:OMPARED

018573

FILED FOR RECORD POTTAWATTAMIE CO. IT

2006 MAR 27 AM 10: 05

JOHN SCIORTINO RECORDER

INST #. 20-0C RECORDING FEE

AUDITOR FEE RMA FEE 1 00 ECOM

> Prepared by: Return to:

City of Council Bluffs Legal Department, 209 Pearl Street, Council Bluffs, Iowa 51503 (712) 328-4620 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.

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

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

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

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

- All technical corrections required by the Community Development 1. Department and/or Public Works Department shall be made on the final plat document prior to execution of the document.
- Conform to all City standards and specifications, the zoning and 2. subdivision ordinances and the Department of Public Works Standards for Public Improvements.
- Sidewalk shall be installed prior to issuance of a Certificate of Occupancy 3. 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.

AND Jebruary 27, 2006 APPROVED

4D

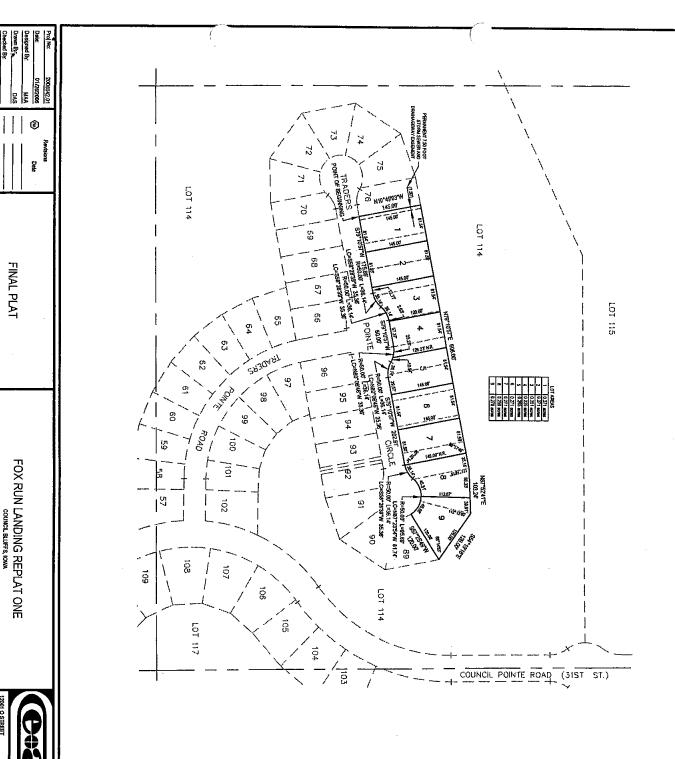
THOMAS P. HANAFA

Mayor

Attest:

CHERYL PLINTENEY

Planning Case No. SUB-06-007



FOX RUN LANDING REPLAT ONE

LOTS 1 THRU 9 INCLUSIVE

BENG A REPLATTING OF LOTS 77 THRU 88, FOX RUN LANDING, A SUBDINSON LOCATED IN THE SWY 14 OF SECTION 15, AND ALSO TOGETHER WITH PART OF THE WEST 12 OF THE SES 14 OF SECTIONS 15, AND ALSO TOGETHER WITH PART OF THE SWY 140 FESCTION 15, ALD ALSO TOGETHER WITH PART OF THE SWY 140 FESCTION 15, ALD ALSO TOGETHER WITH PART OF THE SWY 140 FESCTION 15, ALD CAPTED IN TOWNSHIP 74. NORTH, RANGE 44 WEST OF THE STH P.M., POTTAWMTTAME COUNTY, JOWA, NORTH, RANGE 140 WEST OF THE STH P.M., POTTAWMTTAME COUNTY, JOWA.



2 ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS. SHOWN AS (N.R.).

40

CASE #SUB-06-007 ATTACHMENT A

SHEET 1 OF 2

E&A CONSULTING GROUP, INC.

