

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 NO. 2025-96

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

WHEREAS, the developer did file with the City Clerk of West Branch, a final plat for The Meadows Subdivision, Part Six, West Branch, Cedar County, Iowa; and

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

BEING PART OF AUDITOR'S PARCEL G IN BOOK I PAGE 103 IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 04 WEST OF THE 5TH/ P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS

BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF THE CORRECTED PLAT FOR THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554, PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE, THENCE N88°41'24"E, 172.30 FEET TO THE SOUTH LINE OF OUTLOT B OF THE MEADOWS SUBDIVISION PART 4A AS RECORDED IN BOOK 1492, PAGE 39 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE S82°46'48"E, 80.44 FEET; THENCE ALONG SAID SOUTH LINE S58°47'20"E, 126.13 FEET; THENCE ALONG SAID SOUTH LINE S38°53'07"E, 499.31 FEET; THENCE ALONG SAID SOUTH LINE S09°48'28"W, 146.35 FEET; THENCE ALONG SAID SOUTH LINE S80°11'32"E, 60.86 FEET; THENCE 151.84 FEET ALONG SAID SOUTH LINE ON A 300.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, (CHORD BEARING N85°18'30"E, 150.22 FEET) TO THE WEST LINE OF SAID PART 4A; THENCE ALONG SAID WEST LINE S19°00'26"E, 218.11 FEET; THENCE ALONG SAID WEST LINE N73°44'56"E, 92.43 FEET; THENCE ALONG SAID WEST LINE S07°19'49"E, 277.28 FEET; THENCE ALONG SAID WEST LINE S22°20'45"E, 86.93 FEET; THENCE ALONG SAID WEST LINE S89°19'13"E, 95.00 FEET; THENCE ALONG SAID WEST LINE S00°40'47"W, 240.19 FEET; THENCE 37.79 FEET ALONG A 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY (CHORD BEARING S43°58'50"W, 34.29 FEET) THENCE S87°16'57"W, 301.91 FEET; THENCE N02°51'42"W, 403.88 FEET; THENCE N57°30'03"W, 273.91 FEET; THENCE N74°08'16"W, 365.98 FEET; THENCE N81°06'34"W, 108.86 FEET; THENCE S88°40'47"W, 124.82 FEET; THENCE N01°18'36"W, 72.78 FEET; THENCE N01°20'07"W, 681.45

FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 15.50 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

; 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 170 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

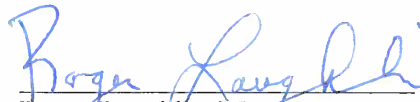
WHEREAS, after due deliberation, said Commission has recommended that the final platting of the proposed subdivision, be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coralville, Iowa, that the final platting of The Meadows Subdivision, Part Six, West Branch, Cedar County, 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 15<sup>th</sup> day of September, 2025.

  
Roger Laughlin, Mayor

ATTEST:

  
Alycia Horras, City Clerk

BEING PART OF AUDITOR'S PARCEL G IN BOOK I PAGE 103 IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 04 WEST OF THE 5TH/ P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS

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DESCRIBED AREA CONTAINS 15.50 ACRES AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

## WEST BRANCH, CEDAR COUNTY, IOWA

BEING PART OF AUDIT'S PARCEL, G. 3.01, PARCE 103 IN THE NORTHERN QUARTER, RANGE 21W, 21S OF THE SOUTHWEST QUARTER, TOWNSHIP 39 NORTH, RANGE 65 WEST AND THE SOUTHWEST QUARTER, 2W 21S OF THE NORTHERN QUARTER, 1W 21S OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 65 WEST OF THE 1/4 1/4 P.M., CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 32 OF THE CONNECTED PLAT FOR THE MADAWSON SUBDIVISION, PART 4B AS RECORDED IN BOOK 1545, PAGE 335 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE N64°42'26", 172.28 FEET TO THE SOUTH LINE OF OUTLOT 9 OF THE MADAWSON SUBDIVISION, PART 4A AS RECORDED IN BOOK 1402, PAGE 39 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE S89°19'46", 126.53 FEET ALONG SAID SOUTH LINE; S89°19'46", 168.81 FEET THENCE THENCE S15°44' FEET ALONG SAID SOUTH LINE; S69°49'29"W, 146.45 FEET; S12°51'38", 126.53 FEET ALONG SAID SOUTH LINE; S80°11'17", 60.65 FEET; THENCE S15°44' FEET ALONG SAID SOUTH LINE TO A 30.00 FOOT RADIOUS CURVE COMMENCING (CHORD BEARING N85°38'30", 50.22 FEET TO THE 92.43 FEET FEET); THENCE ALONG SAID WEST LINE AND WEST LINE S19°00'26", 218.11 FEET; THENCE ALONG SAID WEST LINE W74°44'56", 19.24 FEET; THENCE ALONG SAID WEST LINE S57°19'46", 277.28 FEET; THENCE ALONG SAID WEST LINE S22°20'45", 86.83 FEET; THENCE ALONG SAID WEST LINE S88°19'19"W, 507.19 FEET; THENCE ALONG SAID WEST LINE S00°40'29"W, 240.19 FEET; THENCE ALONG SAID WEST LINE S88°19'19"W, 301.91 FEET; THENCE ALONG NORTHWESTERN (CHORD BEARING S43°58'30", 34.28 FEET); THENCE S87°16'57"W, 301.91 FEET; THENCE N02°15'42"W, 403.88 FEET; THENCE N87°30'06", 279.51 FEET; THENCE W43°38'14", 355.93 FEET; THENCE N05°05'44", 120.68 FEET; THENCE S42°00'19", 120.62 FEET; THENCE WEST 18°35'49", 72.83 FEET; THENCE S21°29'17", 120.62 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 15.50 ACRES, 7.52 ACRES TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

[illegible]

_____	EXISTING PROPERTY LINE
_____	EXISTING EASEMENT
_____	EXISTING FENCE
_____	EXISTING SETBACK
(b) _____	PREVIOUSLY RECORDED AS

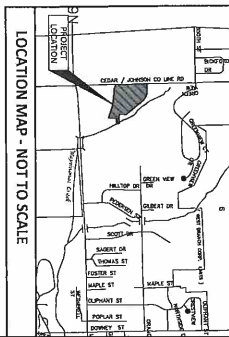
UTILITY APPROXIMATIONS	
_____	DATE
_____	DATE

ALLIANT ENERGY	DATE
CENTURY LINK	DATE
LIBERTY COMMUNICATIONS	DATE

A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two stars. The inner circle contains the name "BRADLEY R. GEATER" and the year "1982".

**DRAFT**

P.E.	DATE
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1 OF 2

LOCATION MAP - NOT TO SCALE

MEADOWS PART 6  
WEST BRANCH, IA  
LARK LAND INC.



509.06, 2005 - 113.00m (374.00ft) West & North 100.00m (328.08ft) Easted. The Meadows Part 6 Project. Map is Copyrighted Survey/Plat 2005-113-00m

