

COMPARED

Show in the original document.

14008

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

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. 04-312

A RESOLUTION granting final plat approval for a 24-lot residential subdivision to be known as Sunset Park North Phase II.

WHEREAS, the Community Development Department has applied for final plat approval for a 24-lot single family residential subdivision to be known as Sunset Park North Phase II, located along the north side of 14th Avenue, from west of South 9th Street to South 13th Street; and

WHEREAS, the proposed subdivision is consistent with the 1994 Comprehensive Plan and the purpose and intent of the Subdivision and Zoning Ordinances. All of the lots directly abut public street right-of-way and exceed the minimum lot size required by the Zoning Ordinance; 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 Sunset Park North Subdivision Phase II, as shown on Attachment "A", subject to the following conditions:

1. Incorporation of all technical corrections required by the Community Development Department and/or Public Works Department prior to execution of the final plat document, including, but not limited to increasing the utility easement along the front property line of each lot from 5 feet to 10 feet.
2. Sidewalks, built to City standards, 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 residence.

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

That the final plat for Sunset Park North Subdivision 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

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BK105PG13964

1-28



THOMAS P. HANAFAN Mayor

Attest: 

CHERYL PUNTENEY City Clerk

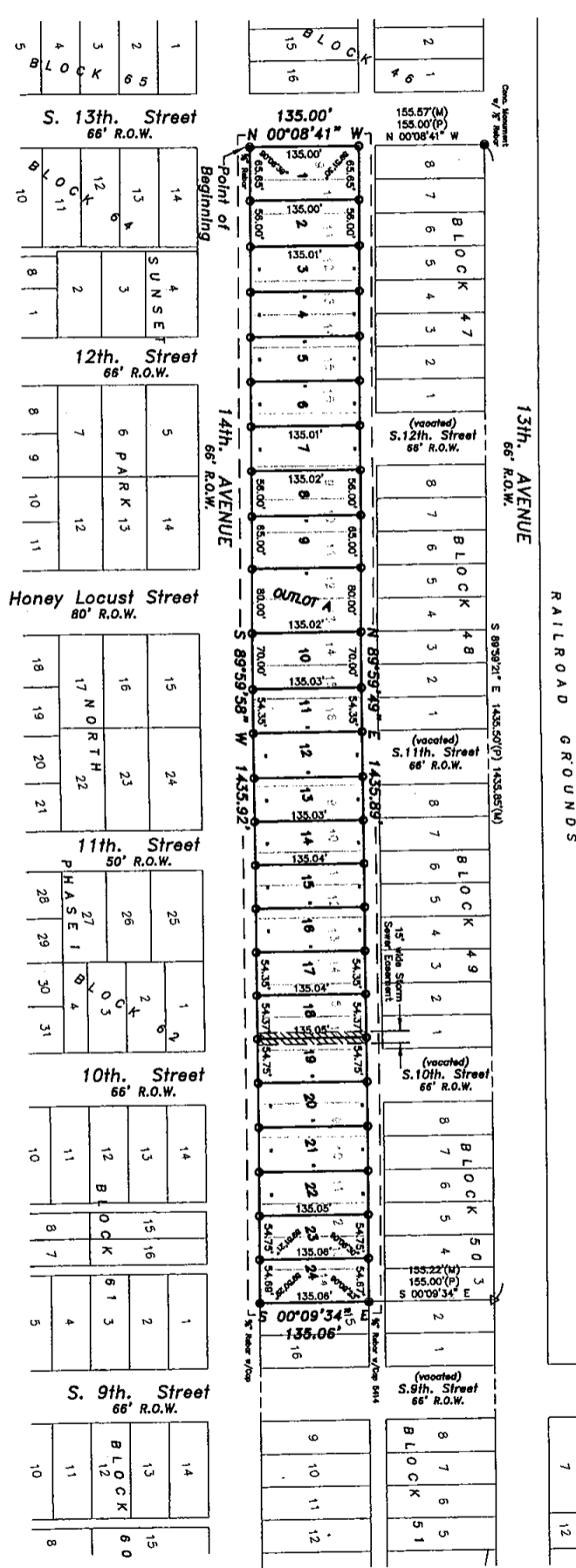
Planning Case No. SUB-04-014

SUNSET PARK NORTH SUBDIVISION PHASE II

CASE #SUB-04-014

ATTACHMENT 'A'

