

EX
INST # 007383 ✓
RECORDING FEE 15.00
AUDITOR FEE _____
RMA FEE 1.00 ECOM 1.00

COMPARED

POTTAWATTAMIE CO. IOWA
2006 NOV -1 AM 10:05
JOHN SCIORTINO
RECORDER

RESOLUTION NO. 06-236

A RESOLUTION granting final plat approval for a 4-lot residential minor subdivision to be known as Ron Pierce's Subdivision.

WHEREAS, Habitat for Humanity of Council Bluffs has applied for final plat approval for a 4-lot minor residential subdivision to be known as Ron Pierce's Subdivision; and

WHEREAS, the property is currently subdivided into eight lots on a triangular piece of property located north of Huron Circle between Navajo Street and East Navajo; and

WHEREAS, Planning Commission comments have been requested due to the unusual placement and configuration of the proposed lots; and

WHEREAS, the subject property is zoned R-3/Low Density Multi-Family Residential District and does not require a change in zoning classification to accommodate the replat; and

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

WHEREAS, the Planning Commission concurs with the Community Development Department recommendation to approval the final plat for a minor residential subdivision, to be known as Ron Pierce's Subdivision, 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. Conform to all City standards and specifications, the zoning and subdivision ordinances and the Department of Public Works Standards for Public Improvements.
3. Sidewalk shall be installed along the abutting street frontage of each lot prior to issuance of a Certificate of Occupancy for each house, at no cost to the City.
4. Direct street access for Lots 1, 2 and 3 shall be limited to East Navajo. That restriction shall be noted on the plat.

1-709

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

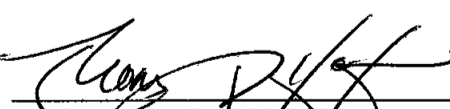
That the final plat for Ron Pierce's Subdivision, as shown on Attachment "A", is hereby granted, subject to the conditions set forth above; and

BE IT FURTHER RESOLVED

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

ADOPTED
AND Sept. 25, 2006
APPROVED

4A



THOMAS P. HANAFAN Mayor

Attest: 

MARCIA L. WORDEN Acting City Clerk

PREPARED BY: CARL H. ROGERS, JR. PERSON: (712) 346-9989
1698 ROLLING HILLS LOOP, COUNCIL BLIFFS, IOWA

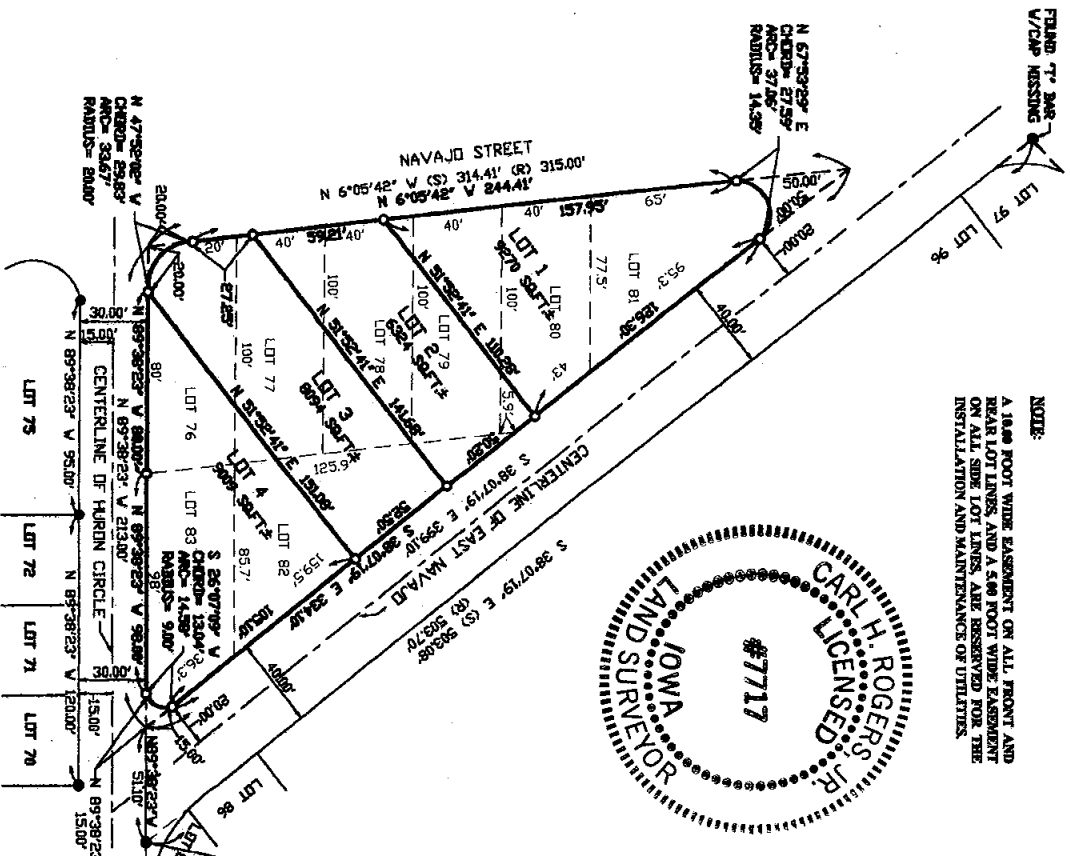
FINAL PLAT OF RON PIERCE'S SUBDIVISION

BEING A REPLAT OF LOTS 76 THRU 83, INCLUSIVE, IAKOMA ANNEX, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 13, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POTTAWATTAMIE COUNTY, COUNCIL BLIFFS, IOWA.

