

RESOLUTION NO. 2025 - 115

RESOLUTION APPROVING THE PRELIMINARY PLAT OF PARKSIDE HILLS, PART FIVE, WEST BRANCH, IOWA.

WHEREAS, the developer did file with the City Clerk of West Branch, a preliminary for Parkside Hills, Part Five, West Branch, Iowa, which is legally described as follows:

LOTS 10 AND 13 OF PARKSIDE HILLS, LOTS 1 AND 2 OF PARKSIDE HILLS - SECOND ADDITION, AND LOTS 1 THROUGH 28, AND OUTLOT "A" OF PARKSIDE HILLS - THIRD ADDITION, TO WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

(East Tract)

BEGINNING at the Southeast Corner of Parkside Hills, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office; Thence S81°57'34"W, along the South Line of said Parkside Hills, 2.06 feet; Thence S71°39'35"W, along said South Line, 158.42 feet; Thence S89°35'43"W, along said South Line, 163.59 feet; Thence N68°48'05"W, along said South line, 166.46 feet, to the Southwest Corner of Lot 10 of said Parkside Hills; Thence N21°11'55"E, along the West Line of said Lot 10, a distance of 156.31 feet, to the Northwest Corner of said Lot 10; Thence Northeasterly, 127.69 feet, along the North Line of said Lot 10, and the West Line of Parkside Hills - Third Addition, in accordance with the Plat thereof Recorded in Book 1770 at Pages 204-211 of the Records of the Cedar County Recorder's Office, on a 65.00 foot radius curve, concave Northwesterly, whose 108.13-foot chord bears N55°40'50"E; Thence N00°35'54"W, along said West Line, 334.20 feet; Thence Northeasterly, 2.67 feet, along said West Line, on a 120.00-foot radius curve, concave Southeasterly, whose 2.67-foot chord bears N00°02'19"E, to the Northwest Corner of said Parkside Hills - Third Addition; Thence Northeasterly, 37.01 feet, along the North Line of said Parkside Hills - Third Addition, on a 20.00-foot radius curve, concave Southeasterly, whose 31.95-foot chord bears N53°41'25"E; Thence Southeasterly, 175.68 feet, along said North Line, on a 930.00 foot radius curve, concave Northeasterly, whose 175.41 foot chord bears S78°42'25"E, to the Northwest Corner of Parkside Hills - Fourth Addition, in accordance with the Recorded Plat thereof ;Thence S01°02'25"E, along the West Line of said Parkside Hills - Fourth Addition, 434.00 feet, to the Southwest Corner of said Parkside Hills - Fourth Addition; Thence N89°24'06"E, along the South Line of said Parkside Hills - Fourth Addition, 10.16 feet; Thence N31°35'06"E, along said South Line, 64.45 feet; Thence N79°24'19"E, along said South Line, 77.50 feet, to the Southeast Corner thereof, and the Northeast Corner of Outlot A, of said Parkside Hills - Third Addition; Thence S01°02'25"E, along the East Line of said Outlot A, and the East Line of Lot 10, of said Parkside Hills, 172.37 feet, to the POINTOF BEGINNING. Said East Tract contains 3.75 Acres, and is subject to easements and restrictions of record.

AND ALSO:

(West Tract)

BEGINNING at the Southwest Corner of Parkside Hills - Second Addition, to West Branch, Iowa, in accordance with the Plat thereof Recorded in Book 1673 at Pages 3-11 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the West Line of said Parkside Hills - Second Addition, 314.42 feet, to the Northwest Corner of said Parkside Hills - Second Addition; Thence N89°24'33"E, along the North Line of said Parkside Hills - Second Addition, 100.62 feet; Thence Southeasterly, 220.14 feet, along said North Line, on a 470.00 foot radius curve, concave Southwesterly, whose 218.13-foot chord bears S77°10'21"E; Thence S63°45'16"E, along said North Line, 37.62 feet;

Thence Southeasterly, 248.56 feet, along said North Line, and the North Line of Lot 13, of Parkside Hills, in accordance with the Plat thereof Recorded in Book 1622 at Pages 81-120 of the Records of the Cedar County Recorder's Office, on a 530.00-foot radius curve, concave Northeasterly, whose 246.29-foot chord bears S77°11'23"E; Thence N89°22'29"E, along said North Line of Lot 13, a distance of 258.31 feet, to the Northeast Corner of said Lot 13; Thence Southeasterly, 31.42 feet, along the East Line of said Lot 13, on a 20.00-foot radius curve, concave Southwesterly, whose 28.28-foot chord bears S45°37'31"E; Thence S00°37'31"E, along said East Line, 264.80 feet; Thence Southeasterly, 61.73 feet, along said East Line, on a 100.00-foot radius curve, concave Northeasterly, whose 60.75-foot chord bears S18°18'32"E; Thence S89°47'23"W, along said East Line, 92.06 feet; Thence S21°11'55"W, along said East Line, 152.69 feet, to the Southeast Corner of said Lot 13; Thence N68°48'05"W, along the South Line of said Lot 13, and south Line of said Parkside Hills - Second Addition, 791.86 feet, to the POINT OF BEGINNING. Said West Tract contains 7.77 Acres, and is subject to easements and restrictions of record.

Parkside Hills - Part Five contains 11.52 Acres, and is subject to easements and restrictions of record.

; and

WHEREAS, the aforementioned plat and subdivision is found to conform with Chapter 170 of the West Branch Code of Ordinances, and all other ordinances and statutory requirements; and

WHEREAS, said preliminary 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 preliminary 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 preliminary platting of Parkside Hills, Part Five, West Branch, Iowa, be and the same is hereby approved.

Passed and approved this 20th day of October, 2025.


Roger Laughlin, Mayor

ATTEST:


Alycia Friis, City Clerk