

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, PO Box 218, West Branch, Iowa 52358 (319) 643-5888

**RESOLUTION 2023-116**

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

**WHEREAS**, the developer did file with the City Clerk of West Branch, a final plat for The Meadows Subdivision, Part Three, 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 The Meadows Subdivision, Part Three, 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 20<sup>th</sup> day of November, 2023.

Roger Laughlin, Mayor

ATTEST:

Leslie Brick, City Clerk

BOOK 1754 PAGE 242



Book 1754 Page 236-244

Document 2024 2999 Pages 9  
Date 11/19/2024 Time 2:16:44PM  
Rec Amt \$47.00

*WNG*

MELISSA BAHNSEN, RECORDER  
CEDAR COUNTY IOWA

# FINAL PLAT THE MEADOWS SUBDIVISION - PART THREE WEST BRANCH, CEDAR COUNTY, IOWA

SHEET 1 OF 2

FOR COUNTY RECORDER'S USE

|  |  |
|--|--|
| LOCATION:<br>LOT 1 OF PARCEL "G", LOCATED IN THE<br>SOUTHWEST FRACTIONAL QUARTER OF THE<br>SOUTHWEST FRACTIONAL QUARTER OF SECTION<br>6, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE<br>FIFTH PRINCIPAL MERIDIAN, WEST BRANCH,<br>CEDAR COUNTY, IOWA | SUBDIVIDER:<br>ADVANTAGE DEVELOPMENT INC<br>2881 INDEPENDENCE ROAD<br>IOWA CITY, IOWA 52240          |
| LAND SURVEYOR:<br>RICHARD R. NOWOTNY P.L.S.<br>MMS CONSULTANTS INC.<br>1917 SOUTH GILBERT STREET<br>IOWA CITY, IOWA, 52240<br>PHONE: 319-351-8282  | SUBDIVIDER'S ATTORNEY:<br>KIRSTEN H. FREY<br>327 2ND STREET, SUITE 300<br>CORALVILLE, IOWA 52241     |
| DATE OF SURVEY:<br>03-23-2023  | PROPRIETOR OR OWNER:<br>ADVANTAGE DEVELOPMENT INC<br>2881 INDEPENDENCE ROAD<br>IOWA CITY, IOWA 52240 |
|  | DOCUMENT RETURN INFORMATION:<br>ATTORNEY   |

| EASEMENT IDENTIFICATION TABLE |   |
|-------------------------------|---|
| LABEL                         | DESCRIPTION   |
| ①                             | 15.00 FOOT PUBLIC UTILITY EASEMENT                            |
| ②                             | 20.00 FOOT PUBLIC UTILITY EASEMENT                            |
| ③                             | 20.00 FOOT PUBLIC UTILITY, STORM SEWER, AND DRAINAGE EASEMENT |
| ④                             | 20.00 FOOT SANITARY SEWER EASEMENT (CENTERED)                 |
| ⑤                             | 25.00 FOOT STORM SEWER AND DRAINAGE EASEMENT                  |
| ⑥                             | 20.00 FOOT WIDE STORM SEWER AND DRAINAGE EASEMENT (CENTERED)  |
| ⑦                             | STORM SEWER AND DRAINAGE EASEMENT                             |

|                                       |                           |
|---------------------------------------|---------------------------|
| <b>SUBMISSION NAME</b><br>APPROVED BY | <i>Richard R. Nowotny</i> |
| <b>CEDAR COUNTY AUDITOR</b>           | <i>Richard R. Nowotny</i> |
| <b>DATE</b>                           | <i>11/18/24</i>           |
| <b>INITIALS</b>                       | <i>RR</i>                 |

## LEGEND AND NOTES

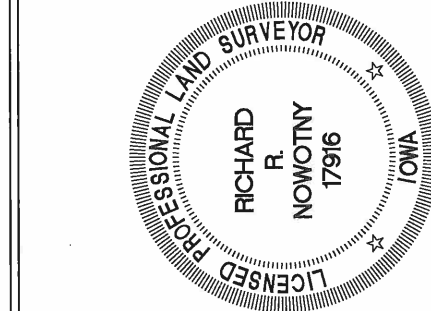
- ▲ CONGRESSIONAL CORNER, FOUND
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- - - RIGHT-OF-WAY LINES
- ==== CENTER LINES
- ==== LOT LINES, INTERNAL
- ==== LOT LINES, 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

