



AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MAY 11, 2022
5:30 PM AT CEDAR FALLS COMMUNITY CENTER, 528 MAIN STREET

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Regular Meeting Minutes of April 13, 2022

Public Comments

Old Business

- 2. Amendment of RP Master Plan for Autumn Ridge Development (DEFERRED)**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: November 24, 2020, March 9, 2022
Recommendation: *Defer discussion to the next P&Z meeting*
P&Z Action: *None*
- 3. Preliminary Plat for Autumn Ridge 9th and 11th Additions (PP20-004)(DEFERRED)**
Location: South of W. 1st Street and West of Union Road
Applicant: BKND, Inc., Owner; CGA Engineering, Engineer
Previous discussion: November 24, 2020, March 9, 2022
Recommendation: *Defer discussion to the next P&Z meeting*
P&Z Action: *None*
- 4. Wild Horse Ridge Fifth Addition Final Plat (FP22-001)**
Location: South of 12th Street and West of Union Road
Applicant: Midwest Development Co. (Owner) and CGA consultants (Engineer)
Previous Discussion: April 6, 2022
Recommendation: *Approval*
P&Z Action: *Discuss and make a recommendation to City Council*

Commission Updates

Adjournment

Reminders:

- * May 25 and June 8- Planning & Zoning Commission Meetings
- * May 16 and June 6 - City Council Meetings

**Cedar Falls Planning and Zoning Commission
Regular Meeting
April 13, 2022
Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on April 13, 2022 at 5:30 p.m. at the Community Center. The following Commission members were present: Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul. Thomas Weintraut, Planner III, Jaydevsinh Atodaria, Planner I and Chris Sevy, Planner I, were also present.

- 1.) Chair Leeper noted the Minutes from the March 23, 2022 regular meeting are presented. Ms. Lynch made a motion to approve the Minutes as presented. Ms. Saul seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 2.) The first item of business was the Cedar Falls Bicycle Plan. Chair Leeper introduced the item and Mr. Sevy provided background information. He gave brief comments and stated that the Bicycle and Pedestrian Advisory Committee voted unanimously to recommend approval and City staff is recommending approval as well.

Mr. Holst stated his appreciation to the Committee and staff for all the work that was put in to the plan.

Ms. Saul asked if there is a schedule published on the website. Mr. Sevy stated that there is not at this time.

Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 3.) The next item for consideration by the Commission was the Wild Horse Ridge Fifth Addition Final Plat. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is located south of West 12th Street and west of Union Road. The petitioner proposes to subdivide 8.13 acres of the 29 acres into 19 lots. Mr. Weintraut discussed the rezonings and plats over the years and changes that were made and went over the technical comments regarding the final plat. At this time the recommendation from staff is to gather any comments from the Planning and Zoning Commission and public and continue the discussion at the next Planning and Zoning meeting on April 27.

Mr. Larson asked if there was a reason why the item could not be approved at this time. Mr. Weintraut stated that it gives the public a chance to make comments. The item was continued to the next meeting.

- 4.) The Commission then considered a minor plat for The Cove at Spruce Hills. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that the property is located north of Greenhill Road and east of Spruce Hills Drive and Prairie Parkway. It is proposed to develop a parcel with 30, two-story townhomes with six separate buildings. He displayed a rendering that showed private and existing easements and explained that all on-site infrastructure will be private and the developer will be responsible for providing and maintaining private infrastructure. It will be the responsibility of the developer to add public sidewalks and maintain them. Mr. Atodaria discussed the technical comments and discussed

requirements expected of the developer. He specified that all legal documents will need to be signed, stamped and submitted to city staff prior to the case being reviewed by City Council. Staff recommends approval of the final plat with any comments or direction from the Planning and Zoning Commission and conformance with all city staff and technical requirements.

Brian Wingert, 2110 Flynn Drive, (developer) asked about the requirements with regard to the documents that need to be provided.

Deb lehl, 4219 Eastpark Road, stated concerns with the waterway behind the development and issues with washout. She asked that the area be restored before work begins. Mr. Wingert stated that their work will be a distance from those areas and measures will be taken to stop any erosion. Ms. Saul clarified that Ms. lehl was asking that the area be restored before the work begins. Mr. Tolan stated that he will speak with the Director regarding this.

Mr. Holst made a motion to approve the item. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 5.) The next item of business was an RP site plan review for The Cove at Spruce Hills. Chair Leeper introduced the item and Mr. Atodaria provided background information. He explained that this item was discussed at the last meeting and briefly reiterated the proposal. Thirty units are proposed with 2-story townhome units within six buildings that will be accessed through the extension of Spruce Hills Drive to the east and Spruce Creek Drive running north-south. He discussed the site layout and private infrastructure. He noted that all setback requirements are met and easements will be maintained and managed by the developer. He discussed the site access, stormwater management, landscaping, building elevations and technical comments. He spoke to the outstanding issues and notes for future residents with regard to the site plan. Staff recommends approval with any comments or direction specified by the Commission and conformance to all city staff recommendations and technical comments.

Ms. Saul made a motion to approve the item with the city recommendations. Mr. Holst seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

- 6.) The next item of business was an amendment of the RP Master Plan for Autumn Ridge Development, which was deferred.
- 7.) The next item, a preliminary plat for Autumn Ridge 9th and 11th Additions was also deferred.
- 8.) Mr. Weintraut noted the Resilience Plan update was presented to the public and is posted online.
- 9.) As there were no further comments, Ms. Saul made a motion to adjourn. Ms. Lynch seconded the motion. The motion was approved unanimously with 9 ayes (Crisman, Grybovych, Hartley, Holst, Larson, Leeper, Lynch, Moser and Saul), and 0 nays.

The meeting adjourned at 6:43 p.m.

Respectfully submitted,



Thomas A. Weintraut
Acting Community Services Manager



Joanne Goodrich
Administrative Assistant



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8606
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning Commission
FROM: Michelle Pezley, Planner III
Matthew Tolan, EI, Civil Engineer II
DATE: April 21, 2022
SUBJECT: FP22-001 Wild Horse Fifth Addition Final Plat

REQUEST: Request to approve the Wild Horse Fifth Final Plat. Case #FP22-001

PETITIONER: Midwest Development Co., Owner; CGA Engineering, Engineer

LOCATION: The property is located south of W. 12st Street and west of Union Road

PROPOSAL

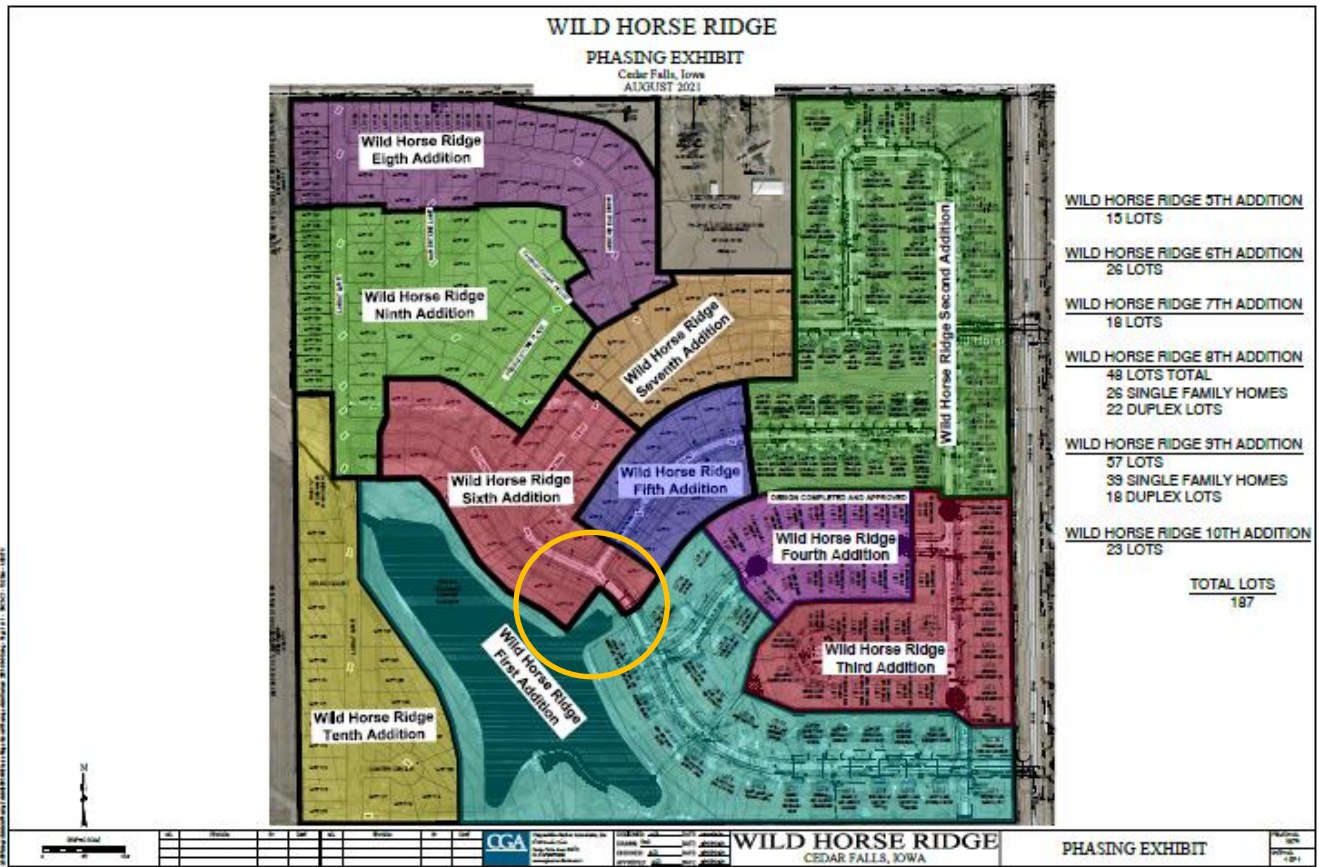
The petitioner owns a 29.9-acre parcel that is south of W. 12 Street, west of Union Road, and with access from Granite Ridge Road. The petitioner proposes to subdivide 8.13 acres of the 29.9 acres into 19 lots.

