

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 2024-131

**RESOLUTION APPROVING THE FINAL PLAT OF BEDROCK INDUSTRIAL, PART 1,
WEST BRANCH, IOWA.**

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for Bedrock Industrial, Part 1, West Branch, Iowa; and

WHEREAS, the legal description for said Subdivision is as follows:

Lot 1 of Procter & Gamble Second Addition, as recorded in Plat Book 812, Page 207 of the Cedar County Recorder's Office, in the Northwest Quarter (NW ¼) of Section 17, Township 79 North, Range 4 West of the 5th P.M., in the City of West Branch, Iowa; 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

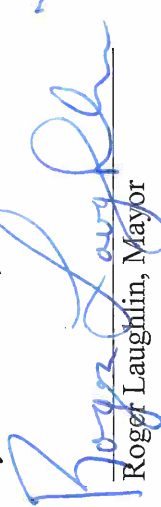
WHEREAS, recommendations from both said Commission and City Staff have been made; and

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 Bedrock Industrial, Part 1, 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 2nd day of December, 2024.


Roger Laughlin, Mayor

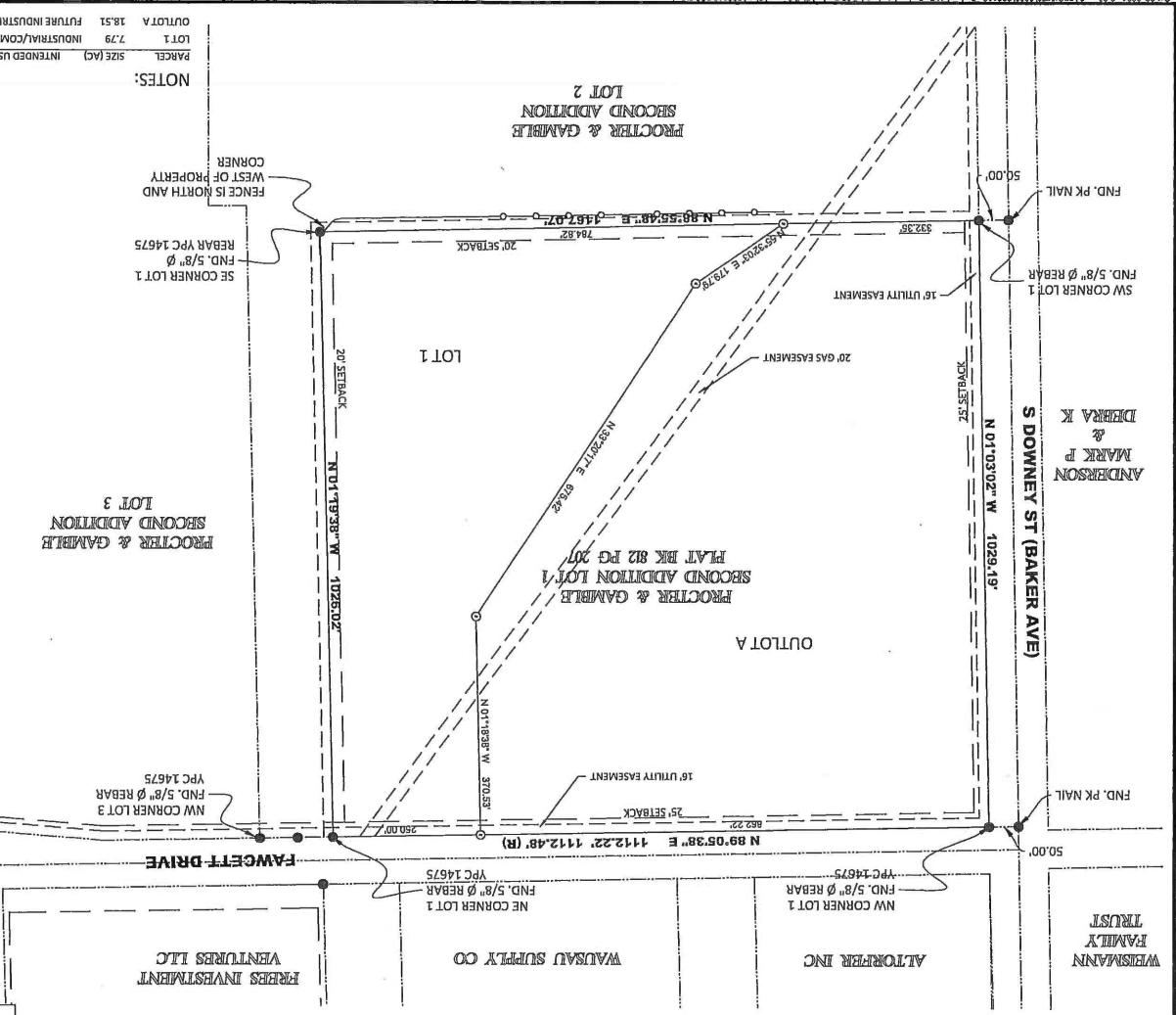
ATTEST:


