

COMPARED

INST # J 250
RECORDING FEE 20.00
AUDITOR FEE _____
RMA FEE 1.00 EGOM 1.00

FILED FOR RECORD
POTTAWATTAMIE CO. IA

2005 JUL -6 AM 8: 53

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. 05-169

A RESOLUTION granting final plat approval for a Subdivision to be known as The Hills of Cedar Creek Phase 2.

WHEREAS, HCC Investments, L.L.C. has requested final plat approval for Phase 2 of The Hills of Cedar Creek Subdivision; and

WHEREAS, Phase 2 is located on 20+ acres along the westerly side of Eastern Hills Drive and adjacent to Phase 1 of the subdivision;

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

WHEREAS, the final plat is consistent with the preliminary plan approved on March 24, 2003, by Resolution No. 03-65, and as reconfirmed on May 24, 2004, by Resolution No. 04-115; and

WHEREAS, the Community Development Department recommends approval of the final plat for a subdivision to be known as The Hills of Cedar Creek Phase 2 as shown on Attachment "A", subject to the following conditions:

1. Prior to executing the final plat, all technical corrections required by the Community Development Department and/or Public Works Department shall be incorporated in the final plat document.
2. Prior to executing the final plat, all required public improvements shall be installed at developer's expense and accepted by the City, or the City shall be in receipt of a performance guarantee in an amount determined by the Public Works Department to be sufficient to finish all required public improvements not yet completed and/or certified and accepted by the Public Works Department.
3. Sidewalk along the North Lenox street frontage along Outlot "R" shall be in place and accepted by the City when the street is completed.
4. The developer shall install sidewalk, at no expense to the City, along the street frontage of each lot, including the cul-de-sacs, prior to issuance of a Certificate of Occupancy for each residence. Sidewalk and trails shall be built consistent with City standards and placement requirements.
5. All fire hydrants shall be active and accessible prior to any framing activity in the subdivision.
6. The developer shall provide the City with two sets of as-built construction drawings, testing results and a two-year maintenance bond, upon acceptance of all required improvements.
7. In addition to filing covenants, the applicant shall record documentation establishing the Homeowners Association, if separate from the covenants. Responsibility for maintenance of all detention/retention basins shall be identified. A copy shall be filed with the City Clerk and the Community Development Department.

4A

BK 106PG00249

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

That the final plat for a subdivision to be known as The Hills of Cedar Creek Phase 2, as shown on the attachment, is hereby approved, subject to the conditions set forth above; and

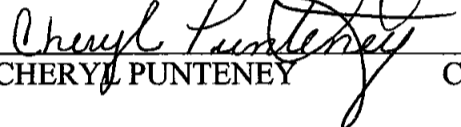
BE IT FURTHER RESOLVED

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

ADOPTED
AND June 13, 2005
APPROVED



THOMAS P. HANAFAN Mayor

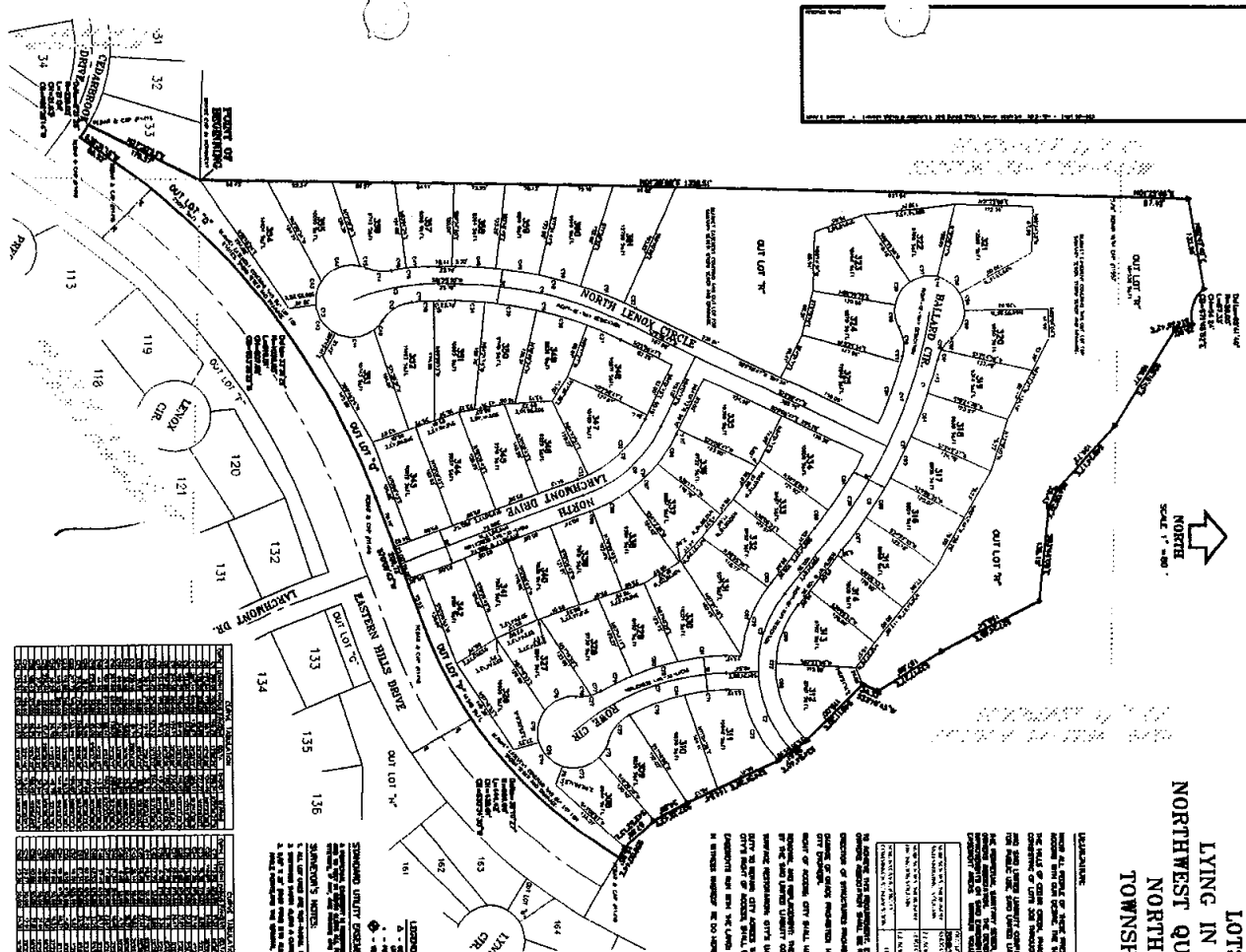
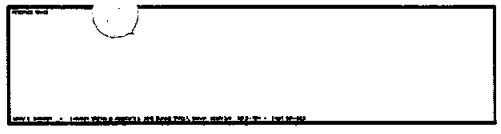
Attest: 