BACKGROUND

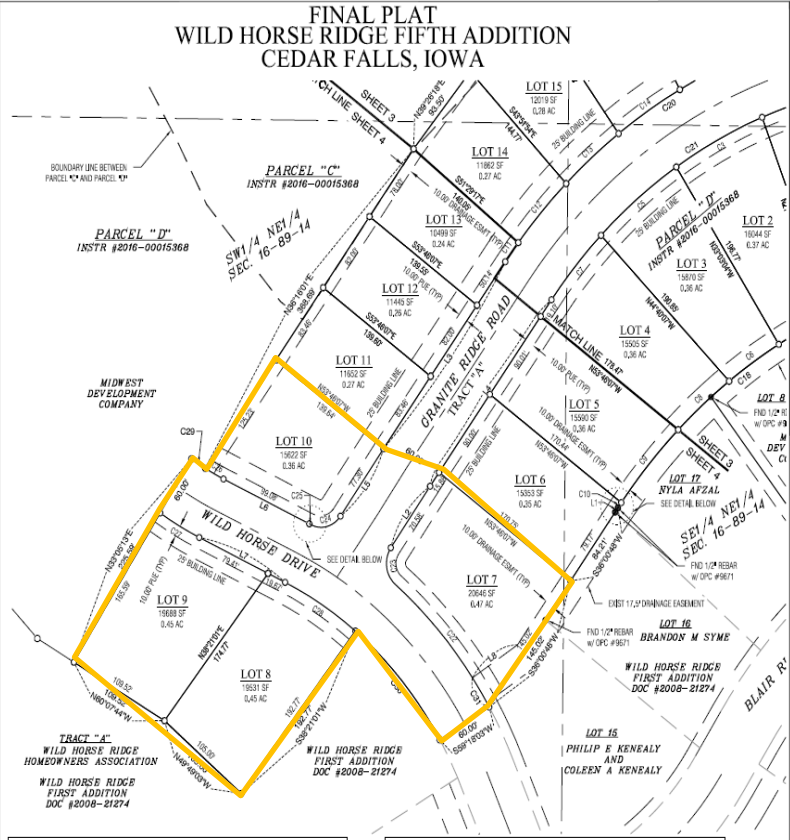
The City rezoned the entire 148-acre property from A-1, Agriculture to RP, Planned Residential for a maximum of 353 dwelling units in 2005. A Preliminary Plat for this area, called "Copperstone" was approved in July 2005. This plat covered the entire 148-acre property and proposed the establishment of 242 building lots with 353 units. The Final Plat for the Wild Horse Ridge First Addition was approved in September 2007. After several alterations to the preliminary plat, in 2021, City approved the latest alteration to the Preliminary Plat of Wild Horse Ridge, which increased the density of the development from 2.43 to 2.72 units per acre for fifth – tenth additions by adding 40 duplex lots. The duplex lots are proposed to be within Eighth and Ninth additions.

ANALYSIS

The petitioner, Midwest Development Co., proposes the final plat of the Fifth Addition, comprised of 8.13 acres of land within the middle of the subdivision, which includes connecting Wild Horse Drive to Granite Ridge Road. The property is zoned RP Planned Residential. The RP zoning district permits a variety of residential uses from single-family to multi-family dwellings based on a master plan approved at the time of rezoning, which in this case was revised and approved in May of 2021. The Fifth Addition consists of 19 residential lots, all intended for single-family residences.



As originally proposed, the petitioner planned to have the Fifth Addition as 15 lots that did not include the connection between Wild Horse Drive and Granite Ridge Road (highlighted in yellow above). Engineering Division and the Public Safety Department encouraged the connection between Wild Horse Drive and Granite Ridge Road to increase the connectivity of the existing subdivision and eliminate a dead end on Granite Ridge Road. The preliminary plat was approved prior to the new code requirements of addressing critical infrastructure through a phasing plan. Planning Staff has no objections to the additional 4 lots (highlighted in yellow on the right) and adding the intersection of Wild Horse Drive and Granite Ridge Road. The petitioner will connect to the existing stormwater detention. The City's maintenance and repair agreement with the owner/developer will address maintenance responsibilities for the stormwater



management facilities in the subdivision to ensure proper functioning over time. The setbacks shown on the face of the plat are consistent with the proposed setbacks from the approved Master Plat and Preliminary subdivision.

The City Code states that the final plat must be in substantial conformance with the preliminary plat. The proposed change does not change the density, lot size, or configuration of the lots. The proposed change increases safety and connection within the subdivision. Therefore, staff finds that the proposed final plat is conforming with the preliminary plat and associated conditions. The petitioner has met that criterion and the associated conditions.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, noted that the water, gas, and communication services are available to the site. The developer extended the utility services to the proposed development. The easements identified on the plat satisfy Public Works and CFU requirements.

Cluster mailboxes will be sized and placed in the ROW according to USPS standards. All cluster mailboxes will be located on lower volume streets and situated to prevent undue traffic congestion according to the direction from the City Engineer's office.

The submitted Deed of Dedication for this final plat is consistent with the previously approved Deeds of Dedication from the previous additions and has addressed all the necessary requirements.

All the utilities and internal road connections within the proposed subdivision will be dedicated to the public. The installed internal infrastructure is able to serve the platted lots with access to public streets and right-of-way. The installed utilities are available for development for the platted lots. The petitioner's engineer has submitted a stormwater management plan to the City and it has been reviewed by the City Engineer. The City Engineer has determined that the plan meets the City's subdivision requirements. The Engineering Division is awaiting either final completion of public improvements or establish a 'Contract for Completion' with the Developer before all documents required would be submitted for the public improvements and proceeding with Council Approval.

City Code requires that sidewalks be installed along all streets within the subdivision. The petitioner has confirmed that sidewalks, built to City standards, will be constructed along the frontage of all lots at the time of lot development, as per City requirements.

The property is located outside of the regulated floodplain.

A courtesy mailing was sent to the neighboring property owners on April 5, 2022.

RECOMMENDATION

City staff has reviewed the final plat for Wild Horse Ridge Fifth Addition (FP22-001) and recommends approval with the following stipulations:

- 1) Any comments or direction specified by the Planning & Zoning Commission.
- 2) Conformance to all city staff recommendations and technical requirements.

PLANNING AND ZONING

Discussion 4/13/22 The next item for consideration by the Commission was the Wild Horse Ridge Fifth Addition Final Plat. Chair Leeper introduced the item and Mr. Weintraut provided background information. He explained that the property is located south of West 12th Street and west of Union Road. The petitioner proposes to subdivide 8.13 acres of the 29 acres into 19 lots. Mr. Weintraut discussed the rezonings and plats over the years and changes that were made and went over the technical comments regarding the final plat. At this time the recommendation from staff is to gather any comments from the Planning and Zoning Commission and public and continue the discussion at the next Planning and Zoning meeting on April 27.

Mr. Larson asked if there was a reason why the item could not be approved at this time. Mr. Weintraut stated that it gives the public a chance to make comments. The item was continued to the next meeting.

