

Record Three originals

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INST # 14009
RECORDING FEE 20.00
AUDITOR FEE _____
RMA FEE 1.00 ECOM 1.00

COMPARED

FILED FOR RECORD
POTTAWATTAMIE CO. IA.

05 JAN 27 AM 9:18

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. 04-311

A RESOLUTION granting final plat approval for a residential cluster subdivision to be known as Highclere, Phase II.

WHEREAS, The Woodbury Company II, L.L.C. has requested final plat approval for a residential cluster subdivision located north of Harry Langdon Boulevard, west of the Highclere Apartments; and

WHEREAS, the preliminary plan for the proposed subdivision was approved on June 28, 2004, by Resolution No. 04-164; and

WHEREAS, the proposed subdivision is consistent with the approved preliminary plan; and

WHEREAS, the appropriate City departments and utilities have reviewed the final plat; and

WHEREAS, the Community Development Department recommends approval of the final plat for Highclere Phase II, 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. Sidewalks shall be installed, at no expense to the City, concurrent with the construction of residential structures prior to the issuance of a Certificate of Occupancy for each residence. Sidewalk shall be installed along the street frontage of all areas which do not adjoin a residential building lot including Lot 15, Lot 16, and along both sides of the entrance road from Harry Langdon Boulevard, after the installation of all utilities. The estimated amounts for this installation shall be included in the Letter of Credit. A sidewalk shall be extended from the swimming pool to the apartment complex. A plan showing the placement of the walkway shall be submitted for approval by the Director of the Community Development Department prior to the construction.
3. The developer shall convey to the City a conservation easement for Lot 16 or convey Lot 16 in fee to the Iowa Natural Heritage Foundation, the Loess Hills Preservation Commission, or a similar entity for preservation on or before December 31, 2005.
4. All public improvements shall be installed and accepted by the City, or the City shall be in receipt of a letter of credit in the amount of \$474,699.58, sufficient to finish all required public improvements not yet completed and/or certified and accepted by the Public Works Department. Prior to execution of the final plat, the Community Development shall be in receipt of the guarantee agreement.
5. Prior to executing the final plat, the applicant shall provide the Community Development Department with a copy of the covenants applicable to the subdivision. Covenants shall be recorded concurrent with the final plat.
6. The developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond, effective upon acceptance of all required improvements.
7. All fire hydrants shall be active and accessible prior to any framing activity in the subdivision.

1-368

*new
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BK105PG13965

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

That the final plat for Highclere Phase II, 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 December 13, 2004
APPROVED



THOMAS P. HANAFAN Mayor

Attest: 

CHERYL PUNTENEY City Clerk

Planning Case No. SUB-04-013

A REPLANTING OF ALL OF LOT 4 HIGH-CLERE SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE SW 1/4 SECTION 6; AND ALSO TOGETHER WITH PART OF THE NORTH 1/2 OF THE SW 1/4 OF SECTION 6; ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 42 WEST, OF THE 5TH P.M., POTTAWATTAMIE, IOWA.

SURVEYOR'S CERTIFICATE

1. ROBERT V. CLARK, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED BELOW, ALL IN POTTAWATTAMIE COUNTY, IOWA, BEING A SEGMENT OF ALL OF LOT 4, HIGHCREST SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTH 1/2 OF THE SHAIR SECTION 34, AND ALSO TOGETHER WITH PART OF THE NORTH 1/2 OF THE SW1/4 OF SECTION 6, ALL LOCATED IN TOWNSHIP 74 NORTH, RANGE 42 WEST OF THE 5TH 1/2, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

I FURTHER CERTIFY THAT THE PLAT OF SAID PROPERTY WAS MADE UNDER MY DIRECT PERSONAL SUPERVISION, WITH REFERENCE TO KNOWN MONUMENTS, AND THAT THE PLAT ACCURATELY DESCRIBED ALL DIMENSIONS OF THE SUBDIVISION OF HIGHCLERE PHASE 1, NAVE LENGTH AND BREADTH, AND THE BREADTH AND COURSE OF ALL BOUNDARIES CERTIFIED HEREIN.

I HEREBY CERTIFY THAT THE LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

ROBERT CLARK, LS-13373
MY REGISTRATION RENEWAL DATE IS DECEMBER 31, 2000

DATE _____

LINE TABLE		
LINE	LENGTH	BEARING
CH 1	70.38	N 81° 10' E
CH 2	74.46	N 57° 40' E
CH 3	72.45	N 64° 58' E
CH 4	17.31	N 66° 01' E
CH 5	22.25	N 11° 15' E
CH 6	31.07	N 33° 15' E
CH 7	44.21	N 78° 55' E
CH 8	54.57	S 59° 24' E
CH 9	53.21	S 37° 03' W
CH 10	30.83	S 50° 32' W
CH 11	14.65	S 51° 54' W
CH 12	41.35	S 62° 42' W
CH 13	32.12	S 67° 01' W
CH 14	14.74	S 88° 02' E
CH 15	8.84	N 72° 42' W
CH 16	32.81	N 64° 58' E
CH 17	32.81	S 17° 42' W
CH 18	60.35	S 57° 27' E
CH 19	34.43	S 57° 11' W

