



Book 1759 Page 13-17
 Document 2024 3383 Pages 5
 Date 12/31/2024 Time 10:58:53AM
 Rec Amt \$27.00

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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: West Branch City Clerk, 110 N. Poplar Street, PO Box 218, West Branch, Iowa 52358

RESOLUTION 2024-134

**RESOLUTION APPROVING THE VACATION OF AUDITOR'S PARCEL N, AS
 RECORDED IN BOOK L, PAGE 55, RECORDS OF THE CEDAR COUNTY
 RECORDER'S OFFICE.**

WHEREAS, KLM Investments, LLC, previously platted The Meadows Subdivision, Part 4A, West Branch, Iowa, according to the plat thereof recorded in Book 1492 at Page 39, Records of the Cedar County Recorder's Office; and

WHEREAS, subsequent to the final platting of The Meadows Subdivision, Part 4A, KLM Investments, LLC, combined Lots 1, 2 and 3 of The Meadows Subdivision, Part 4A, into Auditor's Parcel N, being recorded in Book L, Page 55, Records of the Cedar County Recorder's Office; and

WHEREAS, the current owner of the Property, Larson Builders, Inc. has heretofore filed a Petition of Vacate the Plat of Auditor's Parcel N so that Auditor's Parcel N would revert back to Lots 1, 2 and 3 of the Meadows Subdivision, Part 4A, West Branch, Iowa pursuant to Section 354.22 of the Code of Iowa; and

WHEREAS, the City has published notice of a public hearing in the West Branch Times twice with 14 days between said publications as required by said Section 354.22(1) of the Code of Iowa; and

WHEREAS, the Petitioner has personally served upon the proprietors and mortgagees of record pursuant to Section 354.22(1) of the Code of Iowa; and

WHEREAS, the City Council of the City of West Branch has held a public hearing on said Petition to Vacate Auditor's Parcel N.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa, that the aforementioned Plat of Survey for Auditor's Parcel N is hereby vacated

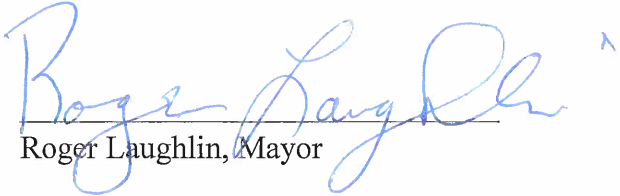
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and that the property contained within said Auditor's Parcel N shall again be legally described as Lots 1, 2 and 3, The Meadows Subdivision, Part 4A, West Branch, Iowa.

BE IT FURTHER RESOLVED, that there are no areas in the vacated plat that were previously set aside for public use pursuant to Section 354.22(2)(b) of the Code of Iowa.

BE IT FURTHER RESOLVED, that the City Clerk shall cause a copy of this Resolution to be recorded, along with the required documents outlined in Section 354.22(2) of the Code of Iowa.

Passed and approved this 16th day of December, 2024.


Roger Laughlin, Mayor

ATTEST:


Leslie Brick, City Clerk

DECLARATION OF VACATION OF PLAT

In accordance with Iowa Code Section 354.22(2)(a), Larson Builders, Inc., as the proprietor of all the area located within the Plat of Survey of Auditor's Parcel N, City of West Branch, Cedar County, Iowa, which plat was recorded on December 20, 2021 in Book L, Page 55, Records of the Cedar County Recorder; and West Bank as the mortgagee of the real estate located within said Auditor's Parcel, hereby declare that said plat has been vacated pursuant to a resolution passed by the City Council of West Branch, Iowa on December 16, 2024.

Larson Builders, Inc. further states that the existing legal description of the land owned by said proprietor in Auditor's Parcel N is as follows:

Auditor's Parcel N, according to the Plat of Survey recorded in Book L, Page 55, Records of the Cedar County Recorder.

Said proprietor further states that the legal description for said land after the plat is vacated is as follows:

Lots 1, 2 and 3, the Meadows Subdivision - Part 4A, West Branch, Cedar County, Iowa, according to the Final Plat thereof recorded in Book 1492, Page 39, Records of the Cedar County Recorder.

Dated this 16 of December, 2024.

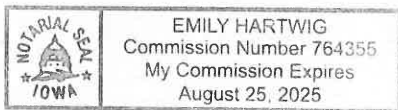
Larson Builders, Inc., Proprietor

By: [Signature]
Swen Larson, President

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on December 16th, 2024 by Swen Larson, President of Larson Builders, Inc.

[Signature]
Notary Public in and for the State of Iowa



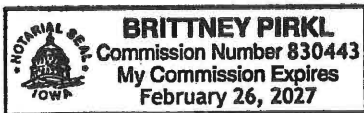
Dated this 13th of December, 2024.

West Bank, Mortgagee

By: Minda Hamann
Minda Hamann, Vice President

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

This instrument was acknowledged before me on December 13, 2024 by Minda Haman, Vice President of West Bank.



Brittney Pirkle
Notary Public in and for the State of Iowa

AUDITOR'S CERTIFICATE REGARDING VACATION OF PLAT

Pursuant to Iowa Code Section 354.22(2)(c), the undersigned Auditor of Cedar County, Iowa hereby certifies that the vacated Plat of Survey of Auditor's Parcel N, City of West Branch, Cedar County, Iowa, which plat was recorded on December 20, 2021 in Book L, Page 55, Records of the Cedar County Recorder, can be adequately described for assessment and taxation purposes without reference to the vacated plat of survey. The land contained within said vacated plat of survey can be adequately described for assessment and taxation purposes as follows:

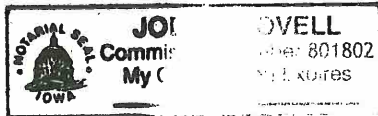
Lots 1, 2 and 3, the Meadows Subdivision – Part 4A, West Branch, Cedar County, Iowa, according to the Final Plat thereof recorded in Book 1492, Page 39, Records of the Cedar County Recorder.

Dated this 16th day of December, 2024.

Stephanie Wiese
Stephanie Wiese, Cedar County Auditor

STATE OF IOWA)
) SS:
COUNTY OF CEDAR)

This instrument was acknowledged before me on December 16, 2024 by ²⁴Stephanie Wiese, as Auditor for Cedar County, Iowa.



Jodie Lovell
Notary Public in and for the State of Iowa