Attachments:

Wild Horse Ridge Fifth Addition Final Plat

Location Map

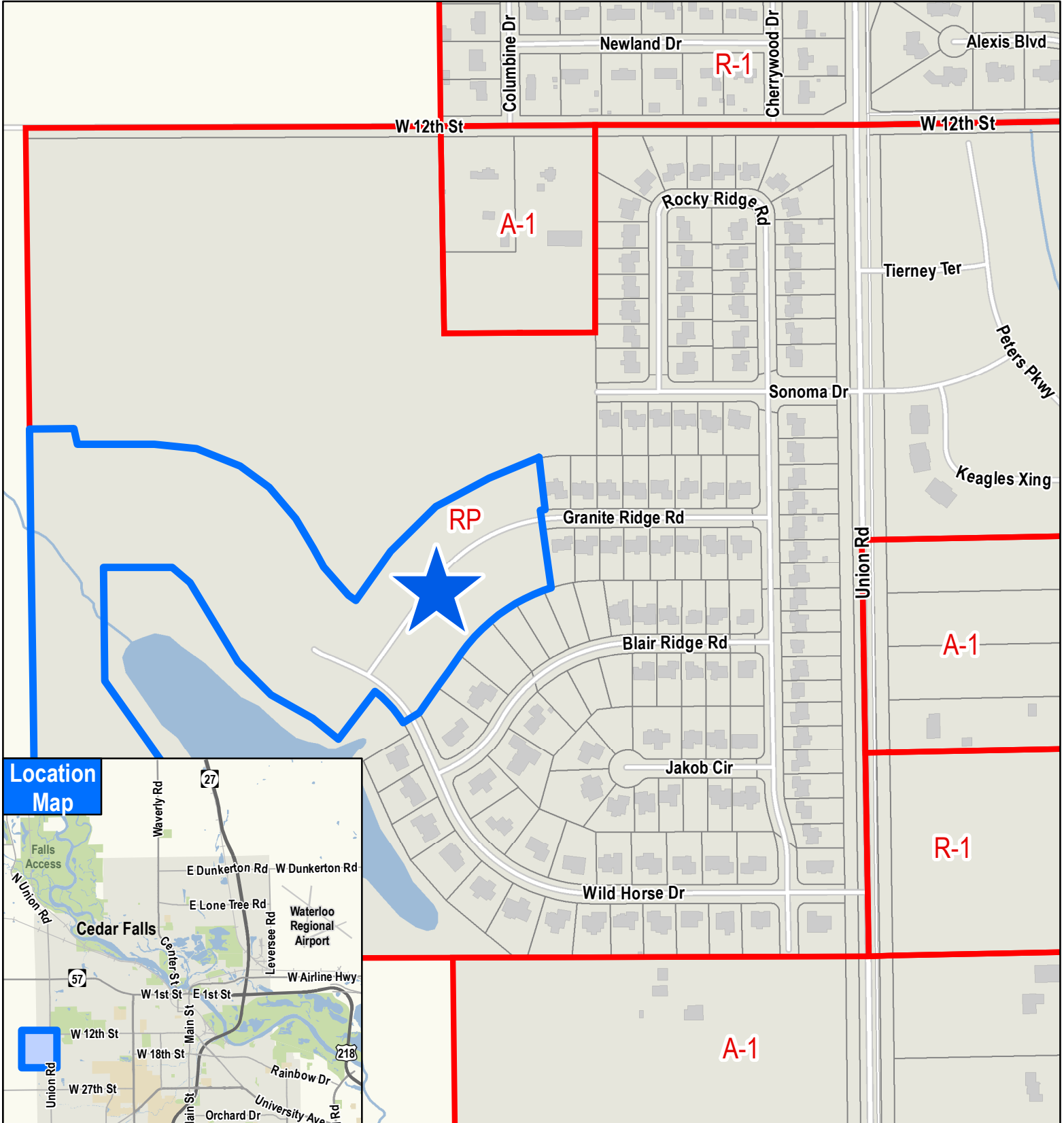
Deed of Dedication

Black Hawk County Auditor Approval of Subdivision Name

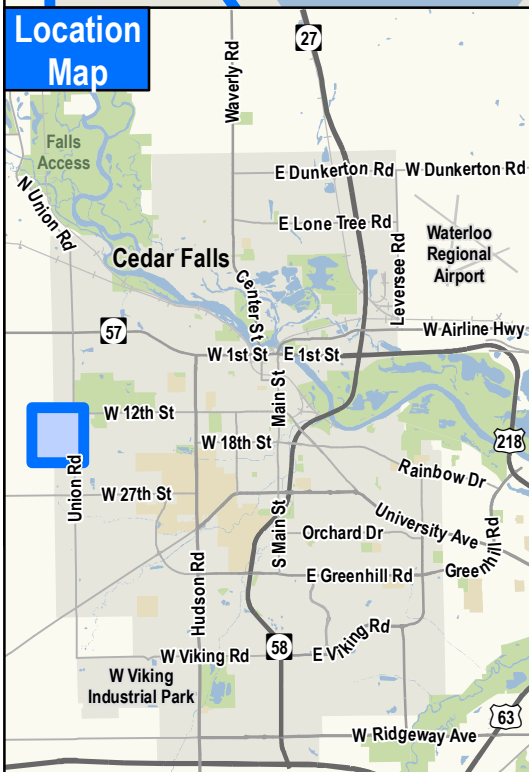
Cedar Falls Planning and Zoning Commission

April 13, 2022

Item 4.



Location Map



Final Plat for Wild Horse 5th Addition
(FP22-001)

FINAL PLAT

WILD HORSE RIDGE FIFTH ADDITION

CEDAR FALLS, BLACK HAWK COUNTY, IOWA

JANUARY 2022

SURVEYOR AND ENGINEER

MARC C. HOODJER, P.L.S.
 ADAM DATERS, P.E.
 CLAPSADDLE-GARBER ASSOCIATES
 P.O. BOX 754 - 16 E. MAIN STREET
 MARSHALLTOWN, IOWA 50158
 (641)752-6701

ZONING INFORMATION:

RP (UNLESS NOTED OTHERWISE)

TYPICAL BUILDING SETBACKS

FRONT YARD = 25 FT
 REAR YARD = 30 FT
 SIDE YARD = 5 FT

SURVEY REQUESTED BY:

MIDWEST DEVELOPMENT CO.
 411 FIRST AVENUE SE
 CEDAR RAPIDS, IOWA

CLOSURE:

- ALL SUBDIVISION BOUNDARIES ARE WITHIN THE 1:10,000 ERROR OF CLOSURE REQUIREMENT
- ALL LOTS ARE WITHIN THE 1:5000 ERROR OF CLOSURE REQUIREMENT.

TRACT SUMMARY:

TRACT A - ROAD RIGHT-OF-WAY

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	OVERALL LAYOUT
SHEET 3	FINAL PLAT
SHEET 4	FINAL PLAT

OWNERS OF RECORD

MIDWEST DEVELOPMENT CO.
 411 FIRST AVENUE SE
 CEDAR RAPIDS, IOWA

FLOOD ZONE

(ZONE X)
 PANEL #19013C0145F
 AND
 PANEL #19013C0163F
 EFFECTIVE DATE: JULY 18, 2011

PREPARED DATE:

JANUARY 10, 2022

BENCH MARK

ELEV = 975.45
 AERIAL SERVICE GPS CONTROL MONUMENT #93 ON THE WEST SIDE OF UNION ROAD, APPROX 277 FEET NORTH OF WILD HORSE DRIVE & UNION ROAD INTERSECTION.

NOTE:

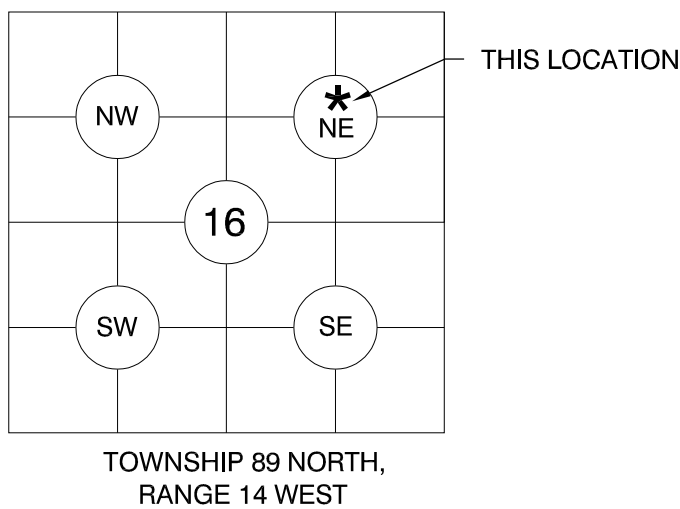
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN BEARING NORTH 00°00'09" WEST

AREA:

8.13 ACRES

MAILBOX NOTES:

ALL MAILBOXES SHALL MEET USPS STANDARDS. CONTRACTOR SHALL COORDINATE WITH CITY OF CEDAR FALLS PRIOR TO INSTALLATION.



