

**RESOLUTION 2024-132**

**A RESOLUTION WAIVING THE RIGHT TO A FORMAL REVIEW OF AN EXTRA-TERRITORIAL JURISDICTION SUBDIVISION WITHIN TWO MILES OF THE CORPORATE LIMITS OF WEST BRANCH – SLACH-VIKEL SUBDIVISION.**

**WHEREAS**, A Plat located on the premises described as: SLACH VIKEL SUBDIVISION, a portion of the SE ¼ of the SE ¼ of SEC. 13-T79N-R5W of the 5<sup>th</sup> P.M., JOHNSON COUNTY, IOWA; and

**WHEREAS**, the intent of this application for a Residential Subdivision is to request the property to be rezoned from A- Agriculture to R- Residential and waiving the right to review the preliminary and final plat; and

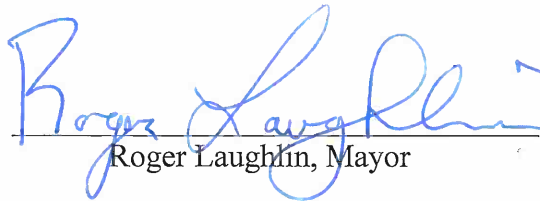
**WHEREAS**, this Plat application is considered an extra territorial jurisdiction Subdivision which falls within two miles of the Corporate Limits of West Branch and falls under West Branch Code Chapter 166.03 “The City may, by resolution, waive its right to review any subdivision outside its City limits or waive the requirements of any of its standards or conditions of approval, and if such resolution is made, shall certify the resolution, which shall be recorded with the plat...”; and

**WHEREAS**, this Plat application is currently undergoing a full formal review by the Johnson County, Planning and Zoning Department; and

**WHEREAS**, it is now necessary to for the City Council to accept and approve this resolution; and

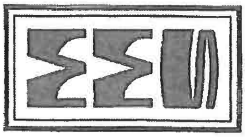
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of West Branch, Iowa hereby waives it’s right to review the plat of SLACH VIKEL SUBDIVISION, a portion of the SE ¼ of the SE ¼ of SEC. 13-T79N-R5W of the 5<sup>th</sup> P.M., JOHNSON COUNTY, IOWA, and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

**PASSED AND APPROVED** this 2nd day of December, 2024.

  
\_\_\_\_\_  
Roger Laughlin, Mayor

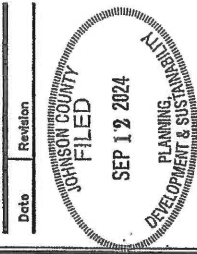
ATTEST:

  
\_\_\_\_\_  
Leslie Brick, City Clerk



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

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



PRELIMINARY AND FINAL PLAT  
 SLACH VIKEL SUBDIVISION

A PORTION OF THE SE 1/4  
 OF SEC. 13-T79N-R5W  
 OF THE 5TH P.M.,  
 JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.  
 Date: 8/16/2024  
 Surveyed by: DMMW Field Book No. 1397  
 Drawn by: MMS Scale: 1" = 100'  
 Checked by: DMMW Sheet No. 1  
 Project No.: 6982-010 of 1

LOCATION:	A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC. 13-T79N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	DAVID M. WEST, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:	RAY SLACH
PROPRIETORS OR OWNERS:	RAY SLACH FARMS, LLC DEED HOLDER EARL VIKEL, JR. CONTRACT PURCHASER
DATE OF SURVEY:	AUGUST 15, 2024
DOCUMENT RETURN INFORMATION:	LAND SURVEYOR

**PRELIMINARY AND FINAL PLAT  
 SLACH VIKEL SUBDIVISION**

JOHNSON COUNTY, IOWA  
 OWNERS/DEVELOPER:  
 RAY SLACH FARMS, LLC &  
 EARL VIKEL, JR.  
 115 E. 2ND STREET  
 C/O RAY SLACH  
 23 328TH STREET  
 WEST BRANCH, IOWA 52358