CHERYL PUNTENEY City Clerk

Planning Case No. SUB-05-012

ATTACHMENT 'A'
CASE #SUB-05-012

THE HILLS OF CEDAR CREEK, PHASE 2
LOTS 308 THROUGH 361 INCLUSIVE AND OUT LOTS "P", "Q" AND "R",
LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 34,
NORTH, RANGE 43 WEST, AND THE SOUTHWEST QUARTER OF SECTION 34,
TOWNSHIP 35 NORTH, RANGE 43 WEST, ALL WEST OF THE 5TH PRINCIPAL
MERIDIAN, POTTAWATTAMIE COUNTY, IOWA



SECTION	TOWNSHIP	RANGE	COUNTY	STATE
3	34	43	POTTAWATTAMIE	IOWA

LEGEND:
 1. LOT OR LOTS TO BE CONVEYED BY THIS INSTRUMENT.
 2. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 3. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 4. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 5. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 6. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 7. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 8. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 9. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.
 10. LOT OR LOTS TO BE CONVEYED BY OTHER INSTRUMENTS.

LEGAL DESCRIPTION:
 THE HILLS OF CEDAR CREEK, PHASE 2, LOTS 308 THROUGH 361 INCLUSIVE AND OUT LOTS "P", "Q" AND "R", LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 34, NORTH, RANGE 43 WEST, AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 43 WEST, ALL WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.

STANDARD UNIT DIMENSIONS (LOTS 308 THROUGH 361)
 1. LOT 308: 100' x 100'
 2. LOT 309: 100' x 100'
 3. LOT 310: 100' x 100'
 4. LOT 311: 100' x 100'
 5. LOT 312: 100' x 100'
 6. LOT 313: 100' x 100'
 7. LOT 314: 100' x 100'
 8. LOT 315: 100' x 100'
 9. LOT 316: 100' x 100'
 10. LOT 317: 100' x 100'
 11. LOT 318: 100' x 100'
 12. LOT 319: 100' x 100'
 13. LOT 320: 100' x 100'
 14. LOT 321: 100' x 100'
 15. LOT 322: 100' x 100'
 16. LOT 323: 100' x 100'
 17. LOT 324: 100' x 100'
 18. LOT 325: 100' x 100'
 19. LOT 326: 100' x 100'
 20. LOT 327: 100' x 100'
 21. LOT 328: 100' x 100'
 22. LOT 329: 100' x 100'
 23. LOT 330: 100' x 100'
 24. LOT 331: 100' x 100'
 25. LOT 332: 100' x 100'
 26. LOT 333: 100' x 100'
 27. LOT 334: 100' x 100'
 28. LOT 335: 100' x 100'
 29. LOT 336: 100' x 100'

CONVEYANCE OF INTERESTS:
 THE UNDERSIGNED, THE GRANTOR, HEREBY CONVEYS TO THE GRANTEE, THE HILLS OF CEDAR CREEK, PHASE 2, LOTS 308 THROUGH 361 INCLUSIVE AND OUT LOTS "P", "Q" AND "R", LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 34, NORTH, RANGE 43 WEST, AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 43 WEST, ALL WEST OF THE 5TH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, IOWA.

REVISIONS	
NO.	DESCRIPTION

ENGINEERING
 EHHART & GRIFFIN & ASSOCIATES
 3051 Federal Street
 Omaha, Nebraska 68131
 402 / 551-8231

**THE HILLS OF CEDAR CREEK
 PHASE 2
 FINAL PLAT
 COUNCIL BLUFFS, IOWA**

DATE: 2-15-05
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 CREW:

SHEET NO. 1 OF 1

4A

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 3rd day of June, 2005

Signed in my presence by the said Amy McKay and by her sworn to before me this 10th day of June, A.D. 2005.



Amy McKay
Daily Nonpareil Controller

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 for The Hills of Cedar Creek, Phase 2, located on 20 acres along the west side of Eastern Hills Drive.
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 7:00 p.m. on the 13th day of June, 2005 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.
/s/ Cheryl Puntenev, City Clerk
2005(6)3 - 1 Friday



Jeannette Johnson
Notary Public

Filed this 10th day of June, A.D. 2005.
Publication Cost: \$ 8.66



Customer Number: 35700
Order Number: 20073106

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