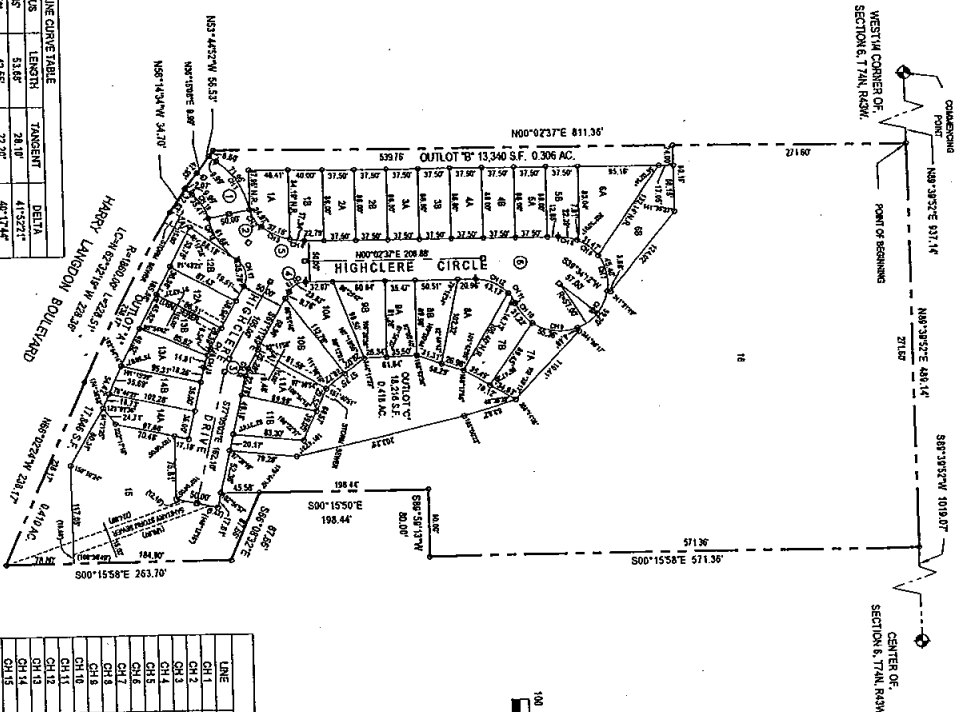
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- o PINS SET: 5/8" x 30" REBAR WITH ALUMINUM CAP #3372
- o PINS SET: 5/8" STEEL PLUG
- o PLAT DIMENSION
- (5) SURVEY DIMENSION
- (9) RECORDED
- SECTION CORNER FOUND
- (4) SANITARY STORM SEWER
- (2) STORM SEWER

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	73.65	53.85	28.19	41°32'21"
2	60.59	42.67	22.07	40°17'44"
3	59.21	16.25	8.28	35°53'14"
4	47.30	50.65	27.09	51°14'28"
5	507.65	70.09	36.84	37°47'08"
6	139.64	85.34	50.28	38°13'58"

NOTES:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

- [illegible]



HIGHCLERE PHASE II

COUNCIL, BLUFFS, IOWA

FINAL PLAT

Proj No:	2003107.01	Revisions	
Date:	11/11/2004	No	Date



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



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PHONE: (402) 420-7722

100

PROOF OF PUBLICATION

STATE OF IOWA
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

The first publication thereof began on the 1st day of December, 2004

Signed in my presence by the said Amy McKay and by her sworn to before me this 8th day of December, A.D. 2004.

NOTICE OF PUBLIC HEARING
TO WHOM IT MAY CONCERN:
You and each of you are hereby notified that the City Council of the City of Council Bluffs, Iowa, has scheduled a public hearing on the request for final plat approval of a subdivision to be known as Highclere Subdivision Phase II, being a replat of Lot 4, Highclere Subdivision, located north of Harry Langdon Boulevard, west of the Highclere Apartments.
You are further notified that a public hearing on said matter will be held by the City Council of the City of Council Bluffs, Iowa, at its regular meeting held at 7:00pm, on the 13th day of December, 2004 in the City Council Chambers, 2nd Floor of City Hall, 209 Pearl Street, Council Bluffs, Iowa at which time and place all persons interested in said matter will be given an opportunity to be heard.
Cheryl Puntenev
City Clerk
Council Bluffs, IA
2004(12)1 - 1 Wednesday



Amy McKay
Daily Nonpareil Controller



Jeannette Johnson
Notary Public

Filed this 8th day of December, A.D. 2004.
Publication Cost: \$ 10.03