

10244  
DEPT # \_\_\_\_\_  
RECORDING FEE 2000  
AUDITOR FEE \_\_\_\_\_  
RMA FEE 100

COMPARED FILED FOR RECORD  
POTTAWATTAMIE CO. IA.  
CODEC 26 AM 8:47  
JOHN SCIORTINO  
RECORDER

1024  
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. 00-294

A RESOLUTION granting final plat approval for Coloneil Village Phase 2, located east of Simms Avenue along extended East View Drive south and returning to Simms Avenue.

WHEREAS, JJNB, L.L.C., has requested final plat approval for a 16-lot single family residential subdivision to be known as Coloneil Village Phase 2. The proposed subdivision is located on approximately 10 acres east of Simms Avenue between Spencer Avenue and Horizon Drive, as shown on Attachment "A"; and

WHEREAS, the proposed subdivision is consistent with the 1994 Comprehensive Plan and the purpose and intent of the Subdivision and Zoning Ordinances; and

WHEREAS, the final plat of Coloneil Village Phase 2 is generally consistent with the preliminary plan approved on June 26, 2000, by Resolution No. 00-178; 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 Coloneil Village Phase 2, as shown on Attachment "A", subject to the following conditions:

1. 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, including installation of sidewalk along the East View Drive side of Lots 2 and 3 in Coloneil Village Phase 1.
2. All public improvements shall be accepted within one year of plat approval by the City Council.
3. 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.
4. The developer shall provide the City with two sets of as-built construction drawings and a two-year maintenance bond, upon acceptance of all required improvements. The developer shall sponsor the maintenance bond.
5. All fire hydrants shall be active and accessible prior to any framing activity in the subdivision.
6. Sidewalk 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.

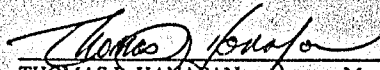
NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:


That the final plat for Coloneil Village Phase 2, as shown in 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 18, 2000  
APPROVED

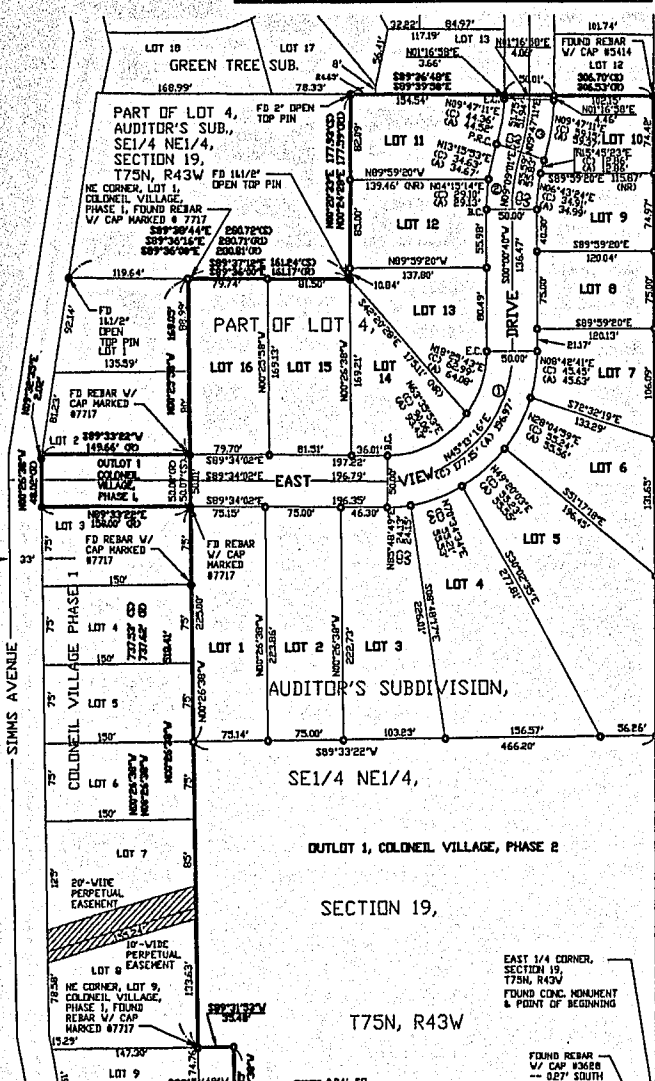
  
THOMAS P. HANAFAN Mayor

Attest:   
OLGA RAMIREZ City Clerk

Planning Case No. SUB-00-016

# COMPARED

FINAL PLAT OF  
COLONEIL VILLAGE PHASE 2



### LEGEND:

- ◆ FOUND SECTION CORNERS AS DESCRIBED ON DRAWING
- ◆ SET 5/8"x30" REBAR W/ ALUMINUM CAP MARKED "HIGH ASSOCIATES, 810569"
- (CS) SURVEYED AS
- (GR) RECORDED ON FINAL PLAT OF COLONELI VILLAGE, PHASE I, SURVEYED BY ROGERS SURVEYING, DATED 1-26-96
- (GR) RECORDED ON PLAT OF SURVEY, BY KENDY SURVEYING, DATED 9-1-94, AND FILED IN BOOK 95, PAGE 7321 IN THE OFFICE OF THE PUTTAVATTAMIE COUNTY RECORDER.
- T TANGENT LENGTH
- A ARC LENGTH
- C CHORD LENGTH
- RAO RADIUS
- B.C. BISECTION OF CURVE
- E.C. END OF CURVE
- (NR) NON-RADIAL LINE

### CENTERLINE CURVE DATA

- ①  $\Delta = 90^{\circ}25'18''$   
 $R = 124.81'$   
 $T = 123.73'$   
 $A = 196.97'$
- ②  $\Delta = 187^{\circ}16'43''$   
 $R = 173.00'$   
 $T = 28.15'$   
 $A = 53.03'$
- ③  $\Delta = 17^{\circ}00'25''$   
 $R = 173.00'$   
 $T = 26.16'$   
 $A = 31.94'$

64 DAKS SUB-



# PROOF OF PUBLICATION

COMPARED

## STATE OF IOWA POTTAWATTAMIE COUNTY

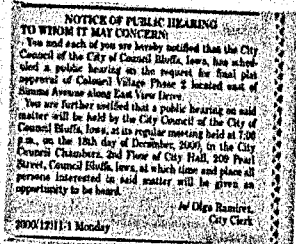
I, JEANNETTE JOHNSON, on my oath do solemnly swear that I am the Accountant of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

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

The first publication thereof

began on the 11 day of Dec., 2000  
the 2nd on the \_\_\_\_\_ day of \_\_\_\_\_, 2000  
the 3rd on the \_\_\_\_\_ day of \_\_\_\_\_, 2000  
the 4th on the \_\_\_\_\_ day of \_\_\_\_\_, 2000  
the 5th on the \_\_\_\_\_ day of \_\_\_\_\_, 2000

Signed in my presence by the said JEANNETTE JOHNSON and by her sworn to before me this 14 day of Dec., A.D. 2000.

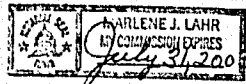


*Jeannette Johnson*

*Marlene J. Lahr*

Notary Public  
Legal Typist

Filed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2000  
Publication Cost: \$ 8.17  
Proof of Publication Fee: \$ \_\_\_\_\_



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