LOT TABLE

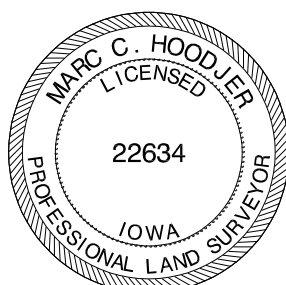
LOT	ACRES	SQ FT
1	0.45	19,486
2	0.37	16,044
3	0.36	15,870
4	0.36	15,505
5	0.36	15,590
6	0.35	15,353
7	0.47	20,646
8	0.45	19,531
9	0.45	19,688
10	0.36	15,622
11	0.27	11,652
12	0.26	11,445
13	0.24	10,499
14	0.27	11,862
15	0.28	12,019
16	0.31	13,352
17	0.31	13,564
18	0.34	14,685
19	0.33	14,264
TRACT "A"	1.54	67,299

	(GROSS-ACRES)	(EASE-ACRES)	(NET-ACRES)
NE1/4 NE1/4 SEC 16-89-14	1.65 AC	0.29 AC	1.36 AC
NW1/4 NE1/4 SEC 16-89-14	0.25 AC	0.00 AC	0.25 AC
SE1/4 NE1/4 SEC 16-89-14	2.00 AC	0.21 AC	1.79 AC
SW1/4 NE1/4 SEC 16-89-14	4.23 AC	1.05 AC	3.18 AC
TOTAL	8.13 AC	1.55 AC	6.58 AC

LEGEND:

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #22634
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/YELLOW PLASTIC ID CAP #22634
- () RECORDED AS

**FINAL PLAT
WILD HORSE RIDGE
FIFTH ADDITION**



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 Professional Land Surveyor under the laws of the State of Iowa.

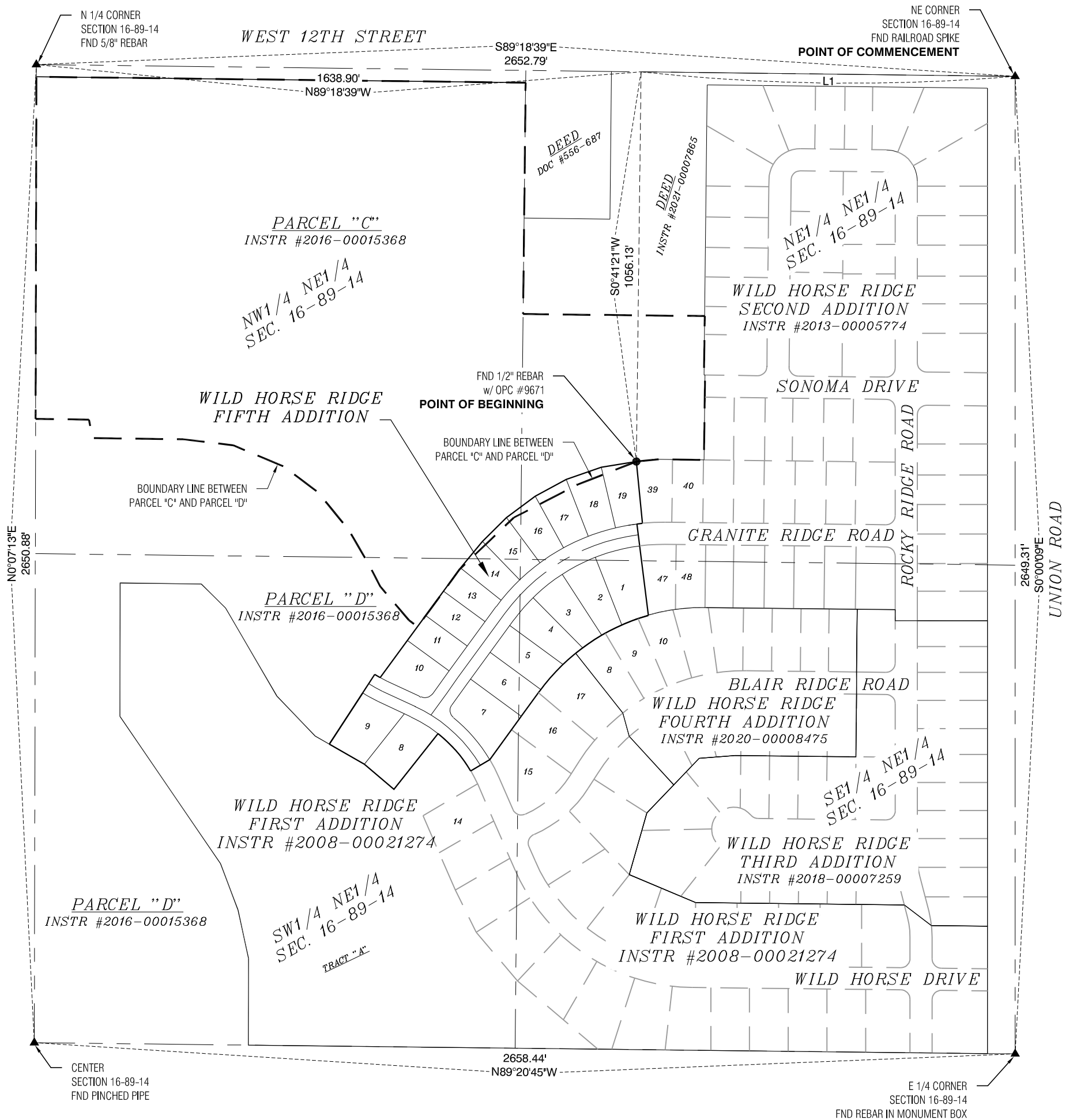
Marc C. Hoodjer, PLS _____ date _____
 Iowa License Number 22634
 My License Renewal Date is December 31, 2022
 Pages or sheets covered by this seal: _____
 SHEETS 1 OF 4, 2 OF 4, 3 OF 4 AND 4 OF 4



Clapsaddle-Garber Associates, Inc
 16 East Main Street
 Marshalltown, Iowa 50158
 Ph 641-752-6701
 www.cgaconsultants.com