ENGINEERS • PLANNERS • SURVEYORS 7130 SOUTH 29TH STREET, SUITE D LINCOLN, NE 88516-5841 PHONE: (402) 420-7217 FAX: (402) 420-7218

REPLAT ONE-FOX RUN LANDING-000.dwg, Layput1-SHEET1, 1/27/2006 2:01:59 PM, DonaldS

FINAL PLAT

WE HEREBY CERTIFY THAT THE FOLLOWING DOCUMENTS WILL BE RECORDED WITH THE POTTAWATTAME COUNTY RECORDED CONTEMPORANEOUS WITH THE FILING OF THE

N, ALL PRIVATE RESTRICTIONS ANDIOR COVENANTS, IF NNY, WHICH WILL BE A PART OF THE SUBJECT

C. A NOTARIZED STATEMENT FROM THE MORTGAGE HOLDER OR LIENHOLDER, IF ANY, THAT THE PLAT IS B. NOTARIZED CERTIFICATION OF OWNERS THAT THE SUBDIVISION AS IT APPEARS HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS. REPARED WITH THEIR FREE CONSENT AND IN

D. A NOTARIZED PARTIAL RELEASE FROM THE MORTGAGE HOLDER OR LIENHOLDER FOR ALL AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC. ACCORDANCE WITH THEIR DESIRE

E, CERTIFIED RESOLUTION OF EACH GOVERNING THE SUBDIVISION OR WAIVING THE SUBDIVISION OR WAIVING THE TUBHT TO REVIEW.

WE HEREBY CERTIFY THAT WE WILL MEET ALL EQUAL OPPORTUNITY AND FAIR MARKETING OBJECTIVES CONSISTENT WITH FEDERAL, STATE AND LOCAL

WESTERN IOWA LAND DEVELOPMENT, LLC.

ACKNOWLEDGEMENT OF NOTARY)
COUNTY OF POTTAWATTAMIE)

OF WESTERN JOWA LAND DEVELOPMENT, L.L.C. TO ME FERSONALLY KNOWN TO BE THE DENTIFICAL PERSON WHOSE NAME IS JEFUED TO THE FOREGANG INSTRUMENT, AND HE ACKNOWLEDGES THE SAME TO BE HIS VOLUNTARY ACT AND DEED, AS SAID MANAGING MEMBER. ON THIS DAY OF 2006, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY CAME

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SERCIAL TAXES, DUE OR DELINCUENT, AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PAT AS SHOWN ON THE RECORDS OF THIS OFFICE.

JUDY ANN MILLER, POTTAWATTAME COUNTY TREASURER

APPROVAL OF COUNCIL BLUFFS COMMUNITY DEVELOPMENT DEPARTMENT

DONALD GROSS, DIRECTOR

FOX RUN LANDING REPLAT ONE

LOTS 1 THRU 9 INCLUSIVE

ESBIGA REPLATTING OF LOTS 7T THEU BI, FOXEINIL MADING, A SUBDIVISION LOCATED IN THE SWILL OF SECTION 15; AND ALSO TO GETHER WITH PART OF THE WEST 1/2 OF THE SE! 1/4 OF SECTION 15; AND ALSO TO GETHER WITH PART OF THE SOUTH 1/2 OF THE HAW 16/0F SECTION 15; AND ALSO TOGETHER WITH PART OF THE SOTT 1/2 OF THE SWILL OF SECTION 16; ALL LOCATED IN TOWNSHIP 7A NORTH, RANGE 44 WEST OF THE STILP PML, POTTAWATTAME COUNTY, LOWA, NORTH, RANGE 44 WEST OF THE STILP PML, POTTAWATTAME COUNTY, LOWA.

