

F#4
COMPARED

Record

FILED FOR RECORD
POTTAWATTAMIE CO. IA

018573

2006 MAR 27 AM 10:05

INST # _____

RECORDING FEE 20.00

AUDITOR FEE _____

RMA FEE 1.00 ECOM 1.00

JOHN SCIORTINO
RECORDER

Prepared by: City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620
Return to: City Clerk, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4616

RESOLUTION NO. 06-54

A RESOLUTION granting final plat approval for Fox Run Landing Replat One.

WHEREAS, Western Iowa Land Development, LLC, has applied for final plat approval for a 9 lot minor residential subdivision to be known as Fox Run Landing Replat One; and

WHEREAS, the subject property is zoned R-1 and does not require a change in zoning classification to accommodate the replat; and

WHEREAS, the final plat has been reviewed by the appropriate city departments and utilities; and

WHEREAS, the Community Development Department recommends approval of the final plat for a minor residential subdivision to be known as Fox Run Landing Replat One, as shown on Attachment "A", subject to the following conditions:

1. All technical corrections required by the Community Development Department and/or Public Works Department shall be made on the final plat document prior to execution of the document.
2. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
3. Sidewalk shall be installed prior to issuance of a Certificate of Occupancy for each house, at no cost to the cost.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA:

That the final plat for a residential minor subdivision to be known as Fox Run Landing Replat One, as shown on Attachment "A", is hereby approved, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

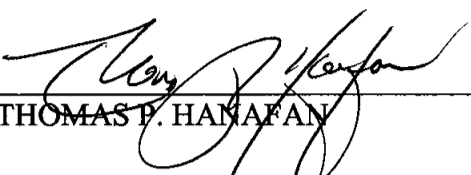
That the Mayor and City Clerk are hereby authorized and directed to endorse the final plat.

ADOPTED
AND *February 27*, 2006
APPROVED

4D

258-1

BK106PG18516



THOMAS P. HANAFAN Mayor

Attest: 

