



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

COMMUNITY DEVELOPMENT

MEMORANDUM

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

Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: November 21, 2013
Re: Barko Subdivision –Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Barko Subdivision.

BACKGROUND: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Don Barko has submitted a preliminary/final plat for a 1 subdivision, located on Cook Street was filled. This subdivision represents the readjustment of the boundaries of an existing parcel, transferring approximately 8,154 square feet of land to the parcel located directly north of it.

RECOMMENDATION/RATIONALE

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

BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificate of Acceptance of the Final Plat
3. Certificate of the Planning and Zoning Commission
4. Certificated of True Copy
5. Plat

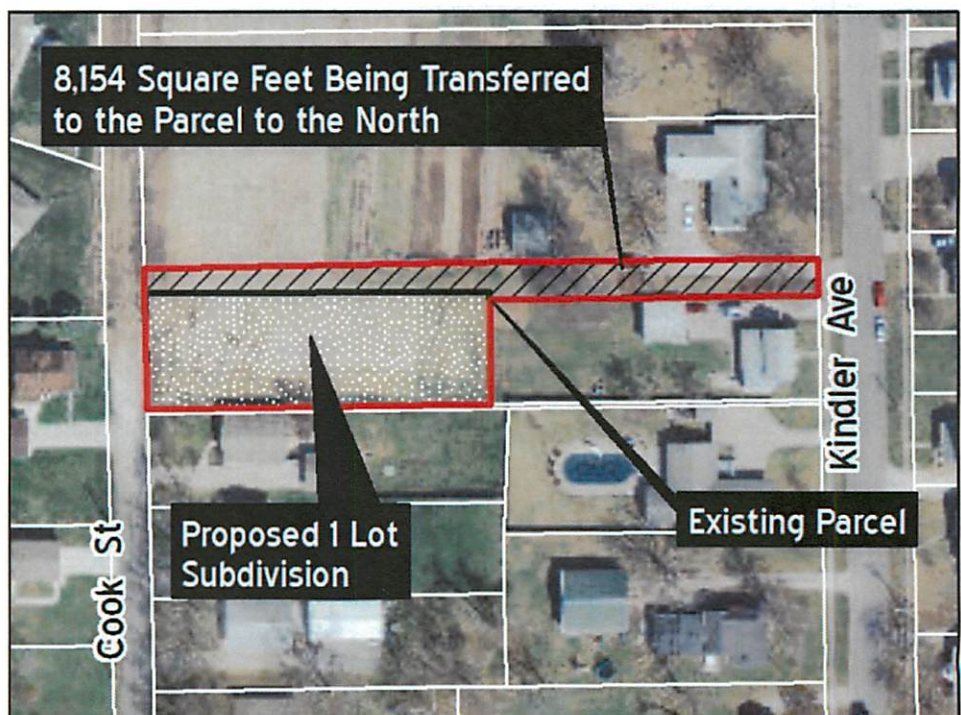


EXHIBIT A

Prepared by Andrew Fangman, 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

RESOLUTION NO.

**A RESOLUTION APPROVING THE FINAL PLAT
OF BARKO SUBDIVISION**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out one(1) lot; to wit:

A PARCEL OF LAND BEING A PART OF LOT 20 OF COOK MUSSER & CO'S SUBDIVISION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. BEGINNING AT THE SOUTHWEST CORNER OF LOT 20; THENCE NORTH 00°41'44" WEST 78.10 FEET ALONG THE WEST LINE OF LOT 20; THENCE NORTH 89°43'53" EAST 230.15 FEET; THENCE SOUTH 00°43'28" EAST 78.10 FEET TO THE SOUTH LINE OF LOT 20; THENCE SOUTH 89°43'53" WEST 230.19 FEET ALONG THE SOUTH LINE OF LOT 20 TO THE POINT OF BEGINNING; CONTAINING 0.413 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD

WHEREAS, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

WHEREAS, the Final Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat of Barko Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Barko Subdivision is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

PASSED, APPROVED, AND ADOPTED this 21st of Novemebr 2013.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

Barko Subdivision

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, DeWayne M. Hopkins, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Barko Subdivision, in the City of Muscatine, Muscatine County, Iowa, was on November 21, 2013, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 21st day of November 2013.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 21st day of November 2013, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on 21st day of November 2013; that DeWayne M. Hopkins and Gregg Mandsager, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public in and for the State of Iowa

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Steven W. Boka, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of Barko Subdivision, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 12th day of November, 2013, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 21st day of November 2013.

Steven Boka, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

CERTIFICATE OF TRUE COPY

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

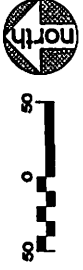
1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. _____ - _____ approving the Final Plat Barko Subdivision, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance

BARKO SUBDIVISION

FINAL PLAT



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

LAND DESCRIPTION -

A PARCEL OF LAND BEING A PART OF LOT 20 OF COOK MUSSEY & CO'S SUBDIVISION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA, 06'41"44" BEARING AT THE SOUTHERLY CORNER OF LOT 20, THENCE NORTH 89°43'55" WEST 234.15 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°43'55" WEST 234.15 FEET TO THE SOUTHERLY CORNER OF LOT 20, THENCE SOUTH 89°43'55" WEST 234.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.413 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

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

CENTURION, LC

Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	
MUSCATINE POWER & WATER	
Transmission & Distribution	
Water Production & Distribution	
Communications	

I hereby certify that this land surveying document was prepared and the related surveying 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 T. Whitacre
Reg. No. 10016
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1

Martin & Whitacre
Surveyors & Engineers, Inc.