KNOW ALL PERSONS BY THESE PRESENTS. THAT WESTEN IOWA LAND DEPLOPMENT, L.C. BEING THE SULE OWNERS AND PROPRETORS OF THE UND DESCRIBED IN THE SURPCIONS CERTIFICATE. AND DEBRACED IN HIM IN THIS PLAT, HAVE CLAUSES DOWN PROPERTY OF BE SURPCIVED IN TO LOTS AS SHOWN, SUD ADDITION TO BE HEBEUF TER MOWN AS FOX KIN MANUNG REPLAT ONE, CONSISTENCY OF LITTLE THAT THE PLAT IS A SUBMISSION OF THE PROPERTY DESCRIBED THERBIN, AND THAT WESTEN HOW, AND DEBROUGHEN, L.C., ARE THE SOLE MAD ONLY OWNERS AND PROPRETIONS IN THE BLATE OF THE ADOPT ESCRIBED THE SUBMISSION OF THE PROPRETIONS AND THAT THE PLAT IS DOWN WITH THE CONSENT AND THAT WESTERN HOW AND DEBROUGHEN, L.C., ARE THE SOLE MAD ONLY OWNERS AND PROPRETIONS OF THE BLATE OF THE ADOPT ESCRIBED PROPERTY. AS SHOWN HIT THE PLAT IS DOWN WITH THE CONSENT AND FILL KNOWLEDGE OF THE PROPRETIONS ON WITH THE PROPRETIONS DESIRE THAT THE PROPRETIONS DESIRE THAT THE PLATE THE DOWNER OF THE PROPRETIONS ON THE PROPRETIONS ON WITH THE PROPRETIONS DESIRE THAT THE PROPRETIONS DESIRED THAT THE SUBSPECT OF THE PROPRETIONS DATE OF THE PROPRETIONS DESIRED THAT THE SUBSPECT OF THE PROPRETIONS DATE OF THE PROPRETIONS DESIRED THAT THE PLATE THE PROPRETIONS DESIRED THAT THE PLATE THE PLATE THE PLATE THE PLATE THAT THE PLATE THE P

WESTERN IOWA LAND DEVELOPMENT, L.L.C., DOES HEREBY RATIFY AND APPROVE THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THE PLAT.

COUNTY OF POTTAWATTAME) CKNOWLEDGEMENT OF NOTARY)

ON THIS.

ONY OF.

2006, BEFORE MET THE UNIDERSONALLY CAME, AND ANY ANY PUBLIC, PERSONALLY CAME, AND ADDRESSONALLY CAME, AND ADDRESSONALLY CAME, AND ADDRESSONALLY MAN AND ADDRESSONAL AND ADDRESSONAL AND ADDRESSONAL ADDRESSONAL AND ADDRESSONAL ADDRESSONAL ADDRESSON

NOTARY PUBLIC

APPROVAL OF COUNCIL BLUFFS CITY COUNCIL

OF 2008 THIS FINAL PLAT OF FOX RUN LANDING REPLAT
ONE WAS APPROVED BY THE COUNCIL BLUFFS
CITY FOLIABLE OF THE 2006

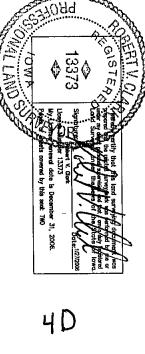
THOMAS P. HANAFAN, MAYOR

LEGAL DESCRIPTION:

BEING A REPUATTING OF LOTS 77 THRU 88, FOX RUN L'ANDING, A SUBDANSON LOCALTED IN THE SURVIA OF SECTION 154 AND ALSO TOGETHER WITH PART OF THE SELVI OF SAUD SECTION 154, AND ALSO TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SELVI OF SAUD SECTION 154. AND ALSO TOGETHER WITH PART OF THE SOUTH 1/2 OF THE SELVI OF SECTION 155. ALL OCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE STIP P.M., POTTAWATTAME COUNTY, KOWA, MORE PARTICULARLY LOCATED IN TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE STIP P.M., POTTAWATTAME COUNTY, KOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASTERLY UNE OF LOT 114, SAD EXX RUI MADNIG, THENGENTY 105TE ALXOING THE MORTH LUTE OF SAUL LUT 87. PM. AND RETERT TO THE RIVER THE STORES, SAUL LUT 81, SAD ESHOR SAUL SETTERLY UNE OF LOT 114, FOX RUIN LANDING, A DISTRACE OF 880 SHEET TO THE ROTH THE STORES FOR SAUL LUT 81, FOX RUIN LANDING, SAUL LUT 81, FOX BEING THE SOUTH LINE OF SAID LOTS 78 AND 77, FOX RUN LANDING, SAID LINE ALSO BEING SAID WORTHERLY RIGHT-OF-WAY LINE OF TRADERS FOWNTE CIRCLE, A DISTANCE OF 173.68 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 102,635 SQUARE FEET OR 2:358 ACRES, MORE OR LESS.



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

SHEET 2 OF 2

C#3

FOX RUN L'ANDING REPLAT ONE

7130 SOUTH 28TH STREET, SUITE D LINCOLN, NE 88516-5941 PHONE: (402) 420-7217 FAX: (402) 420-7218

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FINAL PLAT