CHERYL PUNTENEY

Planning Case No. SUB-06-007

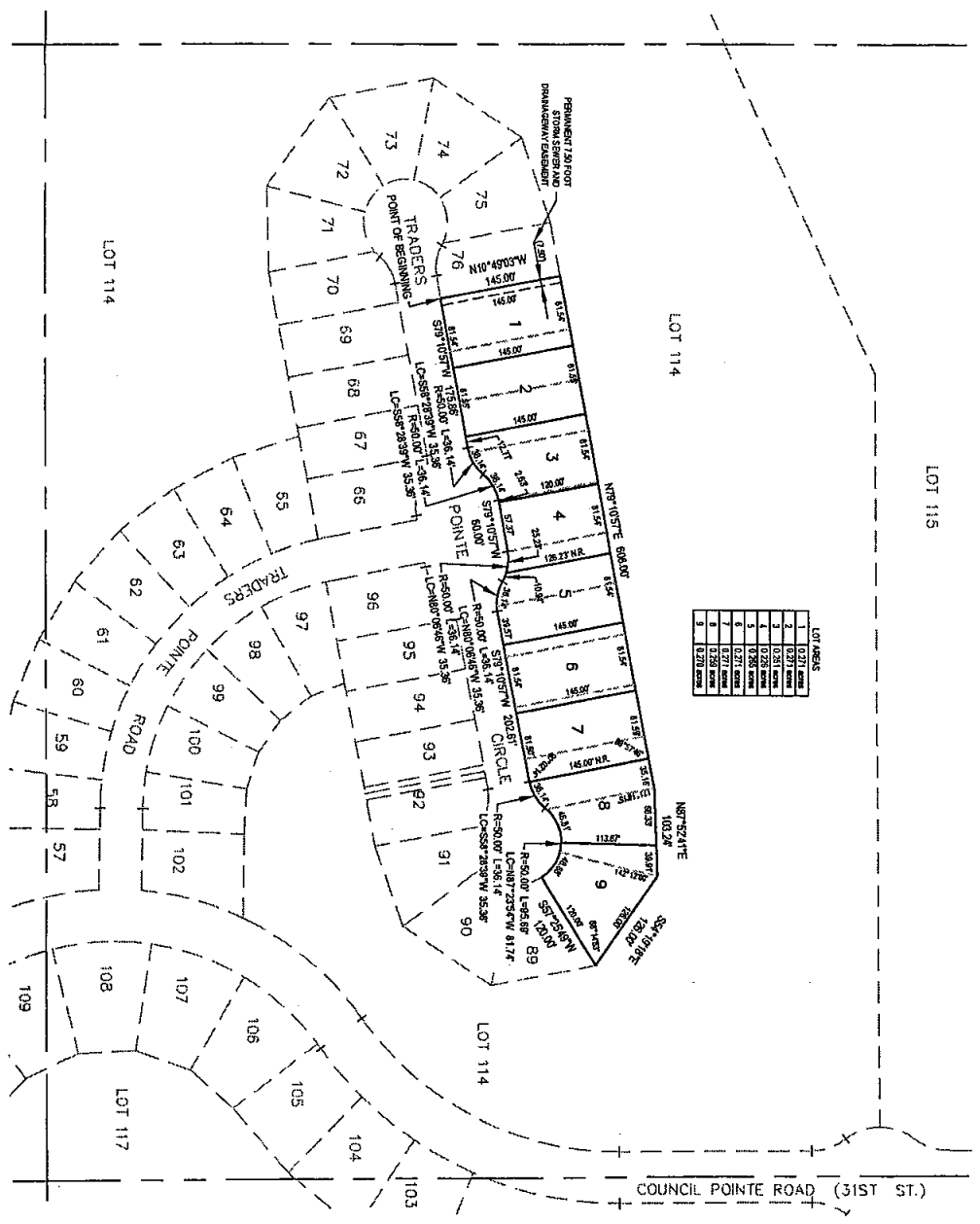
4D

FOX RUN LANDING REPLAT ONE

LOTS 1 THRU 9 INCLUSIVE

BEING A REPLAT OF LOTS 77 THRU 88, FOX RUN LANDING, A SUBDIVISION LOCATED IN THE SW 1/4 OF SECTION 15, AND ALSO TOGETHER WITH PART OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 15, AND ALSO TOGETHER WITH PART OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 15, AND ALSO TOGETHER WITH PART OF THE EAST 1/2 OF THE SE 1/4 OF SECTION 16, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 14 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.

LOT AREAS	
1	0.271 ACRES
2	0.271 ACRES
3	0.271 ACRES
4	0.271 ACRES
5	0.271 ACRES
6	0.271 ACRES
7	0.271 ACRES
8	0.271 ACRES
9	0.271 ACRES



- NOTES:
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
 2. ALL LOTS DIMENSIONS ARE TO CENTER OF LOT UNLESS SHOWN AS OTHER.
 3. A REFERENCE EASEMENT 5 FEET IN WIDTH IS RESERVED ALONG THE SIDE LOT LINES OF LOTS 59 AND 60, AND ALONG THE FRONT AND REAR LOT LINES OF ALL LOTS SAID EASEMENTS ARE FOR UTILITY PURPOSES ONLY. THE EASEMENTS ARE TO BE CONSIDERED PRIVATE AND MAINTAINED BY THE OWNERS OF THE LOTS BOUNDING THEM.
 4. ALL DIMENSIONS AND ANGLES SHOWN WITH DIMENSION LINES ARE FOR THE LOCATION OF EASEMENTS.

ATTACHMENT A CASE #SUB-06-007

SHEET 1 OF 2

Project No.	2006R2L01
Date	01/28/2006
Designed By	MAA
Drawn By	DAS
Checked By	
Scale	1" = 100'
Project No.	2006R2L01
Drawn By	Admin Sub

Revisions

No.	Date	Description

FINAL PLAT

FOX RUN LANDING REPLAT ONE
COUNCIL BLUFFS, IOWA

12000 Q STREET
OMAHA, NE 68137
PHONE: (402) 885-4700
FAX: (402) 885-5588

E&A CONSULTING GROUP, INC.
ENGINEERS • PLANNERS • SURVEYORS

7130 SOUTH 29TH STREET, SUITE D
LINCOLN, NE 68516-5841
PHONE: (402) 420-7217
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