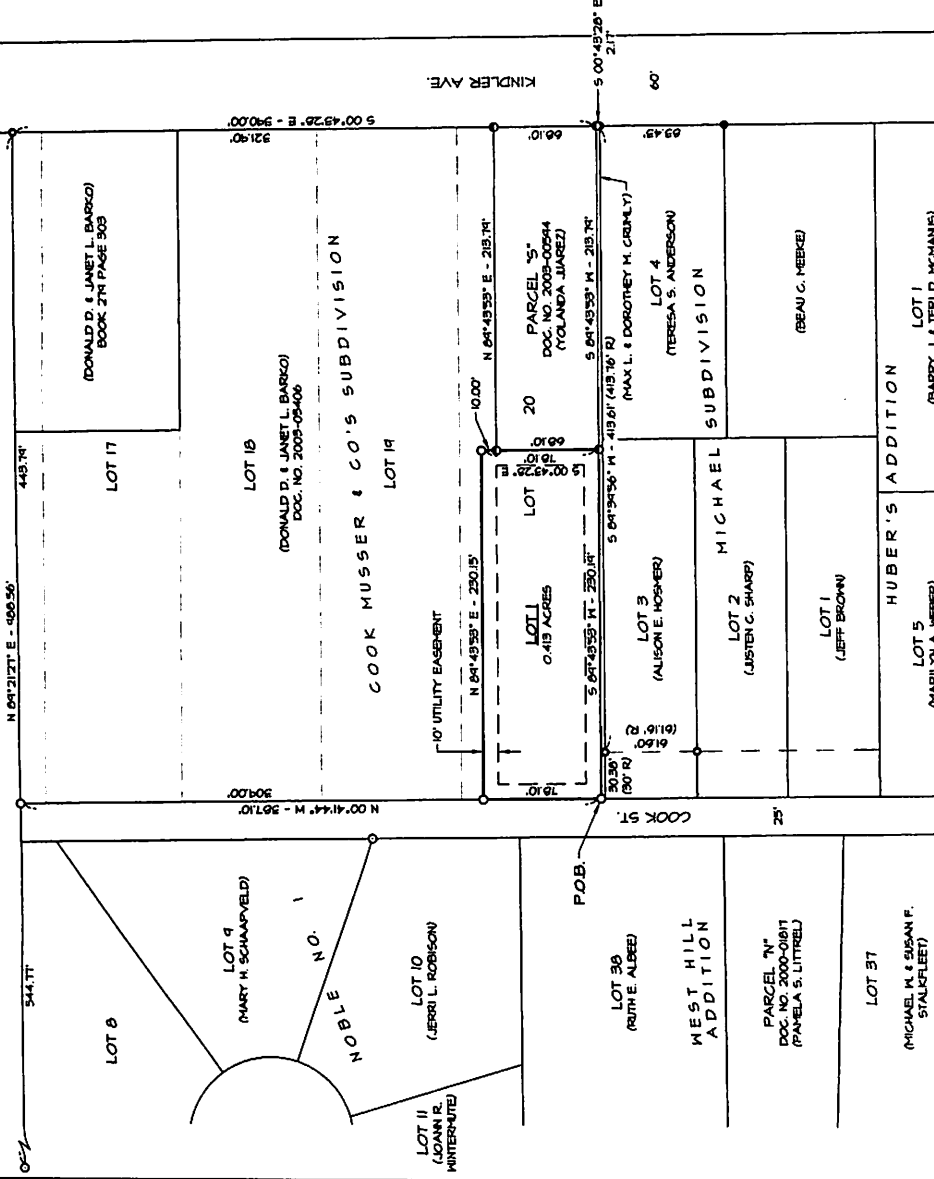
P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

DON BARKO BARKO SUBDIVISION

PART OF LOT 20 COOK MUSSEY & CO'S SUBD., MUSCATINE, IA

FILE	BOOK	SCALE	DRN	CHKD	DATE	JOB NO.
SUBD.	CITY 43	1"=50'	PM	6/4/11	11/20/13	
REV.	0					

7720 SURVEY.DWG SHEET 1 OF 1



LEGEND

- SET 1/2" X 3/8" REBAR MYTELON CAP #10316
- FOUND 1/2" REBAR
- FOUND 1/2" X 3/8" REBAR MYTELON CAP #10316
- FOUND 1/2" X 3/8" REBAR MYTELON CAP #10316
- FOUND 1/2" X 3/8" REBAR MYTELON CAP #10316
- FOUND 1/2" X 3/8" REBAR MYTELON CAP #10316
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

OWNER & DEVELOPER
DONALD D. & JANET L. BARKO
P.O. BOX 413
MUSCATINE, IOWA 52764

ZONING
R-3 RESIDENTIAL DISTRICT

SETBACKS
FRONT 25'
SIDE 5'
REAR 25'
HEIGHT 35'

TOTAL AREA
0.413 ACRES