DRAWN CAQ	SHEET NO. 1 OF 4
DATE 1-10-2022	PROJECT NO. 5805.05

FINAL PLAT WILD HORSE RIDGE FIFTH ADDITION CEDAR FALLS, IOWA

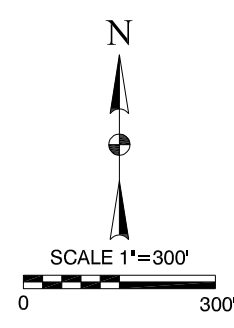


DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED IN PART OF PARCEL "C" AND IN PART OF PARCEL "D" OF A PLAT OF SURVEY FILED ON DOCUMENT NO. 2016-00015368 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ALL IN SECTION 16, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M., IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER SECTION 16, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH P.M.; THENCE, N89°18'39"W 1013.89' ALONG THE NORTH LINE OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE, S0°41'21"W 1056.13' TO THE NORTHWESTERLY CORNER OF LOT 39 OF WILD HORSE RIDGE SECOND ADDITION, RECORDED ON DOCUMENT NO. 2013-00005774 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY AND SAID POINT BEING THE POINT OF BEGINNING; THENCE, S5°37'33"E 168.00' ALONG A WEST LINE OF SAID LOT 39 TO THE SOUTHWESTERLY CORNER OF SAID LOT 39, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF GRANITE RIDGE ROAD; THENCE, SOUTHWESTERLY 15.09' ALONG A 560.00' RADIUS CURVE, CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING OF S83°36'08"W AND A CHORD DISTANCE OF 15.09' ALONG SAID NORTH RIGHT OF WAY LINE OF GRANITE RIDGE ROAD TO A WESTERLY CORNER OF SAID WILD HORSE RIDGE SECOND ADDITION; THENCE, S7°10'12"E 249.67' ALONG A WESTERLY LINE OF SAID WILD HORSE RIDGE SECOND ADDITION TO THE SOUTHWESTERLY CORNER OF LOT 47 OF SAID WILD HORSE RIDGE SECOND ADDITION, SAID POINT ALSO BEING ON A NORTHERLY LINE OF WILD HORSE RIDGE FOURTH ADDITION RECORDED ON INSTRUMENT NO. 2020-00008475 IN THE OFFICE OF THE RECORDER BLACK HAWK COUNTY; THENCE, SOUTHWESTERLY 371.49' ALONG A 550.00' RADIUS CURVE, CONCAVE SOUTHEASTERLY HAVING A CHORD BEARING S54°50'18"W AND A CHORD DISTANCE OF 364.47' ALONG THE NORTHERLY LINE OF SAID WILD HORSE RIDGE FOURTH ADDITION AND NORTHERLY LINE OF WILD HORSE RIDGE FIRST ADDITION, RECORDED ON INSTRUMENT NO. 2008-00021274 IN THE OFFICE OF THE RECORDER, BLACK HAWK COUNTY; THENCE, S36°00'48"W 84.21' ALONG A NORTHWESTERLY LINE OF SAID WILD HORSE RIDGE FIRST ADDITION; THENCE, S36°00'48"W 145.02' ALONG WESTERLY LINE OF SAID WILD HORSE RIDGE FIRST ADDITION TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WILD HORSE DRIVE; THENCE, S59°18'03"W 60.00' ALONG A WESTERLY LINE OF SAID WILD HORSE RIDGE FIRST ADDITION TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF WILD HORSE DRIVE; THENCE, NORTHWESTERLY 135.29' ALONG THE ARC OF A 370.00' RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF N41°10'28"W AND A CHORD DISTANCE OF 134.54' ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE, S38°21'01"W 192.77' ALONG A WESTERLY LINE OF SAID WILD HORSE RIDGE FIRST ADDITION; THENCE, N49°49'03"W 105.00' ALONG A NORTHERLY LINE OF SAID WILD HORSE RIDGE FIRST ADDITION; THENCE, N60°07'44"W 109.52' ALONG A NORTHERLY LINE OF SAID WILD HORSE RIDGE FIRST ADDITION; THENCE, N33°05'13"E 225.59' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WILD HORSE DRIVE; THENCE, SOUTHEASTERLY 16.95' ALONG A 270.00' RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF S58°42'40"E AND A CHORD DISTANCE OF 16.94' ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE, N36°16'01"E 368.69'; THENCE, N39°26'18"E 93.50'; THENCE, N45°25'18"E 91.41'; THENCE, N53°11'55"E 97.37'; THENCE, N61°39'21"E 95.21'; THENCE, N70°48'25"E 100.44'; THENCE, N80°39'55"E 96.56' TO THE POINT OF BEGINNING, CONTAINING 8.13 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N89°18'39"W	1013.89'



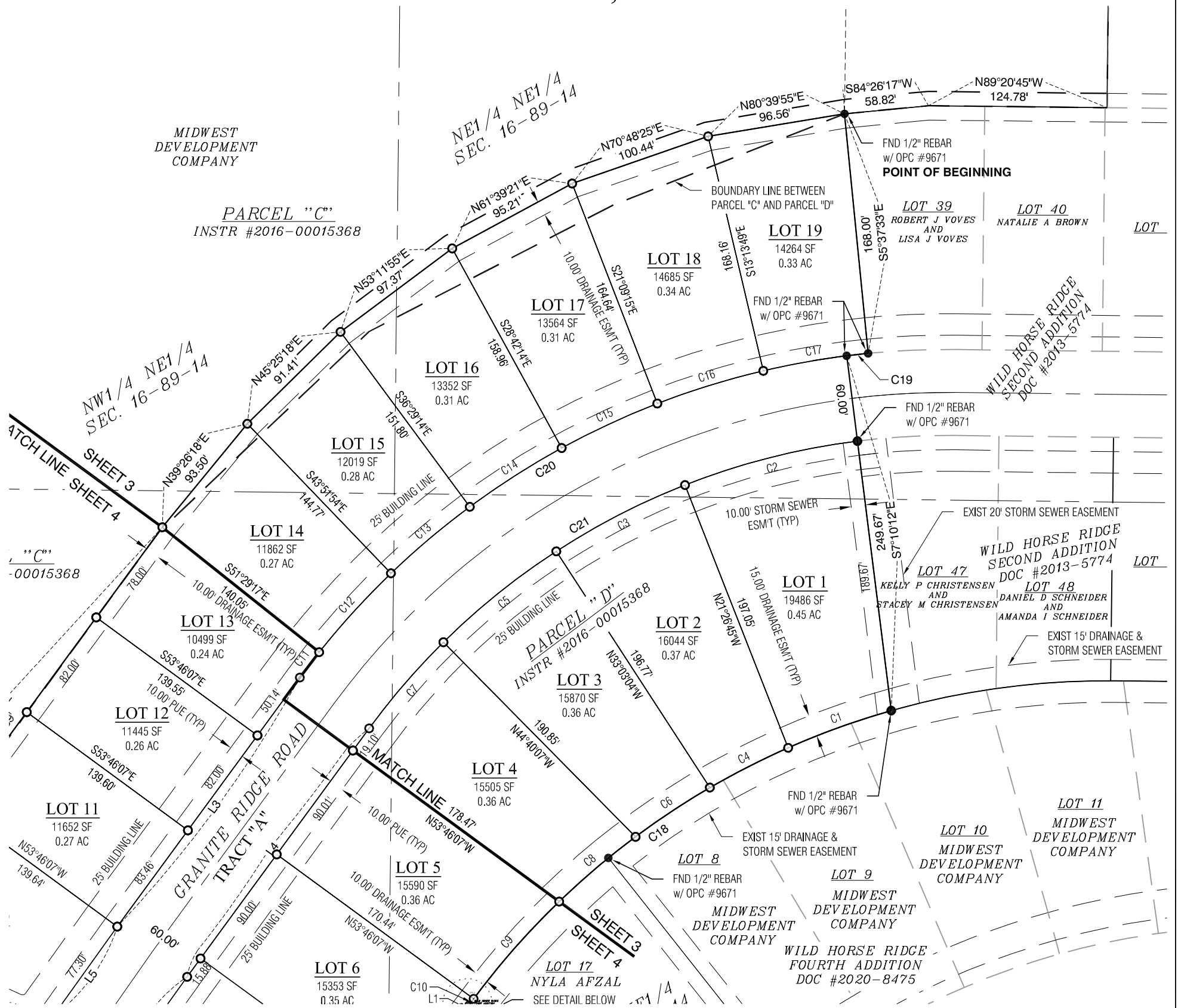


CGA

Clapsaddle-Garber Associates, Inc
16 East Main Street
Marshalltown, Iowa 50158
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DRAWN CAQ	SHEET NO. 2 OF 4
DATE 1-10-2022	PROJECT NO. 5805.05

FINAL PLAT WILD HORSE RIDGE FIFTH ADDITION CEDAR FALLS, IOWA



Curve Table

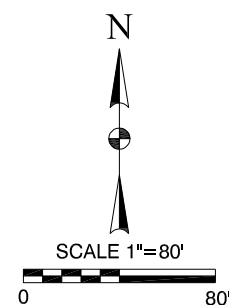
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	76.62'	550.00'	7°58'54"	S70°11'50"W	76.56'
C2	124.58'	500.00'	14°16'33"	S75°41'31"W	124.26'
C3	101.27'	500.00'	11°36'18"	S62°45'06"W	101.10'
C4	61.32'	550.00'	6°23'15"	S63°00'45"W	61.29'
C5	101.38'	500.00'	11°37'04"	S51°08'24"W	101.21'
C6	62.29'	550.00'	6°29'21"	S56°34'26"W	62.26'
C7	79.41'	500.00'	9°06'00"	S40°46'53"W	79.33'
C8	69.96'	550.00'	7°17'18"	S49°41'07"W	69.92'
C9	90.47'	550.00'	9°25'28"	S41°19'44"W	90.37'
C10	5.79'	550.00'	0°36'11"	S36°18'54"W	5.79'
C11	22.29'	560.00'	2°16'50"	S37°22'18"W	22.29'
C12	74.51'	560.00'	7°37'23"	S42°19'24"W	74.45'
C13	72.11'	560.00'	7°22'40"	S49°49'26"W	72.06'
C14	76.07'	560.00'	7°47'00"	S57°24'16"W	76.01'
C15	73.79'	560.00'	7°32'59"	S65°04'16"W	73.74'
C16	77.45'	560.00'	7°55'26"	S72°48'28"W	77.38'
C17	74.32'	560.00'	7°36'16"	S80°34'19"W	74.27'