## DESCRIPTION - THE MEADOWS SUBDIVISION - PART THREE

LOT 1 OF PARCEL "G", LOCATED IN THE FRACTIONAL SOUTHWEST QUARTER OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK L AT PAGE 171 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE. SAID LOT 1 OF PARCEL "G" CONTAINS 10.63 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

|   |                          |
|---|--------------------------|
| PLAT/PLAN APPROVED<br>by the<br>City of West Branch   | Date:<br><i>11-7-24</i>  |
| <i>Roger Lang</i><br>Mayor  | Date:<br><i>11/7/24</i>  |
| <i>Debbie Bruch</i><br>City Clerk   | Date:<br><i>11/11/24</i> |
| UTILITY EASEMENTS, AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES: | Date:<br><i>10/30/24</i> |
| <i>John Long</i><br>ALLIANT ENERGY  | Date:<br><i>11/10/24</i> |
| <i>Ben Pfeiffer</i><br>LIBERTY COMMUNICATIONS   | Date:<br><i>11/01/24</i> |
| <i>Debbie Bruch</i><br>MEDIACOM   |                          |
| <i>Jeffrey N. Bunneyer</i><br>LINN COUNTY REC   |                          |



SEAL

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*  
RICHARD R. NOWOTNY  
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20 25.

Pages or sheets covered by this seal: 2



Signed before me this 31 day of Oct, 20 24.

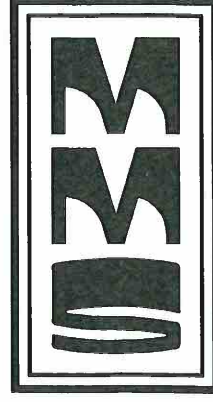
*Lori K. Yoder*  
Notary Public, in and for the State of Iowa.

## FINAL PLAT THE MEADOWS SUBDIVISION PART THREE

WEST BRANCH  
CEDAR COUNTY  
IOWA

MMS CONSULTANTS, INC.

|              |                |         |
|--------------|----------------|---------|
| Date:        | 07-31-2023     |         |
| Designed by: | Field Book No: |         |
| RLA          | 1354           |         |
| Drawn by:    | Scale:         | 1"=100' |
| RLW          |                |         |
| Checked by:  | Sheet No:      | 1       |
| RRN          |                |         |
| Project No:  |                |         |
| IC 6992-395  | of:            | 2       |



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

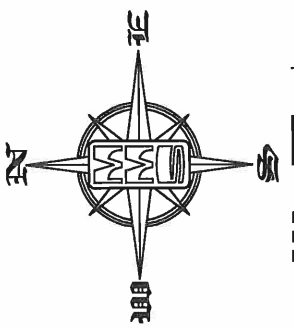
www.mmsconsultants.net

| Date     | Revision              |
|----------|-----------------------|
| 08-01-23 | PER RRN REVIEW - RLW  |
| 12-05-23 | ADD LINN CO REC - LSS |

BOOK 1754 PAGE 236

# FINAL PLAT THE MEADOWS SUBDIVISION - PART THREE WEST BRANCH, CEDAR COUNTY, IOWA

SHEET 2 OF 2



FOR COUNTY RECORDER'S USE

| FOUND PROPERTY MONUMENTATION TABLE |   |
|------------------------------------|---|
| LABEL                              | DESCRIPTION                                     |
| (A)                                | FOUND 1"Ø PIPE W/ LS CAP 19828                  |
| (B)                                | FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916 |