Leslie Brick, City Clerk

BEDROCK INDUSTRIAL - PART 1

FINAL PLAT

A RESUBDIVISION OF PROCTER & GAMBLE SECOND ADDITION, LOT 1 IN THE NW ¼ OF SEC. 17-T79N-R4W IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA



LEGAL DESCRIPTION

BEDROCK INDUSTRIAL - PART 1 BEING LOT 1 OF PROCTER & GAMBLE SECOND ADDITION IN THE NORTHWEST QUARTER (NW ¼) OF SECTION 17, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA.

RECORDED'S INDEX	COUNTY: CEDAR	SECTION: 17
	QUARTER SECTION: NW	CITY: WEST BRANCH
	SUBDIVISION: BEDROCK INDUSTRIAL - PART 1	LOT(S)/BLOCK: 1
	PARCEL ID #: 0500-13-17-100-001-0	PROPOSED BY: BEDROCK LLC
	REQUESTED BY: ANDY ROCKENSTEIN	AXIOM CONSULTANTS, LLC, 300 S. CLINTON ST., UNIT 200, IOWA CITY, IA 52240 - PH# 319.519.2230

PLAT PREPARED BY: OWEN/SUBDIVIDER: BEDROCK LLC
 300 S. CLINTON STREET, UNIT 200
 IOWA CITY, IA 52240

SUBDIVIDER'S ATTORNEY: KIMBERLY M. KEMMER
 920 S. DURABLE STREET
 IOWA CITY, IA 52240

APPROVED BY:

CITY OF WEST BRANCH:

BR: _____ DATE: _____

AFFEST: _____ DATE: _____

CITY PLANNING & ZONING COMMISSION: _____ DATE: _____

UTILITY APPROVALS: _____ DATE: _____

ALIANT ENERGY: _____ DATE: _____

UTILITY COMMUNICATIONS: _____ DATE: _____

MEDICOM IOWA CITY: _____ DATE: _____

LEGEND	
SECTION CORNERS-LABELLED	▽
SET 3/4" Ø PIPE OPC #1928	○
SET CUTX	x
SET PK/MAG NAIL	◇
SET #####	□
FOUND-AS LABELLED	●
ORANGE PLASTIC CAP	○
YELLOW PLASTIC CAP	○
RED PLASTIC CAP	○
PROPOSED BOUNDARY	---
EXISTING PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
SECTION LINE	---
EXISTING FENCE	-x-x-
EXISTING SETBACK	---
PROPOSED SETBACK	---
PREVIOUSLY RECORDED AS	(R)

SURVEY NOTES:

- BASES OF BEARING IS MEASUREMENTS IN THE IOWA PUBLIC CORNER SYSTEM.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS.
- ERROR OF CLOSURE IS LESS THAN 1 IN 10,000.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE SURVEY WAS CONDUCTED 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 N. GEATER, P.L.S., P.E.
 LICENSE NUMBER 19928
 DATE 10-09-2024

NOTES:

PARCEL SIZE (AC): INTENDED USE

LOT 1 7.79 INDUSTRIAL/COMMERCIAL DEVELOPMENT

OUTLOT A 18.51 FUTURE INDUSTRIAL/COMMERCIAL DEVELOPMENT

1 OF 1

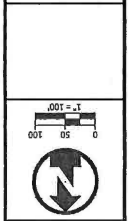
SHEET MAKE	
PROJECT NO.	28-0118
CHECKED BY	BS
DRAWN BY	LD
DATE	
DESCRIPTION	
DATE	

BEDROCK INDUSTRIAL

PART 1

WEST BRANCH, CEDAR COUNTY, IOWA

BEDROCK LLC



AXIOM

CONSULTANTS

WWW.AXIOMCONSULTANTS.COM | 519.519.5230