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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

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**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  
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ROBERT D. LAMBERT, P.C.<sup>1</sup>  
ROBERT L. LANDE  
CLEMENS (CAL) A. WERNER, JR.

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<sup>2</sup> ADMITTED IN ILLINOIS ONLY

## STANLEY, LANDE & HUNTER

A PROFESSIONAL CORPORATION

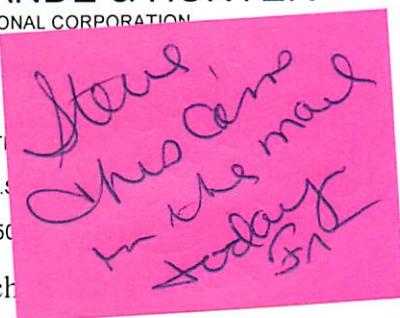
### ATTORNEYS

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Gregg Mandsager  
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 5<sup>th</sup> 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:

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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

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Notary Public in and for the State of Iowa