Curve Table

CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C18	371.49'	550.00'	38°41'59"	S54°50'18"W	364.47'
C19	15.09'	560.00'	1°32'39"	S83°36'08"W	15.09'
C20	455.45'	560.00'	46°35'55"	S59°31'51"W	443.00'
C21	406.65'	500.00'	46°35'55"	S59°31'51"W	395.53'
C22	151.49'	430.00'	20°11'07"	N40°47'30"W	150.71'
C23	37.76'	25.00'	86°32'16"	S7°36'56"E	34.27'
C24	34.71'	25.00'	79°32'58"	N75°25'46"E	31.99'
C25	1.99'	430.00'	0°15'53"	N64°55'42"W	1.99'
C26	21.45'	270.00'	4°33'05"	S62°47'06"E	21.44'
C27	46.93'	330.00'	8°08'51"	S60°59'13"E	46.89'
C28	86.60'	370.00'	13°24'39"	N58°21'19"W	86.41'
C29	16.95'	270.00'	3°35'46"	S58°42'40"E	16.94'
C30	135.29'	370.00'	20°57'03"	N41°10'28"W	134.54'
C31	33.80'	430.00'	4°30'13"	N32°45'03"W	33.79'

LINE DATA

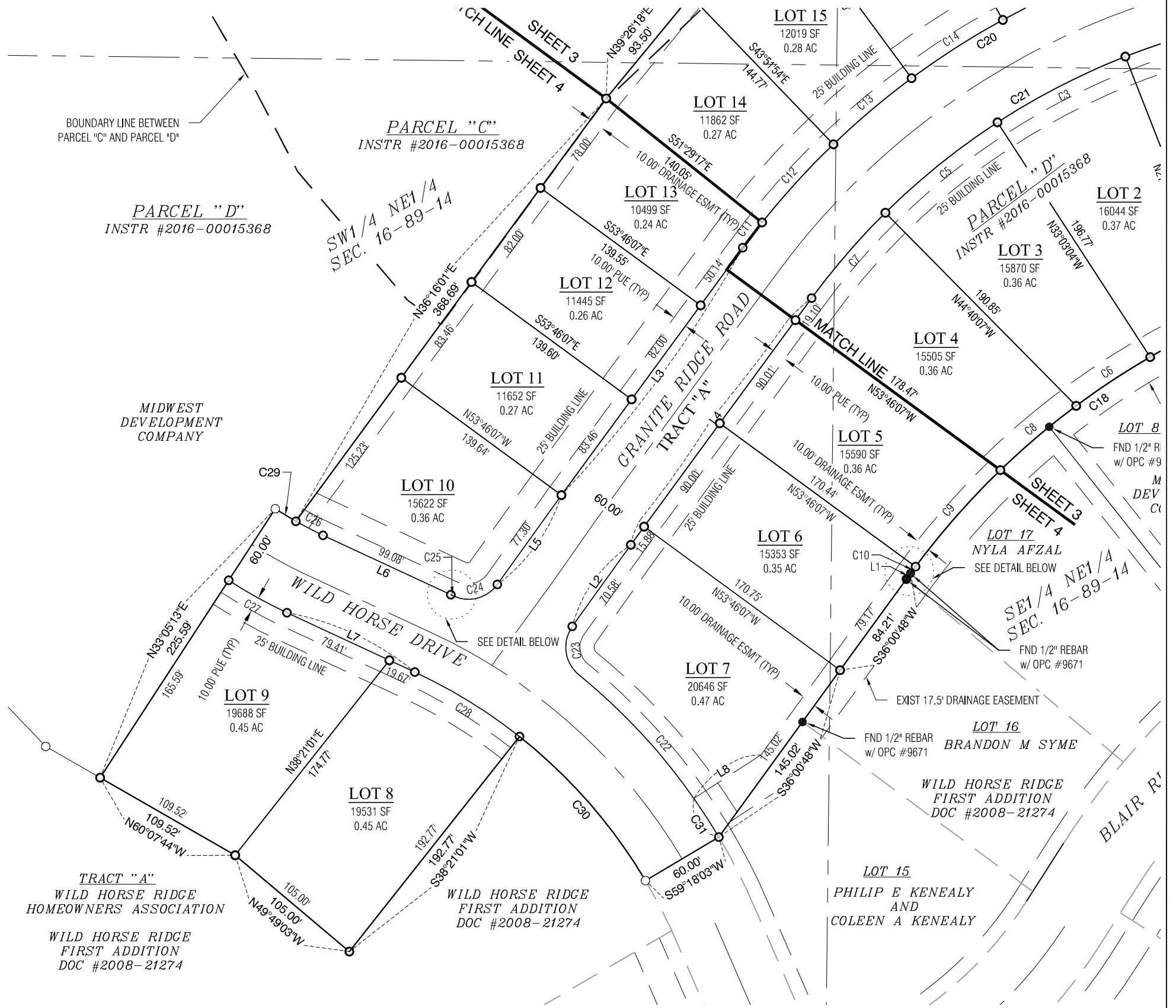
LINE NUMBER	BEARING	DISTANCE
L1	S36°00'48"W	5.04'
L2	S35°38'55"W	70.58'
L3	N36°13'57"E	215.60'
L4	N36°14'03"E	214.99'
L5	S35°38'56"W	77.30'
L6	N65°03'38"W	99.08'
L7	S65°03'38"E	99.08'
L8	N57°01'16"E	56.12'



Clapsaddle-Garber Associates, Inc.
16 East Main Street
Marshalltown, Iowa 50158
Ph 641-752-6701
www.cgaconsultants.com

DRAWN CAQ	SHEET NO. 3 OF 4
DATE 1-10-2022	PROJECT NO. 5805.05

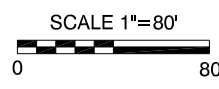
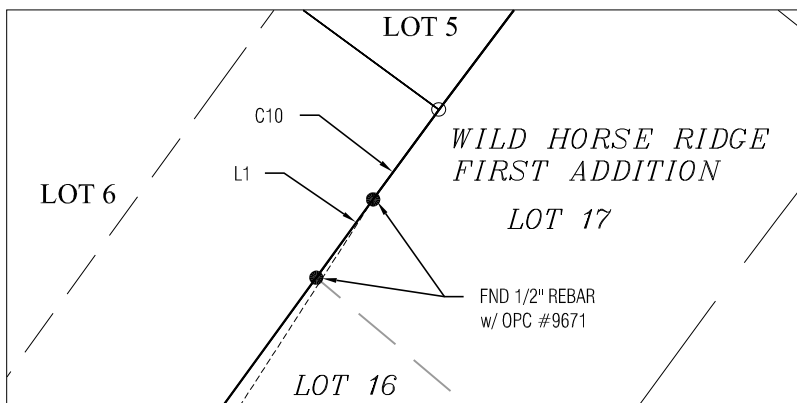
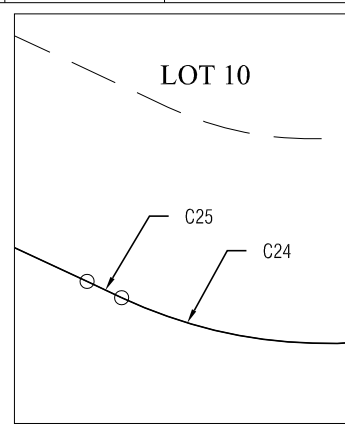
FINAL PLAT WILD HORSE RIDGE FIFTH ADDITION CEDAR FALLS, IOWA



CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	76.62'	550.00'	7°58'54"	S70°11'50"W	76.56'
C2	124.58'	500.00'	14°16'33"	S75°41'31"W	124.26'
C3	101.27'	500.00'	11°36'18"	S62°45'06"W	101.10'
C4	61.32'	550.00'	6°23'15"	S63°00'45"W	61.29'
C5	101.38'	500.00'	11°37'04"	S51°08'24"W	101.21'
C6	62.29'	550.00'	6°29'21"	S56°34'26"W	62.26'
C7	79.41'	500.00'	9°06'00"	S40°46'53"W	79.33'
C8	69.96'	550.00'	7°17'18"	S49°41'07"W	69.92'
C9	90.47'	550.00'	9°25'28"	S41°19'44"W	90.37'
C10	5.79'	550.00'	0°36'11"	S36°18'54"W	5.79'
C11	22.29'	560.00'	2°16'50"	S37°22'18"W	22.29'
C12	74.51'	560.00'	7°37'23"	S42°19'24"W	74.45'
C13	72.11'	560.00'	7°22'40"	S49°49'26"W	72.06'
C14	76.07'	560.00'	7°47'00"	S57°24'16"W	76.01'
C15	73.79'	560.00'	7°32'59"	S65°04'16"W	73.74'
C16	77.45'	560.00'	7°55'26"	S72°48'28"W	77.38'
C17	74.32'	560.00'	7°36'16"	S80°34'19"W	74.27'

CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C18	371.49'	550.00'	38°41'59"	S54°50'18"W	364.47'
C19	15.09'	560.00'	1°32'39"	S83°36'08"W	15.09'
C20	455.45'	560.00'	46°35'55"	S59°31'51"W	443.00'
C21	406.65'	500.00'	46°35'55"	S59°31'51"W	395.53'
C22	151.49'	430.00'	20°11'07"	N40°47'30"W	150.71'
C23	37.76'	25.00'	86°32'16"	S7°36'56"E	34.27'
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DRAWN CAQ	SHEET NO. 4 OF 4
DATE 1-10-2022	PROJECT NO. 5805.05

Prepared by: Richard R. Morris, 620 Lafayette Street, Ste. 300, PO Box 178, Waterloo, IA 50704 (319) 234-1766

DEED OF DEDICATION
OF
WILD HORSE RIDGE FIFTH ADDITION,
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Midwest Development Co., an Iowa corporation, with its principal office in Cedar Rapids, Iowa, being desirous of setting out and platting into lots and streets the land described in the attached Certificate of Survey by Marc Hoodjer, a licensed land surveyor, dated the 10th day of January 2022, do by these presents designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Iowa, the same to be known as:

WILD HORSE RIDGE FIFTH ADDITION,
IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA,

all of which is with the free consent and the desire of the undersigned and the undersigned do hereby designate and set apart for public use the streets and avenues as shown upon the attached plat.

EASEMENTS

The undersigned do hereby grant and convey to the City of Cedar Falls, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, sanitary sewer, storm sewer, drain tile, surface drainage, gas, electricity, communication service or cable television, perpetual easements for the erection, laying, building, construction, reconstruction and maintenance of said services over, across, on and/or under the property as shown on the attached plat.

A drainage and stormwater easement is shared with the lots of Wild Horse Ridge Fourth Addition to the City of Cedar Falls, Black Hawk County, Iowa with the area north of Lots 15, 16, 17 and 18 and to the north and west of Lots 19 and 20 of Wild Horse Ridge Third Addition in the City of Cedar Falls, Black Hawk County, Iowa.

RESTRICTIONS

Be it also known that the undersigned do hereby covenant and agree for themselves and their successors and assigns that each and all of the residential lots in said subdivision be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively to all intents and purposes as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or their successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. Any dwelling that shall be erected on any lot shall have a minimum setback from the front of the lot line of 25 feet as indicated on the plat. No building shall be erected nearer to an interior sideline than 5 feet of the owner's lot width, provided however, that corner lots within the addition require a 25 foot setback from each street bordering said lot.

2. Although lots in said Addition may be split or divided in any fashion to provide for more lot area when added to an adjoining lot, no dwelling shall be built or maintained on any partial lot unless said partial lot is combined with an adjoining lot or partial lot so that the resulting lot has no less frontage than the smallest lot as indicated on the plat. The side yard setbacks set forth in paragraph 1. above shall be based on ownership property lines rather than platted lot lines.

3. No buildings or structure not attached to the original structure shall be constructed upon any lot or combination of lots in this subdivision, with the exception of a gazebo which has been approved in accordance with Paragraph 21 hereof. Sheds may be permitted but only if size, design, and materials are approved in writing by the developer. After completion of all houses in the plat, approval for a shed not previously approved by the developer shall be approved by the Association.

4. No trailer, basement, tent, shack, garage or barn erected in said Addition shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted on any lot in said Addition.

5. Only single family dwellings shall be constructed on all lots in this subdivision.

6. No single family dwelling shall be constructed, permitted or occupied on any lot herein having square footage floor space, designed, intended and constructed for living quarters, which space shall not include cellars, attics, garages, breezeways, porches, stoops, and other such non-living areas, of less than the following requirements:

A. 1,400 square feet for single story or split-level houses with a minimum of 700 square feet on the first floor level for any house of more than one story and total minimum square footage must be at least 1,400 square feet.

7. Each single family residence shall have a minimum of a two-car attached garage with a minimum of 420 square feet.

8. The owner of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris. Further, the owner and/or occupant of each lot shall jointly and severally be responsible to keep in good order or to maintain the area between the curblin and the property line abutting his property

including keeping said area free of holes, pitfalls, stumps of trees, fences, brick, stone, cement or other monument-type mail boxes, stakes, post or rods to which a metal, plastic or similar receptacle designed to hold newspapers are affixed, private irrigation or sprinkler systems, retaining walls, landscaping brick, block, stone, timber or other similar material, or any other similar obstructions. No individual mailboxes are allowed in this subdivision; a cluster-style mailbox system, approved by the United States Postal Service, shall be installed by the Developer.

9. No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
10. All approaches and driveways in said Addition shall be paved with concrete.
11. No dwelling on any lot in said Addition shall be occupied until the exterior is completed and finished and the interior substantially completed and finished.
12. No old or used buildings shall be moved upon any of the lots in said Addition for any purpose.
13. All electrical distribution lines and service entrances, all telephone lines and services therefor, all cable TV/fiber optic cable and service therefor, and all other utilities of whatever kind or nature shall be installed underground on all lots in said Addition.
14. No dog compound, enclosure, shelter, storage outbuilding, playhouse, or wood pile for firewood shall be constructed, used or maintained within ten feet of any lot line nor shall they exceed eight feet in height on any of said lots. All outbuilding exteriors shall be approved by the developer in writing prior to start of construction.
15. There shall be no fences, buildings, large plantings or other obstructions upon or under any property covered by the easements granted and conveyed herein, so that access is available for any equipment and/or persons necessary for the erection, laying, building, construction, reconstruction or maintenance of said utilities and/or drainage ways.
16. No radio station or short-wave operators of any kind shall operate from any lot which shall cause interference with audio or visual reception upon any other lot. Antennas are permitted if attached to the structure and do not extend more than eight feet above the peak of the home. All other antennas, satellite TV dishes in excess of 24 inches in diameter, poles for radios, and windmills are prohibited.
17. No motor home or recreational vehicle, trailer of any kind, whether camping, boat, house, utility or otherwise, shall be parked or kept for more than a 48 hour period on any street, driveway or on the lot in said Addition. Any such vehicle must be stored inside the garage.
18. No bus, semi-tractor, trailer or truck of any kind, except what is commonly described as a "pickup truck", shall be kept or parked on any lot or street in said Addition; provided, however, that this prohibition shall not apply to such vehicles driven in said Addition in pursuit of and in conducting their usual business.
19. No shrubs or trees shall be planted so as to infringe upon adjoining property lines based on maximum expected growth and shall be maintained so as not to infringe.

20. Each person or entity who is a record owner of a fee or undivided fee interest in any lot shall be a member of the Homeowners Association to be known as Wild Horse Ridge Homeowners Association. This shall not be construed to include persons or entities who hold an interest merely as security for the performance of an obligation. There shall be one vote per lot and each lot owner shall be a member of the Homeowners Association. Membership shall be appurtenant to and may not be separated from ownership of any lot; ownership of such lot shall be the sole qualification of membership.

The purpose of Wild Horse Ridge Homeowners Association shall be to maintain the common areas and green spaces of the entire development, including but not limited to the entrance parcel and signage to be developed, including the signage easement that is the east 40 feet of Lot 8 in Wild Horse Ridge Third Addition to the City of Cedar Falls, Black Hawk County, Iowa, as well as the pond which is owned by the Wild Horse Ridge Homeowners Association, and such other activities as set forth in the Articles of Incorporation and Bylaws of the Association. Such ownership and maintenance shall include, but not be limited to, mowing, watering, including upkeep of any underground sprinkler system, maintenance of the pond, and snow removal of common areas. Initially, the developer, Midwest Development Co. shall perform the actual construction duties to establish the common areas, green spaces, entrance and surrounding access area.

The annual dues for the Association shall initially be set at \$200.00 per lot per year beginning January 1, 2022. Dues shall be paid by each member of the Association by July 31 of each year. The Association shall have the ability and authority to adjust annual dues as it deems appropriate to carry out the maintenance duties described above. The developer, Midwest Development Co., shall have no responsibility for annual association dues.

