



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Steven Boka, Director of Community Development
Date: April 3, 2012
Re: Resolution Approving Final Plat – Fridley Subdivision

INTRODUCTION: A request has been filed for a 6-lot subdivision and one outlot located at the corner of Mulberry Avenue and the Highway 61 ByPass.

BACKGROUND: R.L. Fridley Theatres, Inc, has filed a request to subdivide a 17.839 acre parcel of property into 6 building lots and one outlot intended to be developed for storm water retention. Once approved, the Owner intends to develop lot one as a multi-plex theatre complex and will market the remaining 5 lots for commercial development.

RECOMMENDATION/RATIONALE: The attached final plat of the subdivision has been reviewed and approved by the Planning Commission. It is therefore recommended that the Final Plat for the Fridley Subdivision be approved as attached hereto.

JOAN U. AXEL
CHARLES R. COULTER
PATRICK W. DRISCOLL
TRISTA L. FOSTER¹
AMBER J. FREYERMUTH²
STEVEN J. HAVERCAMP¹
STEVEN T. HUNTER
ERIC M. KNOERNSCHILD
DANIEL P. KRESOWIK¹
ERIC J. LONG¹
DAVID J. MELOY
CURT A. OPPEL
TIARR D. SWEERE¹
WENDY L. YOUNG

OF COUNSEL
ROBERT D. LAMBERT, P.C.¹
ROBERT L. LANDE
CLEMENS (CAL) A. WERNER, JR.

¹ ALSO ADMITTED IN ILLINOIS
² ADMITTED IN ILLINOIS ONLY

STANLEY, LANDE & HUNTER

A PROFESSIONAL CORPORATION

ATTORNEYS

SUITE 400,
MUSCATINE

WWW.S

PHONE 563/264-5000

March

Handwritten note on pink sticky note:
Steve,
this came
in the mail
today
5/1

SUITE 900
201 WEST SECOND STREET
DAVENPORT, IOWA 52801
FAX: 563/326-6266
563/324-1000

SUITE 400
301 IOWA AVENUE
MUSCATINE, IOWA 52761
FAX 563/263-8775
563/264-5000

SUITE 204
1101 FIFTH STREET
CORALVILLE, IOWA 52241
FAX 319/248-9001
319/248-9000

Writer's E-mail Address:
chuckcoulter@slhlaw.com

Gregg Mandasager
City Administrator
City of Muscatine
City Hall
Muscatine, IA 52761

Dear Gregg:

RE: FRIDLEY SUBDIVISION

We enclose a proposed Resolution Approving the Final Plat of Fridley Subdivision and a Certificate of Acceptance of Plat.

Please have the signed and notarized Certificate returned to us to be recorded with the other subdivision documents.

Please let us know if you have any questions.

Thanks for your assistance.

Very truly yours,

STANLEY, LANDE & HUNTER

By 
Charles R. Coulter

CRC/me
M09935-1D
Enc.

Cc: Steve Boka (w/ enc.)
Brian Fridley (w/ enc.)

RESOLUTION NO. _____

**A Resolution Approving the Final Plat of
Fridley Subdivision, a subdivision in
the City of Muscatine, Iowa**

RECITALS:

A. The Final Plat of Fridley Subdivision has been presented to the City Council of Muscatine, Iowa, containing the following real estate in the City and County of Muscatine, Iowa:

Parcel D in the North Half of Section 28, Township 77 North, Range 2 West of the 5th P.M., in the City and County of Muscatine, Iowa, as shown on the Plat of Survey recorded as Document No. 2004-03718 in the Muscatine County Recorder's office.

B. The Final Plat has been approved by the Planning and Zoning Commission of the City and fully conforms with all ordinances of the City applicable thereto; and

C. The platting of the subdivision is in harmony with the Comprehensive Plan now in effect within the City; it is, therefore,

RESOLVED, by the City Council of the City of Muscatine, Iowa, as follows:

1. The Final Plat of Fridley Subdivision is approved.
2. The dedication to public use of Palms Drive and the utility easements designated on the Final Plat is accepted.
3. The Mayor and City Clerk are authorized and directed to certify the adoption of this Resolution in order that the plat may be recorded in the Muscatine County Recorder's office.

PASSED, APPROVED, AND ADOPTED on _____, 2012.

