEASED)
⑤	EXISTING 15.00 FOOT PUBLIC TRAIL AND WATERMAIN EASEMENT (TO BE RELEASED)
⑥	15.00 FOOT WATERMAIN EASEMENT
⑦	15.00 FOOT PUBLIC TRAIL EASEMENT

LINE SEGMENT TABLE		
LINE	LENGTH	BEARING
L1	8.49'	N43.48.03"E
L2	16.30'	N60.24.38"E
L3	6.70'	N63.24.15"W
L4	16.67'	N46.11.52"W
L5	16.67'	N43.48.03"E
L6	16.67'	N46.11.57"W
L7	35.10'	N12.23.17"E
L8	26.74'	N89.48.03"E
L9	16.97'	N28.02.27"E
L10	16.97'	S91.57.33"E
L11	21.01'	S46.11.57"E
L12	12.50'	S16.57.33"E
L13	213.58'	S06.57.14"E
L14	31.41'	S09.50.18"E
L15	143.30'	S12.28.31"E
L16	7.98'	N46.08.24"W
L17	15.82'	S46.11.57"E
L18	30.00'	N88.48.03"E
L19	30.00'	S46.11.57"E

**MMS CONSULTANTS, INC.**  
 05-01-2024  
 1343  
 1"=50'  
 2

WEST BRANCH  
 CEDAR COUNTY  
 IOWA

FINAL PLAT  
 HERITAGE HILL  
 SUBDIVISION -  
 PART TWO

DATE: 05-01-2024  
 REVISION: R1  
 DRAWN BY: RLM  
 CHECKED BY: REN  
 PROJECT NO.: 11186-004

CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 ENVIRONMENTAL SPECIALISTS

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