

EX-4

COMPARED

018577

FILED FOR RECORD
POTTAWATTAMIE CO. IA

2006 MAR 27 AM 10:06

JOHN SCIORTING
RECORDER

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

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. 06-56

A RESOLUTION granting final plat approval for Oak Ridge Estates Phase III Replat One, with variances.

WHEREAS, Oak Ridge Estates, LLC has requested a replat of three vacant lots located along the east side of Millard Street, south of Parkwild Drive; and

WHEREAS, the preliminary plan for Oak Ridge Estates Phase III was approved by Resolution No. 02-280 on September 23, 2002. Resolution No. 03-276 approved the final plat for Phase III on December 15, 2003; and

WHEREAS, the proposed subdivision is consistent with the purpose and intent of the Subdivision and Zoning Ordinances; 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 replat of Oak Ridge Estates Phase III Replat One, as shown on Attachment "A", subject to the following conditions:

1. Approval of a variance allowing Lots 1 through 4 to be platted even though the depth is more than three times the width of the lot. The 10' front yard setback variance granted with final plat approval of Phase III shall also apply to construction on the replatted lots, as the same circumstances are in place.
2. Prior to executing the final plat, all technical corrections required by the Community Development Department and/or Public Works Department shall be incorporated into the final plat document, including identification of underlying lot numbers in half tone on the document for ease of reference to the original plat.
3. Prior to executing the final plat, all required public improvements, including the sanitary sewer laterals and any modifications to the storm sewer inlets, 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 the public improvements not yet completed and/or certified and accepted by the Public Works Department. The developer shall provide City with two sets of as-built construction drawings and a two-year maintenance bond, upon acceptance of all required improvements.
4. The applicant shall provide the Community Development Department with a copy of the covenants applicable to the subdivision and record them again with this plat for ease of reference.

85-1

4F

5. Sidewalks shall be installed at no expense to the City, along the street frontage of each lot prior to the issuance of a certificate of occupancy for each house.

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

That the final plat for Oak Ridge Estates Phase III Replat One, as shown on Attachment "A", is hereby approved, subject to the conditions set forth above; and

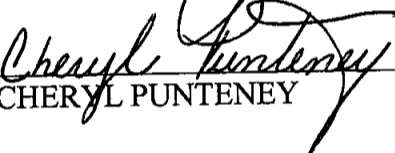
BE IT FURTHER RESOLVED

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

ADOPTED
AND February 27, 2006
APPROVED



THOMAS P. HANAFAN Mayor

Attest: 

CHERYL PUNTENEY City Clerk

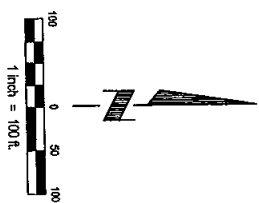
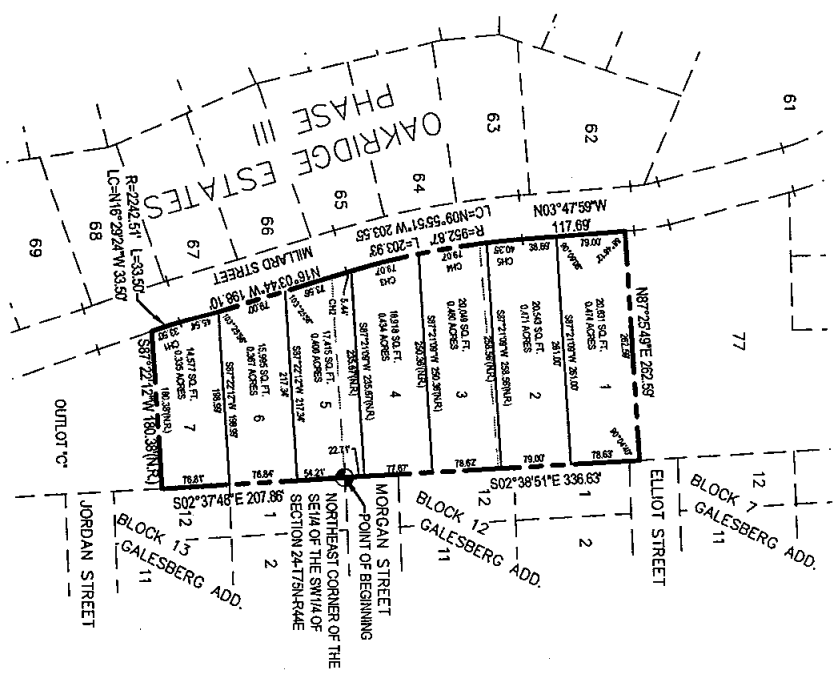
Planning Case No. SUB-06-009

4F

OAK RIDGE ESTATES PHASE III REPLAT ONE

CASE #SUB-06-009 ATTACHMENT 'A'

LOTS 1 THRU 7 INCLUSIVE
BEING A REPLATTING OF LOTS 74 THRU 76, OAK RIDGE ESTATES PHASE III, A SUBDIVISION LOCATED IN THE EAST 1/2 OF THE SW1/4 OF SECTION 24, TOWNSHIP 75 NORTH, RANGE 44 WEST OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA.



LINE	LENGTH	BEARING
CH1	33.50'	N16°29'22"W
CH2	3.44'	N15°53'52"W
CH3	79.05'	N13°21'27"W
CH4	79.05'	N08°36'11"W
CH5	40.35'	N05°00'45"W

- LEGEND**
- PINS ROUND, 5/8" X 3/8" BEARS WITH ALUMINUM CAP #13370 (UNLESS OTHERWISE NOTED)
 - PINS SET, 5/8" X 3/8" BEARS WITH ALUMINUM CAP #13370
 - ⊙ SECTION CORNER ROUND
 - CH# CURVE CHORD DATA (SEE LINE TABLE)

- NOTES**
1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED
 2. ALL LOTS LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS (M.R.)
 3. A PERPETUAL EASEMENT 5 FEET IN WIDTH IS RESERVED ALONG THE SIDE LOT LINES OF ALL LOTS, AND 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES OF ALL LOTS. SAID EASEMENTS ARE FOR UTILITY INSTALLATION AND MAINTENANCE AND FOR DRAINAGE SAID DRAINAGE AREAS AND ANY INCLUDED DRAINAGE SYSTEMS ARE PRIVATE AND TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF THE LOTS ADJOINING THEREAFTER.
 4. PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS HAVE BEEN PREPARED FOR THIS DEVELOPMENT AND HAVE BEEN RECORDED WITH THE FINAL PLAT OF OAK RIDGE ESTATES PHASE III.

4F

<p>Proj No: 200003216 Date: 01/10/2006 Designed By: CHL By: Gopal Drawn By: DWS Chk By: (hand) Chk By: Cal MPT</p> <p>Scale: 1" = 100' Project: S2200003210011510</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Revisions</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">FINAL PLAT</p> <p style="text-align: center;">OAK RIDGE ESTATES PHASE III REPLAT ONE COUNCIL BLUFFS, IOWA</p>	Date	Revisions		
Date	Revisions				
<p>12001 Q STREET OMAHA, NE 68137 PHONE: (402) 895-4700 FAX: (402) 895-5399</p>					
<p style="font-weight: bold; font-size: 1.2em;">E&A CONSULTING GROUP, INC.</p> <p style="font-weight: bold;">ENGINEERS • PLANNERS • SURVEYORS</p>					
<p>7100 SOUTH 28TH STREET, SUITE D LINCOLN, NE 68505-2717 PHONE: (402) 425-7218 FAX: (402) 425-7218</p>					