OWNERS ATTORNEY:  
 R. CRAIG COOPER  
 RAY SLACH FARMS, LLC &  
 EARL VIKEL, JR.  
 115 E. 2ND STREET  
 C/O RAY SLACH  
 23 328TH STREET  
 WEST BRANCH, IOWA 52358

**DESCRIPTION**

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 79 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N01°45'7"W, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 316.00 FEET TO THE POINT OF BEGINNING; THENCE S88°45'03"W, 200.00 FEET; THENCE N01°45'7"W, 345.00 FEET; THENCE N88°45'03"E, 200.00 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 13; THENCE S01°45'7"E, ALONG SAID EAST LINE, 345.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.58 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:  
 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALCULATED USING THE IOWA REAL METER NETWORK ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
 2) THE REAL ESTATE CONTRACT IS RECORDED IN BOOK 6551, PAGE 790 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.  
 3) SEE PLAT 6982-010, PAGE 508 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

**LEGEND AND NOTES**

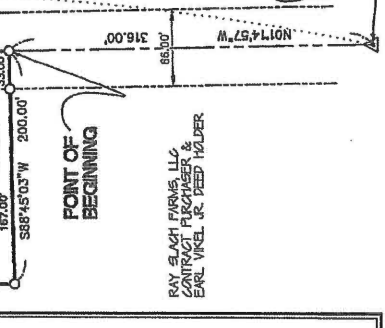
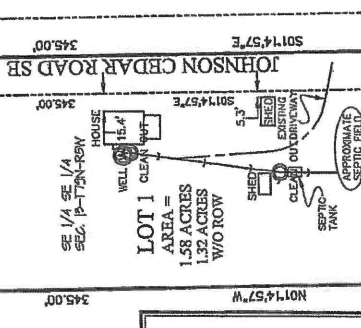
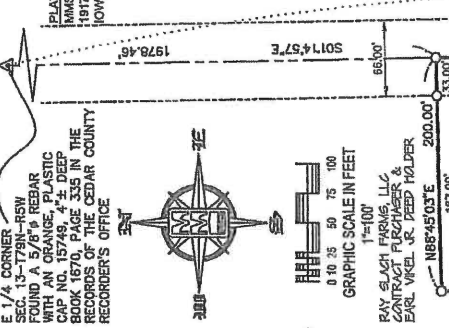
- △ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- △ PROPERTY CORNER(S), FOUND (as noted)
- (S/S) BEAR PINS WITH "MMS 15749"
- CAPS EMBOSSED WITH "MMS 15749"
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

I hereby certify that this land surveying document was prepared and the related survey work was performed, in part or under my direct personal supervision and that I am duly licensed Professional Land Surveyor under the laws of the State of Iowa.

DAVID M. WEST  
 P.L.S. License No. 15749  
 (Seal Numbered August 2024) August 31, 2024

Signature(s) covered by this seal.

SEAL



E. 1/4 CORNER OF SEC. 13-T79N-R5W FOUND AT 15749 BEARING WITH AN ORANGE, PLASTIC CAP NO. 15749, 4 1/2 DEEP. BOOK 1670, PAGE 335 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE

GRAPHIC SCALE IN FEET  
 1"=100'  
 0 10 20 30 40 50 75 100

RAY SLACH FARMS, LLC  
 CONTRACT PURCHASER &  
 EARL VIKEL, JR. DEED HOLDER

SE CORNER  
 SEC. 13-T79N-R5W  
 DIAMETER PIPE 12 1/2" DEEP.  
 BOOK 1670, PAGE 335 IN THE  
 RECORDS OF THE CEDAR  
 COUNTY RECORDER'S OFFICE

RAY SLACH FARMS, LLC  
 CONTRACT PURCHASER &  
 EARL VIKEL, JR. DEED HOLDER

PLAT APPROVED BY:  
 JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON	DATE

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