**SUBDIVISION NAME  
APPROVED BY  
CEDAR COUNTY AUDITOR**  
DATE 11/16/2024 | INITIAL JA

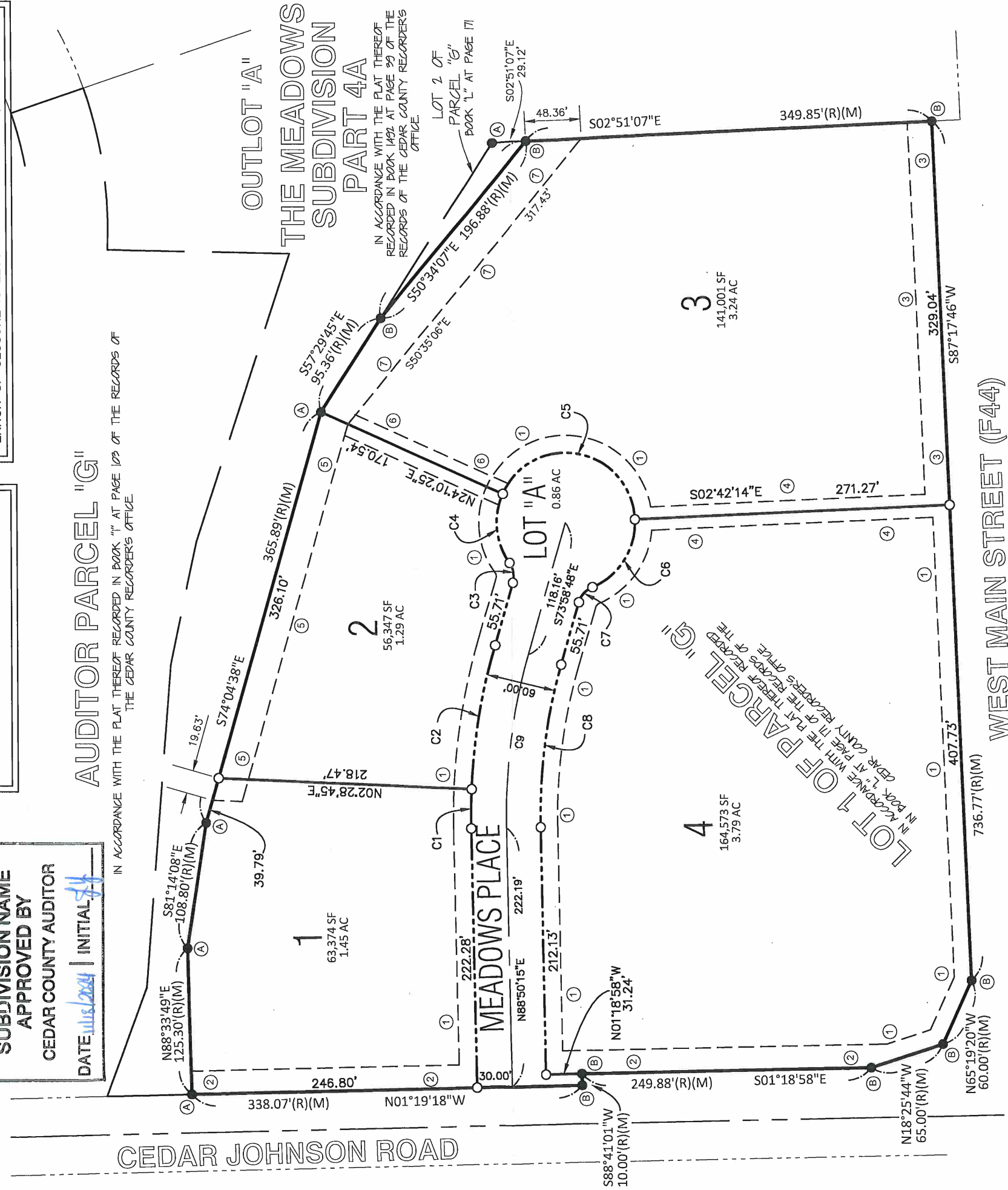
LOT "A" CONTAINS 0.86 ACRE, AND IS TO BE DEDICATED TO THE CITY OF WEST BRANCH FOR PUBLIC RIGHT-OF-WAY FOR MEADOWS PLACE

### 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
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- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- (R) CURVE SEGMENT NUMBER
- (M)
- C22-1

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

**AUDITOR PARCEL "G"**  
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK "I" AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE



### CURVE SEGMENT TABLE

| CURVE | DELTA      | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     |
|-------|------------|---------|---------|---------|---------|-------------|
| C1    | 3°38'30"   | 530.00' | 33.69'  | 16.85'  | 33.68'  | S89°20'30"E |
| C2    | 13°32'27"  | 530.00' | 125.26' | 62.92'  | 124.96' | S80°45'02"E |
| C3    | 51°19'04"  | 20.00'  | 17.91'  | 9.61'   | 17.32'  | S80°21'40"W |
| C4    | 59°28'18"  | 60.00'  | 62.28'  | 34.27'  | 59.52'  | S84°26'16"W |
| C5    | 153°07'20" | 60.00'  | 160.35' | 251.10' | 116.71' | S10°44'05"W |
| C6    | 70°02'30"  | 60.00'  | 73.35'  | 42.04'  | 68.86'  | N57°40'59"W |
| C7    | 51°19'04"  | 20.00'  | 17.91'  | 9.61'   | 17.32'  | N48°19'16"W |
| C8    | 17°10'57"  | 470.00' | 140.95' | 71.01'  | 140.42' | N82°34'17"W |
| C9    | 17°10'57"  | 500.00' | 149.95' | 75.54'  | 149.38' | S82°34'17"E |

| Date     | Revision              |
|----------|-----------------------|
| 08-01-23 | PER RRN REVIEW - RLW  |
| 12-05-23 | ADD LINN CO REC - LSS |

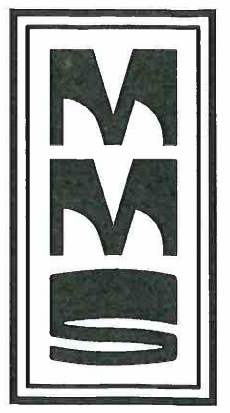
FINAL PLAT  
THE MEADOWS  
SUBDIVISION  
PART THREE

WEST BRANCH  
CEDAR COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date: **07-31-2023**

|              |                |
|--------------|----------------|
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| RLA          | 1354           |
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| RRN          | 2              |
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