21. No building or structure shall be erected or placed on any lot in this subdivision until two sets of building plans, site plans and specifications for the proposed structures shall be submitted to Midwest Development Co. or its designee for approval. Approved plans, site plans and building specifications will be signed and one set of each returned to the Lot Owner. In addition to plans and specifications for the structure, the site plan application shall show the location and type of fences, parking areas, tree plantings, landscaping and other relevant matters, including the location on the lot of all proposed improvements, including whether or not there is a proposed swimming pool which must be an in ground pool only, the materials to be used and the exterior color scheme proposed. No building shall have less than a 6 and 12 pitch roof unless otherwise specifically approved in writing by Midwest Development Co. or its designee. Roofing materials shall be asphalt shingles (25 year minimum rating), wood shakes, wood shingles, slate or tile unless other materials are specifically approved by Midwest Development Co. or its designee. The application shall also set forth a time schedule for construction of improvements and in no event shall an application be approved when the proposed construction will take longer than twelve (12) months. Midwest Development Co. or its designee shall approve or disapprove the application in writing within a period of ten (10) days after receipt of all the documents and in the event of disapproval shall specify the reasons to enable the applicant to correct the application in order to obtain approval. Midwest Development Co. reserves the absolute right and sole discretion, to reject any of the plans, specifications and other aspects of the proposed improvement which in Midwest Development Co.'s opinion is not suitable or desirable for the subdivision. It is the intention of this restriction to permit improvement that will enhance the aesthetics of the subdivision and maintain or improve property values.

22. All of the provisions hereof shall be enforceable by appropriate legal proceedings by any present or future owner of the legal or equitable title to any lot in said subdivision. Invalidation of any

one or more of the within restrictions by judgment or decree of court shall not be regarded as affecting the validity of any of the other provisions hereof, nor shall any judicial determination with respect to any of the restrictive provisions hereof be regarded as affecting the validity or sufficiency of this instrument as a deed of dedication of said plat, all of which such other provisions shall remain in full force and effect.

23. The undersigned and all persons and corporations hereafter requiring any right, title or interest in any of the lots in said subdivision shall be taken and held to have agreed and covenanted with the owners of all other lots in this subdivision and with the respective successors and assigns of all of the rest of such other lots to conform to and observe all of the foregoing covenants, restrictions and stipulations as to the construction of building thereon for a period of twenty-one (21) years from the date of filing of said plat and this deed of dedication for record. Within the period of twenty-one (21) years and in accordance with Iowa Code Chapter 614.24 and 614.25 (2021 Code of Iowa) or their successor provisions, these covenants, restrictions and stipulations shall be automatically extended for an additional period of twenty-one (21) years upon compliance with Chapter 614.24 and Chapter 614.25 of the 2021 Code of Iowa. In the event an extension of the covenants, restrictions and stipulations is not filed within the period of twenty-one (21) years or successive 21-year period, then the covenants, restrictions and stipulations contained herein shall terminate at the end of the existing period of twenty-one (21) years.

24. If the parties hereto or any of them or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning property in said Addition to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and for the purpose of preventing such acts or to recover damages for such violation, or both, and for costs and reasonable attorney's fees as determined by the Court and not the statute.

25. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs or cats maximum, or other household pets are allowed and then only if they are not kept, bred or maintained for any commercial purposes. Such animals shall be kept under control so as not to constitute a public nuisance and must be kept in compliance with applicable zoning laws and regulations of the City of Cedar Falls, Black Hawk County, Iowa.

26. Upon the sale of a lot, owner shall take responsibility for any erosion control issues, certifications and/or requirements of the Iowa Department of Natural Resources.

27. All buildings erected on any lot in said Addition shall be constructed in accordance with the Building, Plumbing and Electrical Codes of the City of Cedar Falls, Iowa.

PUBLIC IMPROVEMENTS REQUIRED
IN WILD HORSE RIDGE FIFTH ADDITION

The undersigned do hereby dedicate and set apart to the public and for the public's use all streets shown and laid out on the attached plat, subject to the easements set forth herein, and do further agree as follows:

- A. That the streets shown on the attached plat, Wild Horse Drive and Granite Ridge Road (Tract "A") will be thirty-one (31) feet and will be brought to City grade,

back of curb to back of curb; said street with approved hard surface pavement in accordance with City of Cedar Falls, Standard Specifications.

- B. That sanitary sewer, together with the necessary manholes and sewer service lines to all lots in the plat, will be provided.
- C. That underground utilities, as required by the Subdivision Ordinance of the City of Cedar Falls, Iowa, shall be installed.
- D. That the city water will be provided to all lots as required by the Cedar Falls Municipal utilities.
- E. That municipal fire hydrants will be provided as required by the Cedar Falls Public Safety Department.
- F. That storm sewer will be provided as specified by the City Engineer.
- G. That handicap ramps will be provided as required by law.
- H. That a four (4) foot wide concrete sidewalk four (4) inches thick and a concrete surface or hard surface entrance will be installed during or immediately after the construction of the residence on any particular lot, or within five (5) years after the date the plat is filed in the office of the Recorder of Black Hawk County, whichever is sooner and that the sidewalk be across the full length of the lot and on corner lots also, across the parking and full length of the lot. In the event that the City is required to construct the sidewalk as permitted by subparagraph J, a lien or liens may only be imposed against the lot or lots which require city construction and no others in the subdivision.
- I. That the work improvements called for herein shall be in accordance with the specifications of the City of Cedar Falls, Iowa, and performed under the supervision of the City Engineer. In the event that the developer, Midwest Development Co., its grantees and assigns fail to complete said work and improvements called for herein within one (1) year from the date of the acceptance of said final plat by the City of Cedar Falls, Iowa, the City may then make the improvements and assess the costs of the same to the respective lots. The undersigned, for themselves, their successors, grantees and assigns, waive all statutory requirements of notice of time and place of hearing and agree that the City may install said improvements and assess the total costs thereof against the respective lots.
- J. That the City may perform said work, levy the cost thereof as assessments, and the undersigned agree that said assessments so levied shall be a lien on the respective lots with the same force and effect as though all legal provisions pertaining to the levy of such special assessments have been observed, and further authorize the City Clerk to certify such assessments to the County Auditor as assessments to be paid in installments as provided by law.

- K. The Developer shall construct and install all required public improvements within the subdivision plat, to conform with approved construction plans which meet the specifications of the City of Cedar Falls, Iowa. Such required public improvements shall meet the following requirements:
 - (a) Shall be constructed and installed in a good and workmanlike manner;
 - (b) Shall be free of defects in workmanship or materials;
 - (c) Shall be free of any conditions that could result in structural or other failure of said improvements;
 - (d) Shall be constructed and installed in accordance with the design standards and technical standards established for such public improvements by the City and by Cedar Falls Utilities;
 - (e) Shall be constructed and installed in strict compliance with the minimum acceptable specifications for the construction of public improvements set forth in the Cedar Falls Code of Ordinances, including without limitation, Chapter 24, Subdivisions, and as such specifications shall be recommended for approval by the City Engineer from time to time, and approved by the city council.

The Developer's construction plans are now on file in the Office of the City Engineer.

- 28. The developer, Midwest Development Co., states:
 - A. That this plat and development shall comply with the R-P Residential Zoning District Classification Regulations.

29. Notwithstanding anything contained in the Deed of Dedication to the contrary, any assessment made under the Deed of Dedication shall not be a lien against any property described herein unless and until the City of Cedar Falls records with the Black Hawk County Recorder a "Notice of Assessment Lien" which notice shall describe the property against which the lien attaches in the amount of said lien.

30. All subsequent owners of lots in the subdivision shall be obligated to meet any requirements imposed by the Commissioners of the Black Hawk County Conservation District or any other governmental agency, by the authority of Chapter 161A, Code of Iowa, pertaining to soil erosion control plans for certain land distributing activities. This covenant shall be perpetual and not be governed by the provisions of Paragraph 23 of this Deed of Dedication.

SIGNED and DATED this _____ day of _____, 2022.

MIDWEST DEVELOPMENT CO.

By _____
Hunter Skogman, Vice President

STATE OF IOWA, LINN COUNTY ss

This instrument was acknowledged before me on _____, 2022, by Hunter Skogman as Vice President of Midwest Development Co.

Notary Public in and for the State of Iowa

COUNTY AUDITOR

GRANT VEEDER

TIM JAMISON – Systems/Real Estate Tax Manager
BILLIE J. HETH – Payroll/Accounting Manager
JENN TODD – Accountant

BLACK HAWK COUNTY
316 E. 5TH STREET, ROOM 213
WATERLOO, IOWA 50703-4774
gveeder@blackhawkcounty.iowa.gov

Phone (319) 833-3002
Fax (319) 833-3119
E-mail auditor@blackhawkcounty.iowa.gov

Approval of Subdivision Plat Name by Black Hawk County Auditor

Date: November 8, 2021

The Black Hawk County Auditor’s Office has reviewed the final plat of the following subdivision:

Wild Horse Ridge Fifth Addition
in the City of Cedar Falls, Black Hawk County, Iowa

Pursuant to Iowa Code §354.11(1)(e), I approve the subdivision name or title.

Signed,


Grant Veeder, Black Hawk County Auditor

