

RESOLUTION NO. _____

A RESOLUTION APPROVING HERITAGE WOODS SUBDIVISION

WHEREAS, a preliminary plat for the subdivision of Heritage Woods Subdivision has been filed with the City of Bloomfield, Iowa, pursuant to Chapter 166.04, Bloomfield Municipal Ordinances, for real estate more particularly described on Exhibit "A" attached hereto; and,

WHEREAS, the Planning and Zoning Commission of the City of Bloomfield, Iowa, has reviewed said preliminary plat; and,

WHEREAS, the final plat for the subdivision of Heritage Woods Subdivision was filed with the City of Bloomfield, Iowa, pursuant to Chapter 166.12, Bloomfield Municipal Code; and,

WHEREAS, the Director of Public Work for the City of Bloomfield, Iowa, has reviewed the preliminary plan and final plat and has recommended to the City Council of the City of Bloomfield, Iowa, that said final subdivision plat be approved by the City Council for the City of Bloomfield, Iowa; and,

WHEREAS, on the 10th day of February, 2022, the Planning and Zoning Commission of the City of Bloomfield, Iowa, unanimously approved the plat for the subdivision of Heritage Woods Subdivision, as the Attached Survey indicates; and,

WHEREAS, the City Council of the City of Bloomfield, Iowa, deems the final plat is consistent with existing developments and has made adequate provision for public utilities and other public requirements and to improve the health, safety and general welfare of the citizens of the City of Bloomfield, and that said subdivision is consistent with comprehensive plat of the City of Bloomfield, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMFIELD, IOWA, AS FOLLOWS:

1. That the final plat for the subdivision of Heritage Woods Subdivision is hereby approved by the City Council of the City of Bloomfield, Iowa.
2. That the Clerk of the City of Bloomfield be and she is hereby authorized, empowered and directed to record the final plat for the subdivision of Heritage Woods Subdivision.
3. That the Clerk of the City of Bloomfield, Iowa, is hereby authorized, empowered and directed to record the deed from the owner of Heritage Woods Subdivision conveying a 15 foot easement for sewer line to the City of Bloomfield.

This Resolution shall become effective immediately.

This Resolution passed and approved by the City Council of the City of Bloomfield, Iowa, this _____ day of August, 2022.

CITY OF BLOOMFIELD, IOWA

MAYOR

ATTEST:

CITY CLERK

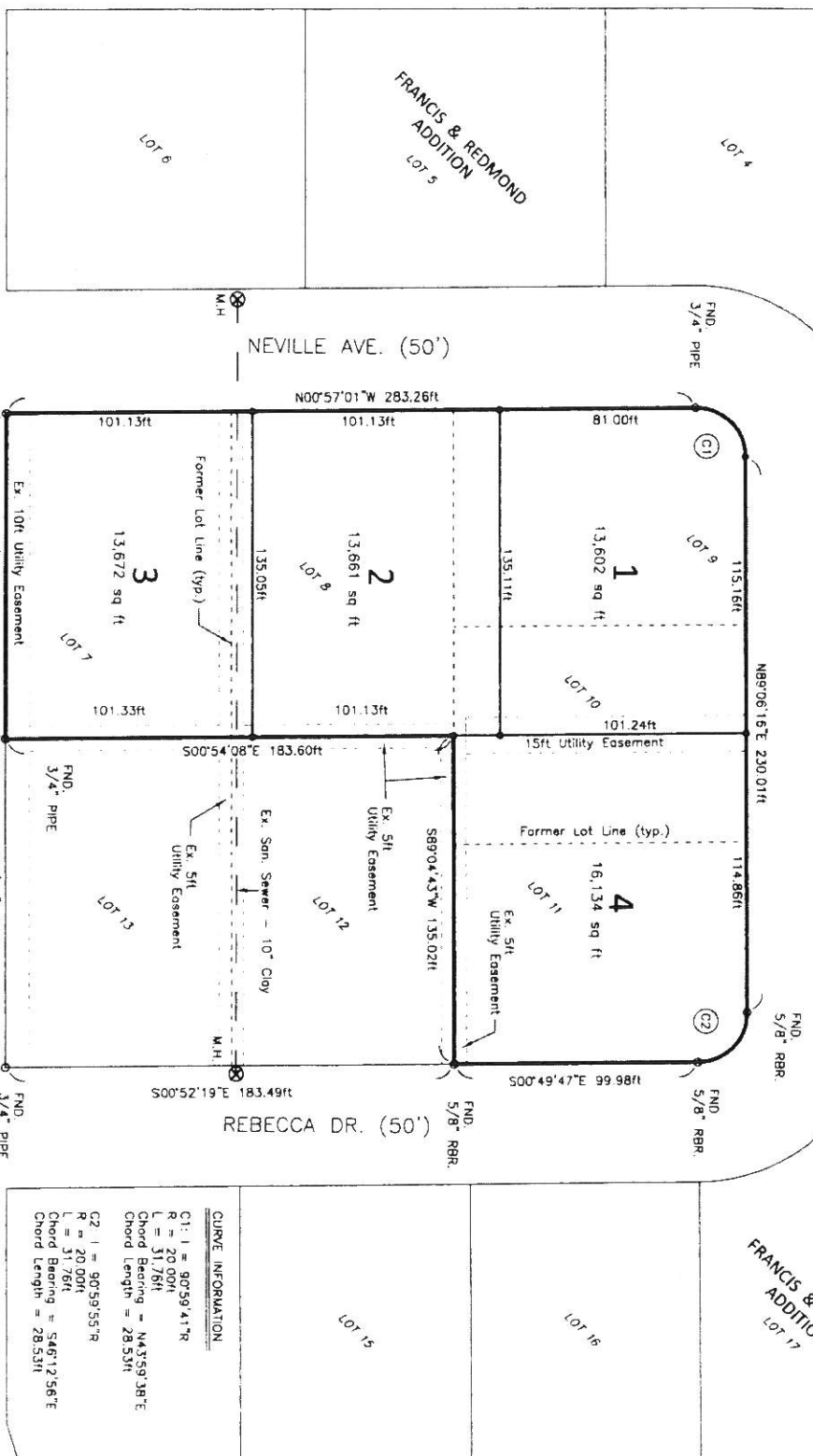
Exhibit "A"

Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of the Francis and Redmond Addition to the City of Bloomfield, Davis County, Iowa.

OWNER:
HERITAGE VENTURES
OF IOWA, LLC
501 W South Street
Bloomfield, Iowa 52537

SURVEYOR:
FRENCH-RENEKER-ASSOCIATES, INC.
1501 South Main
Fairfield, Iowa 52556

FINAL PLAT HERITAGE WOODS SUBDIVISION



CURVE INFORMATION

C1: $L = 90^{\circ}59'41''$
 $R = 20.00ft$
 $L = 31.76ft$
 Chord Bearing = $N43^{\circ}59'38''E$
 Chord Length = 28.53ft

C2: $L = 90^{\circ}59'55''$
 $R = 20.00ft$
 $L = 31.76ft$
 Chord Bearing = $S46^{\circ}12'56''E$
 Chord Length = 28.53ft

INDEX LEGEND

County DAVIS
 Section 25 Township 69 Range 14
 A.quot Part NE 1/4 SW 1/4

City BLOOMFIELD
 Subdivision FRANCIS & REDMOND ADDITION
 Block N/A
 Lot(s) N/A
 Proprietor JOHN & BECKY HILBERT
 Requested By JOHN & BECKY HILBERT

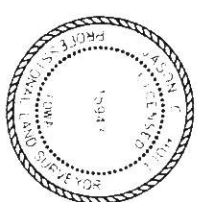
LEGEND

FOUND MONUMENT AS NOTED O

SET 5/8"-10" REBAR W/POURAGE PLASTIC CAP #15943

Drawn by: J. H. 22
 Date: 3/16/22
 Project No: 211594

FRENCH-RENEKER-ASSOCIATES



I hereby certify that this land surveying document was prepared and the land survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

John C. Hill, PLS
 License Number 15943
 My license renewal date is December 31, 2024.
 Pages or sheets covered by this seal: SHEETS 1 & 2

3/16/22

Prepared by & Return to
 French-Reneker-Associates, Inc. 1501 S. Main St. Fairfield, IA 52556 Phone (641) 472-5145 Surveyor Jason C. Hill

INDEX LEGEND		
County	DAVIS	
Section	25	Township 69 Range 14
Aliquot Part	NE 1/4 - SW 1/4	
City	BLOOMFIELD	
Subdivision	FRANCIS & REDMOND ADDITION	
Block	N/A	
Lot(s)	N/A	
Proprietor	JOHN & BECKY HILBERT	
Requested By	JOHN & BECKY HILBERT	

Prepared by & Return to French-Reneker-Associates, Inc., 1501 S. Main St., Fairfield, IA 52556. Phone: (641) 472-5145 Surveyor: Jason C. Hull

FINAL PLAT

HERITAGE WOODS SUBDIVISION

HERITAGE WOODS SUBDIVISION

A part of Francis and Redmond Addition to the City of Bloomfield, being more particularly described as follows:

Lots 7, 8, 9, 10 and 11 of said Francis and Redmond Addition.