(CITY SEAL)

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk

FRIDLEY SUBDIVISION

CERTIFICATE OF ACCEPTANCE OF PLAT

The undersigned Mayor and City Clerk of the City of Muscatine, Iowa, certify that on _____, 2012, the Final Plat entitled Fridley Subdivision was approved by the following Resolution of the City Council of Muscatine, Iowa:

RESOLVED, by the City Council of the City of Muscatine, Iowa, that the Final Plat of Fridley Subdivision is approved; the dedication to public use of Palms Drive and the easements designated on the Final Plat is accepted; and the Mayor and City Clerk are authorized and directed to certify the adoption of this Resolution in order that the Final Plat may be recorded in the Muscatine County Recorder's office.

Signed at Muscatine, Iowa, on April ____, 2012.

CITY OF MUSCATINE, IOWA

(CITY SEAL)

By _____
DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk

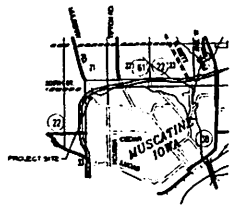
STATE OF IOWA, MUSCATINE COUNTY, ss.

This instrument was acknowledged before me on April ____, 2012, by DeWayne Hopkins and Gregg Mandsager as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa

Notary Public in and for the State of Iowa

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.



R2W

NORTH 1/4 CORNER
SEC. 20, T17N, R2W

FRIDLEY SUBDIVISION FINAL PLAT



00 0 00

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

VERTICAL DATUM
NAVD 83

LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- ELECTRIC EASEMENT
- WATER MAIN EASEMENT
- 6" WATER MAIN
- 6" WATER MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- COMMUNICATION MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GUY POLE
- GUY WIRE
- A.C. UNIT
- ELECTRIC TRANSFORMER
- POWER POLE
- LIGHT POLE
- GAS METER
- SEAM
- SET BY 4" x 6" REBAR
- WYTHELLON CAP ROUGH
- FOUND REBAR
- FOUND REBAR W/CONC
- FOUND CUT 7" IN CONCRETE
- FOUND 1" PIPE
- FOUND 4" x 4" CONCRETE
- FOUND 4" x 4" CONCRETE
- ADJACENT PROPERTY OWNER

ZONING - PROPOSED
S-3 LARGE SCALE MIXED USE
DEVELOPMENT (SAND) DISTRICT

SETBACKS

FRONT 50'
SIDE NONE
REAR NONE

OWNER & DEVELOPER

R. L. FRIDLEY THEATRES, INC.
123 HALLAM STREET
DES MOINES, IOWA 50304

Utility easements shall consist of all electric service and a 7 1/2' foot wide strip along each side of all electric service and a 15' foot wide strip along all exterior lot lines and a 15' foot wide strip along and adjacent to all primary electric service and a 15' foot wide strip of land on all lots. 7 1/2' foot other side of the underground electric service as built, from the point of origin to the point of service entrance, unless otherwise shown.

The utility easements as shown are acceptable to the following utilities:

EASTERN IOWA LIGHT AND POWER CORPORATION

COOPERATIVE, LLC

RECREATIVE POWER AND LIGHT, AN ALLIANCE ENERGY COMPANY

MUSCATINE POWER & WATER

Water Production & Distribution

Communications

PROPRIETOR, R. L. FRIDLEY THEATRES, INC.

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.

Gary W. Whitacre

Date: Reg. No. 10218

My license renewal date is December 31, 2023

Pages or sheets covered by this seal: 1

Martin & Whitacre Surveyors & Engineers, Inc.					
P.O. BOX 413 (563)263-7891 MUSCATINE, IOWA					
R. L. FRIDLEY THEATRES, INC.					
FINAL PLAT IN SECTION 20, T17N, R2W, IN MUSCATINE, IOWA					
FILE	BOOK	SCALE	DRAWN	CHECKED	DATE
REV. 0	1400	1"=40'	1400	1400	1400
1400 PLAT.DWG			SHEET 1 OF 1		

NOTE

PARTIAL PLAT IS RECORDED IN FILE NO. 2004-02710 IN THE MUSCATINE COUNTY RECORDER'S OFFICE

LAND DESCRIPTION - FILE NO. 2011-04428

PARTIAL PLAT OF SURVEY RECORDED AS DOCUMENT NO. 2004-02710, IN MUSCATINE COUNTY RECORDER'S OFFICE, LOCATED IN THE NORTH HALF OF SECTION 20, TOWNSHIP 17 NORTH, RANGE 2 WEST OF THE 5TH P.M., IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA, CONTAINING 17.800 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

CENTER OF SECTION 20, T17N, R2W