OWNERS/DEVELOPERS: HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC.

LEGAL DESCRIPTION:

NOTE: A 16.00 FOOT WIDE EASEMENT ON ALL FRONT AND REAR LOT LINES, AND A 4.00 FOOT WIDE EASEMENT ON ALL SIDE LOT LINES, ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.



NOTE: THE SOUTH LINE OF SAID LOT 76 IS ASSUMED TO BEAR NORTH 89°32'22" WEST FOR THIS DESCRIPTION.

I HEREBY CERTIFY THAT THIS 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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CARL H. ROGERS, JR.
DATE: 10/19/06

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006.

CITY COUNCIL:
APPROVED BY MAYOR: [Signature] DATE: 10/19/06
APPROVED BY: [Signature] DATE: 10/17/06

NOTE: THIS DOCUMENT HAS BEEN REDUCED.

LEGEND:
○ - SET 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717
● - FOUND 5/8" REBAR WITH ALUMINUM CAP MARKED L.L.S. #7717, UNLESS OTHERWISE DESCRIBED ON DRAWING
(S) - SURVEYED AS
(R) - RECORDED AS

SCALE 1" = 40'

DEREGULATION
KNOW ALL PERSONS BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC. BEING THE SOLE OWNER OF THE PROPERTY DESCRIBED WITHIN THE LEGAL DESCRIPTION AND EMBRACED WITHIN THIS PLAT HAS CAUSED SAID PROPERTY TO BE SUBDIVIDED INTO LOTS 1 THRU 4, INCLUSIVE, AND TO BE KNOWN AS RON PIERCE'S SUBDIVISION, SAID HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC. HEREBY DEDICATE TO THE CITY OF COUNCIL BLIFFS, IOWA ALL RIGHTS OF DIRECT ACCESS TO NAVAJO STREET SAID HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC. HEREBY RATIFIES SAID APPROVALS OF THE PLATTING OF THE PROPERTY AS SHOWN ON THIS PLAT.

A. ALL PRIVATE RESTRICTIONS AND/OR COVENANTS, IF ANY, WHICH WILL BE A PART OF THE SUBJECT DEVELOPMENT.
B. CERTIFIED RESOLUTION OF EACH GOVERNING BODY APPROVING THE SUBDIVISION OR WAIVING THE RIGHT TO REVIEW.

IN WITNESS WHEREOF, I DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC. PROPERTY AS CONTAINED HEREIN ON THIS

BY: [Signature]
DATE: 10/19/06

STATE OF IOWA
COUNTY OF POTTAWATTAMIE
ON THIS 16th day of October, 2006, before me, a Notary Public in and for the State of Iowa, personally appeared JOHN PIERCE, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed. I, the undersigned, being sworn, read the contents of said instrument and the instrument was signed on behalf of SAID HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC. AND SAID JOHN PIERCE ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID HABITAT FOR HUMANITY OF COUNCIL BLIFFS, INC. BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA
NORMA UHLIG
Notary Sec. - Iowa
Commission # 172600
My Commission Expires 11-11-09

ROGERS SURVEYING
1698 ROLLING HILLS LOOP COUNCIL BLIFFS, IOWA
PHONE: 712-346-9989
TITLE: FINAL PLAT OF RON PIERCE'S SUBDIVISION
SHEET 1 OF 1

I, THE ENGINEER OF POTTAWATTAMIE COUNTY, IOWA, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THIS SUBDIVISION, IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATE: 10-16-06

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 19th day of September, 2006

Signed in my presence by the said Amy McKay and by her sworn to before me this 21st day of September, A.D. 2006.

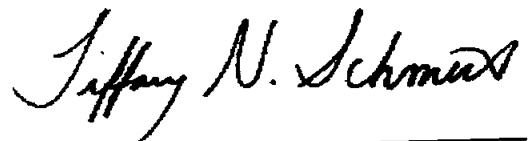


Amy McKay
Daily Nonpareil Controller

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 of a 4 lot residential subdivision to be known as Ron Pierce's Subdivision, a replat of Lots 76 through 83, Lakoma Annex, all in the City of Council Bluffs, Pottawattamie County, Iowa.
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 25th day of September, 2006 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.

By the Order of
Marcia L. Worden
Acting City Clerk

2006/9/19 - 1 Tuesday



Tiffany N. Schmitt
Notary Public

Filed this 21st day of September, A.D. 2006.
Publication Cost: \$ 10.24



Customer Number: 35700
Order Number: 20123952

YA