NOTES:

Current Zoning:

R-2 One- and Two-Family Residential District

Front Yard: Minimum front yard depth shall be 30 feet.

Side Yard: Minimum side yard shall be 8 feet on one side with a total of the two side yards of 15 feet for a dwelling and 15 feet on each side for any other principal building.

Rear Yard: Minimum rear yard depth shall be 35 feet for a dwelling and 45 feet for any other building.

Lot Area: Minimum lot area shall be 8,000 square feet for each single-family dwelling and 9,000 square feet for each two-family dwelling; however, where public sewer and water facilities are not available, not less than 20,000 square feet. If public water only is available, not less than 10,000 square feet.

Height Regulations - No principal structure shall exceed three stories or 35 feet in height and no accessory building shall exceed one story or 15 feet in height.

R-3 Multi-Family Residential District

Front Yard: Minimum front yard depth shall be 30 feet.

Side Yard: Minimum side yard shall be 7 feet for a single-family dwelling, 9 feet for a two-family dwelling, and 11 feet for a multi-family dwelling.

Rear Yard: Minimum rear yard depth shall be 35 feet.

Lot Area: Minimum lot area shall be 8,000 square feet for each single-family dwelling, 9,000 square feet for each two-family dwelling, and 10,500 square feet plus an additional 2,000 square feet for each unit over three, in the case of multiple dwellings.

Height Regulations - Building height limit shall be three stories, but not exceeding 45 feet in height. Greater height shall be permitted provided that for each two feet of building height over 45 feet, one additional foot shall be added to each of the minimum yard widths specified.

Drawn By	edl
Date	1-19-22
Project No.	21-158
Sheet	2 of 2



FRENCH-RENEKER-ASSOCIATES

Surveyors & Engineers

**HERITAGE VENTURES OF IOWA, LLC
TO THE PUBLIC**

**STATEMENT HERITAGE VENTURES OF IOWA, LLC TO THE CITY OF
BLOOMFIELD, DAVIS COUNTY, IOWA**

BE IT KNOWN, that Heritage Ventures of Iowa, LLC., state that they had the following land surveyed and subdivided into a plat known as Heritage Woods Subdivision to the City of Bloomfield, Davis County, Iowa, which plat has been prepared by Jason C. Hull, Registered Land Surveyor, and covering land described as follows, to-wit:

See Exhibit "A" attached hereto

The undersigned further state that Heritage Ventures of Iowa, LLC, is the owner of the above-described real estate in fee simple and that the Subdivision Plat of said real estate was prepared with the free consent of Heritage Ventures of Iowa, LLC, and was prepared in accordance with the desire of Heritage Ventures of Iowa, LLC.

The undersigned further dedicate to the Public all lands within the plat that are designed for street, alleys, parks, open areas, school property, or other public use, subject to this dedication being approved by the governing body.

This statement is made to comply with Section 354.11 of the 2021 Code of Iowa.

Signed and dated by the undersigned on the date set forth in the following acknowledgement.

John Hilbert, Member/Manager of
Heritage Ventures of Iowa, LLC

STATE OF IOWA, COUNTY OF DAVIS, SS:

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared John Hilbert, Member/ Manager for Heritage Ventures of Iowa, LLC, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

Exhibit "A"

Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of the Francis and Redmond Addition to the City of Bloomfield, Davis County, Iowa.

ATTORNEY'S TITLE OPINION

STATE OF IOWA, DAVIS COUNTY, ss:

I, Rick L. Lynch, Attorney at Law, Bloomfield, Iowa, and being duly licensed to practice law in the State of Iowa, do hereby certify that I have examined the Abstract of Title to the Heritage Woods Subdivision, Davis County, Iowa, legally described as follows:

See Exhibit "A" attached hereto

I further state that the record titleholders of the Heritage Woods Subdivision are as follows:

1. Heritage Ventures of Iowa, LLC: Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of the Francis and Redmond Addition to the City of Bloomfield, Davis County, Iowa, by virtue of a Quit Claim Deed filed November 20, 2020, in Book 237 Page 364, of the records of the Davis County, Iowa Recorder.

Attorney's Title Opinion Attached
Heritage Woods Subdivision

Dated this _____ day of _____, 2022.

Rick L. Lynch
LYNCH LAW OFFICE
207 S. Washington Street
P.O. Box 129
Bloomfield, Iowa 52537
Phone: (641) 664-1997
Fax: (641) 664-3186
E-mail: lynchlaw@netins.net

Subscribed and sworn to before me by Rick L. Lynch on this _____ day of _____, 2022.

