

**RESOLUTION NO. 2025-**

**RESOLUTION APPROVING A PRELIMINARY PLAT  
FOR THE PINES THIRD ADDITION TO THE CITY OF  
INDEPENDENCE**

**WHEREAS**, Steve Gee has filed a preliminary plat of Pines Third Addition to the City of Independence, Buchanan County, Iowa and the Council has considered the same; and

**WHEREAS**, said preliminary plat has been approved by the Planning & Zoning Commission of the City of Independence, Iowa on April 23, 2025; and

**WHEREAS**, it appears to the Council that said Steve Gee has in all respects complied with City Ordinances and the laws of the State of Iowa; and

**NOW THEREFORE, BE IT RESOLVED** by the City of Independence, Buchanan County, Iowa, that the preliminary plat on file designated as Pines Third Addition to the City of Independence, Buchanan County, Iowa, which includes the following described real estate to-wit:

Beginning at the SE corner of Lot 5, Hummingbird Court at the Pines, Second Addition to the City of Independence, Buchanan County, Iowa; thence along the East line of said Hummingbird Court at the Pines, Second Addition, N00°43'24"W, 45.49 feet; thence continuing along said East line N00°25'10"W, 269.98 feet to the SW corner of Lot 6, Goldfinch Court at the Pines, First Addition; thence along the southerly line of said Goldfinch Court at the Pines, First Addition, N61°11'21"E, 736.70 feet; thence N65°25'41"E, 88.35 feet to the SW corner of Lot 4, Cardinal Court at the Pines; thence along the southerly boundary of Cardinal Court at the Pines N81°16'41"E, 193.75 feet; thence N89°50'03"E, 263.16 feet to the west right-of-way line of 6<sup>th</sup> Avenue Southwest; thence along said west right-of-way line S00°09'57"E, 277.74 feet to the Northeast corner of Tract A of the Pines First Addition; thence along the northerly line of said Pines First Addition S89°50'08"W, 251.57 feet; thence S61°22'57"W, 936.33 feet to the NE corner of Lot 1 of the Pines Second Addition; thence S75°25'08"W, 41.49 feet; thence N89°59'47"W, 65.11 feet to the point of beginning. Described land contains 9.12 acres and is subject to easements and restrictions of record.

is hereby tentatively approved effective for a period of one year at the end of which time final approval must have been obtained by the City Council of Independence, Iowa. Any plat not receiving final approval within this period of time shall be void, and the sub-divider shall be required to resubmit a new plat for tentative approval subject to all new zoning restrictions and subdivision regulations; and

**BE IT FURTHER RESOLVED**, that the City Clerk is directed to affix her signature to five (5) copies of the preliminary plat with the notation of the date the preliminary plat received the Council's tentative approval. One (1) copy to be returned to the Planning & Zoning Commission and three (3) copies shall be returned to the sub-divider.

**RESOLUTION NO. 2025-** was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 28<sup>th</sup> day of April 2025.

Record of Voting:

Ayes:

Nays:

Absent:

**Resolution No. 2025-** declared passed and adopted by the Mayor on this 28<sup>th</sup> day of April 2025.

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Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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Susi Lampe, IaCMC, IaCFO,  
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

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