NOTE:
The east-west align located in Block 47 thru Block 51, together with that part of S. 9th Street, S. 10th Street, S. 11th Street and S. 12th Street abutting said blocks, all in Riddick Subdivision, have been vacated per Resolution No. 04-122, dated 06/14/2004.



CITY OF COUNCIL BLUFFS CERTIFICATION:

We hereby certify that we will meet all equal opportunity and fair marketing objectives... All private restrictions and/or covenants, if any, which will be a part of the subject... Resolution of each governing body approving the subdivision or working the right to...
 DATE: _____
 BY: _____

DEDICATION:

Know all persons by these presents that the City of Council Bluffs, Iowa, taking the sole...
 1) Easement runs with the land. These easements shall be deemed to run with the land...
 2) Easement shall be binding on the City of Council Bluffs, its successors or assigns...
 3) Change of Grade: No change of grade, elevation or contour of any part of the...
 4) Right of Access: The City shall have the right of access to the easement area and...
 5) Removal and Replacement: The cost of removal and replacement of any unauthorized...
 6) Surface Restoration: The City's liability to restore the surface within the easement area...
 7) Duty to Report: The City agrees that any drain, tile, drive or access way, fence, yard or...
 In witness hereof we do hereby sign our names.

ACKNOWLEDGMENT OF NOTARY

STATE OF _____
 COUNTY OF _____
 DAY OF _____ 20____ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC...
 DATE: _____

APPROVAL OF THE COUNCIL BLUFFS CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF COUNCIL BLUFFS, IOWA, ON THIS _____ DAY OF _____ 20____
 DATE: 12-29-04
 DATE: 12-21-04

LOT AREAS

LOT #	Square Feet	Acres
1	8,963	0.20
2	7,960	0.17
3	7,960	0.17
4	7,960	0.17
5	7,960	0.17
6	7,960	0.17
7	7,960	0.17
8	7,960	0.17
9	7,960	0.17
10	8,432	0.22
11	7,339	0.17
12	7,339	0.17
13	7,339	0.17
14	7,339	0.17
15	7,339	0.17
16	7,339	0.17
17	7,339	0.17
18	7,339	0.17
19	7,339	0.17
20	7,339	0.17
21	7,339	0.17
22	7,339	0.17
23	7,339	0.17
24	7,339	0.17
OUTLOT A	10,802	0.25

LEGEND:
 ● - CORNERS FOUND (As Noted)
 ○ - CORNERS SET (6" Ruler w/ Cop #17108)
 △ - COMPUTED CORNER (No Measurement Set)
 (-) - PLATTED DIMENSION
 (P) - MEASURED DIMENSION
 (M) - MEASURED DIMENSION
 (R) - RECORDED DIMENSION

1" = 100.0'

MARK W. FREDRICKSON
 SURVEYOR'S CERTIFICATION:
 I, MARK W. FREDRICKSON, LICENSE NO. 17108, DO HEREBY CERTIFY THAT THE FOREGOING DOCUMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 DATE: 11-29-04

Handwritten signature and notes at the top left of the page.

MARK W. FREDRICKSON
 17108
 DATE: 11-29-04

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.



Amy McKay
Daily Nonpareil Controller



Jeannette Johnson
Notary Public

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 Sunsent Park North Subdivision, Phase II, located along the north side of 14th Avenue, from west of South 9th Street to South 13th Street.
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.
/s/ Cheryl Puntney, City Clerk
2004(12)1 - 1 Wednesday

Filed this 8th day of December, A.D. 2004.
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Order Number: 20054977

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