Notary Public in and for the State of Iowa

Exhibit "A"

Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of the Francis and Redmond Addition to the City of Bloomfield, Davis County, Iowa.

CERTIFICATE OF COUNTY TREASURER

STATE OF IOWA, DAVIS COUNTY, ss:

I, Michael W. Johnson, Treasurer of Davis County, Iowa, do hereby certify that at this date the following described real estate is free from certified taxes and that there are no taxes delinquent and unpaid or unsatisfied tax liens against the premises hereinafter described as Heritage Woods Subdivision to the City of Bloomfield, Davis County, Iowa, and legally described as follows, to-wit:

See Exhibit "A" attached hereto

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

Dated at Bloomfield, Iowa, this _____ day of _____, 2022.

Michael W. Johnson
Davis County, Iowa Treasurer

STATE OF IOWA, COUNTY OF DAVIS, SS:

On this _____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Michael W. Johnson, known to me to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

Exhibit "A"

Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) of the Francis and Redmond Addition to the City of Bloomfield, Davis County, Iowa.

**HERITAGE VENTURES OF IOWA, LLC
TO THE PUBLIC**

Building Restrictions covering Lots One (1), Two (2), Three (3), and Four (4) in Heritage Woods Subdivision located in the City of Bloomfield, Davis County, Iowa, to-wit:

WITNESSETH:

WHEREAS, the undersigned Heritage Ventures of Iowa, LLC is the owner of all of the land above-described which has been subdivided as Heritage Woods Subdivision; and

WHEREAS, the said Heritage Ventures of Iowa, LLC desire to restrict the use and improvement of the premises above-described as hereinafter stated for their benefit and for the benefit of all future owners of any part or parcel of said premises;

Now, therefore, the said owners, do hereby create and establish the following restrictions which shall become binding upon the various lots as sold and also upon the owners at any time, to the extent indicated herein, to-wit:

I.

All lots above mentioned shall be known and described as residential lots and not more than one detached, single family dwelling shall be constructed on each lot.

II.

All residential buildings constructed on any of said lots shall comply with any ordinances, regulations or building codes of the City of Bloomfield, Iowa, Davis County, Iowa, and the State of Iowa.

III.

No trailer, mobile homes, garage or other outbuilding erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

IV.

No noxious or offensive trade or activity shall be carried on or upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood (i.e. junked cars, commercial fee lot, etc.)

V.

These covenants are to run with the land and shall be binding upon all parties and all persons claiming under them until December 31, 2032, at which time said covenants shall be automatically extended for a successive period of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

VI.

If any of the parties bound by these restrictions, covenants and conditions shall infringe, violate or attempt to infringe or violate, or omit to perform, any of the covenants, conditions or restrictions herein contained, it shall be lawful for the grantors, their heirs, successors or assigns, of said grantors, or any part thereof, to prosecute any proceedings at law or in equity against any such person or persons infringing, violating or attempting to infringe or violate any such covenant, condition or restriction, and either prevent or enjoin him or them from doing so, or to recover damages or other lawful recourse for such infringement, violation or omissions.

VII.

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

Dated this _____ day of _____, 2022.

John Hilbert, Manager/Member
of Heritage Ventures of Iowa, LLC

STATE OF IOWA, COUNTY OF DAVIS, SS:

On this _____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared John Hilbert, Manager/Member of Heritage Ventures of Iowa, LLC, known to me to be the identical persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

APPROVAL OF PLANNING AND ZONING COMMISSION

I, Kyle McClure, Deputy Clerk of the Planning and Zoning Commission of the City of Bloomfield, Iowa states that on February 10, 2022, the Planning and Zoning Commission of the City of Bloomfield, Iowa held an open meeting to the public to review the final plat for the subdivision of Heritage Woods Subdivision. Upon motion and second to motion a unanimous vote approved the final plat for the subdivision of Heritage Woods Subdivision.

Kyle McClure, Deputy Clerk

STATE OF IOWA, COUNTY OF DAVIS, SS:

On this ____ day of _____, 2022, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Kyle McClure, Deputy Clerk, known to me to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

CERTIFICATION OF COUNTY AUDITOR

STATE OF IOWA, DAVIS COUNTY, ss:

I, Linda Humphrey, certify that I am the duly elected, legally qualified and acting County Auditor of Davis County, Iowa. That as such County Auditor, I am the official custodian of the election records of said County. That on the day and date hereinabove written, Michael W. Johnson was the duly elected, legally qualified and then acting County Treasurer of Davis County, Iowa.

Witness my hand and the seal of my office at the Court House in Bloomfield, Davis County, Iowa, this _____ day of _____, 2022.

Linda Humphrey, County Auditor, Davis County