
MEMORANDUM

TO: RANDY HILL, PUBLIC WORKS DIRECTOR

FROM: JON LUTZ, CITY ENGINEER

SUBJECT: MUSSER PARK TO WIGGENS ROAD TRAIL
REQUEST APPROVAL TO ACCEPT LAND DONATION

DATE: SEPTEMBER 2, 2014

INTRODUCTION:

The City of Muscatine has planned for a 9.45 trail beginning from Houser Street at Kent Stein Park to the Louisa County Line near Wiggins Road. See attached location map showing the proposed trail route. New trail will be constructed on 5.18 miles while the remaining length "share the road" will be on low volume hard surfaced roads and trails.

BACKGROUND:

Land acquisition for the trail is currently ongoing. The Kent-Stein Foundation has generously offered to donate a parcel of land near the northeast corner of the Muscatine Transfer Station. This donation allows the trail alignment to loop around the Transfer Station site. See attached property location plan.

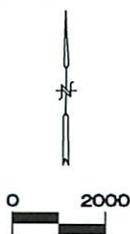
The Kent-Stein Foundation has been and continues to be a great partner to the City of Muscatine by financial gifts that allow healthy recreational opportunities for citizens and visitors.

RECOMMENDATION/RATIONALE:

The City Engineer recommends approving accepting the land donation.

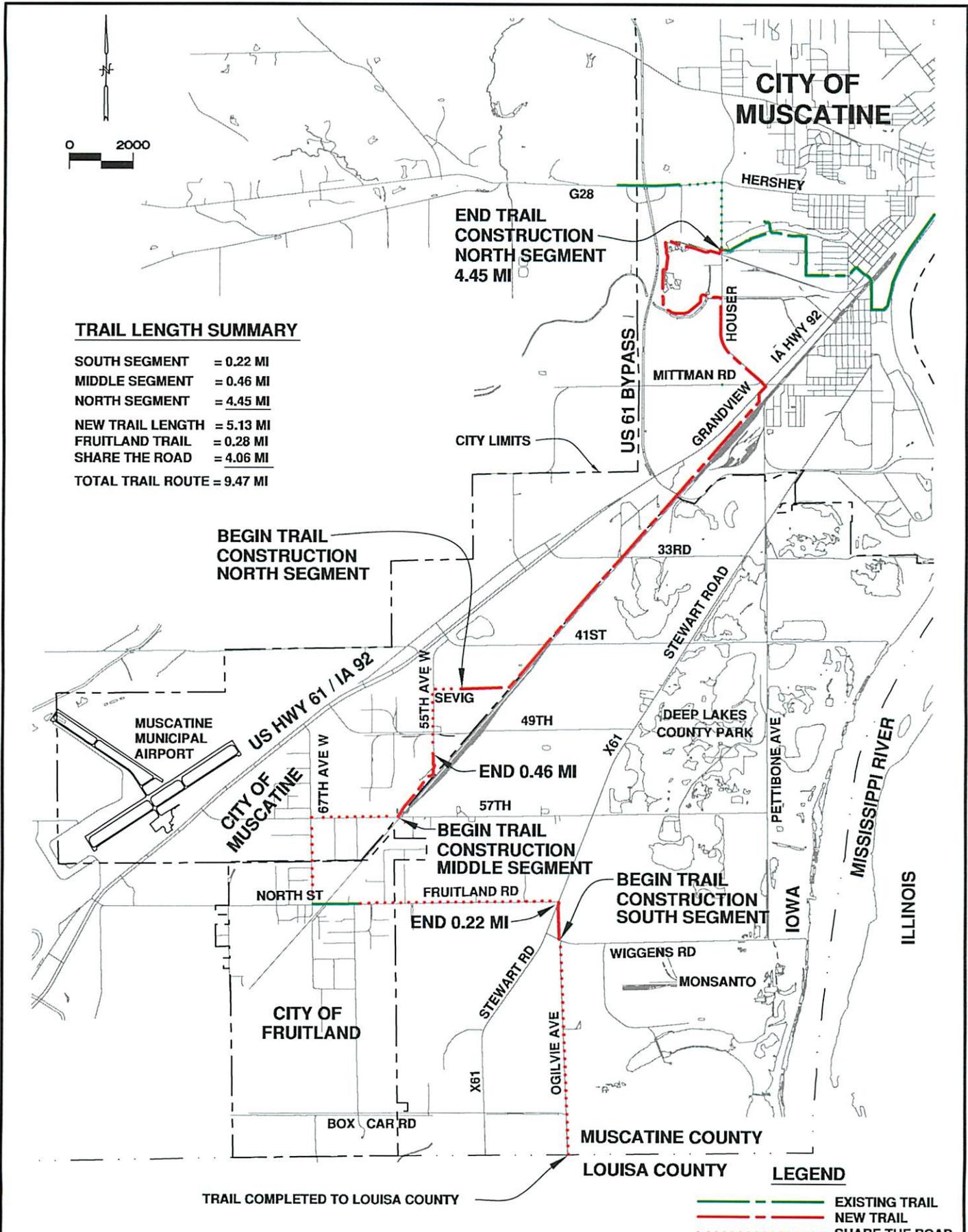
BACKUP INFORMATION:

1. Trail location map.
2. Land donation location.
3. Quit claim deed.
4. Plat of Survey.



TRAIL LENGTH SUMMARY

SOUTH SEGMENT	= 0.22 MI
MIDDLE SEGMENT	= 0.46 MI
NORTH SEGMENT	= 4.45 MI
NEW TRAIL LENGTH	= 5.13 MI
FRUITLAND TRAIL	= 0.28 MI
SHARE THE ROAD	= 4.06 MI
TOTAL TRAIL ROUTE	= 9.47 MI



LOCATION MAP

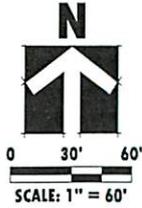
DRAWN BY: JL
DATE: 06/10/14

MUSSER PARK TO WIGGENS ROAD TRAIL

Surveyed By: Ben D. Holliday, VSP Engineering - 303 1/2 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

PLAT OF SURVEY - PARCEL "J"

Part of the Northeast Quarter of the Southeast Quarter
 Section 4, Township 76 North, Range 2 West, 5th Principal Meridian, City of Muscatine, Muscatine County, Iowa
 +/- 0.628 ACRES

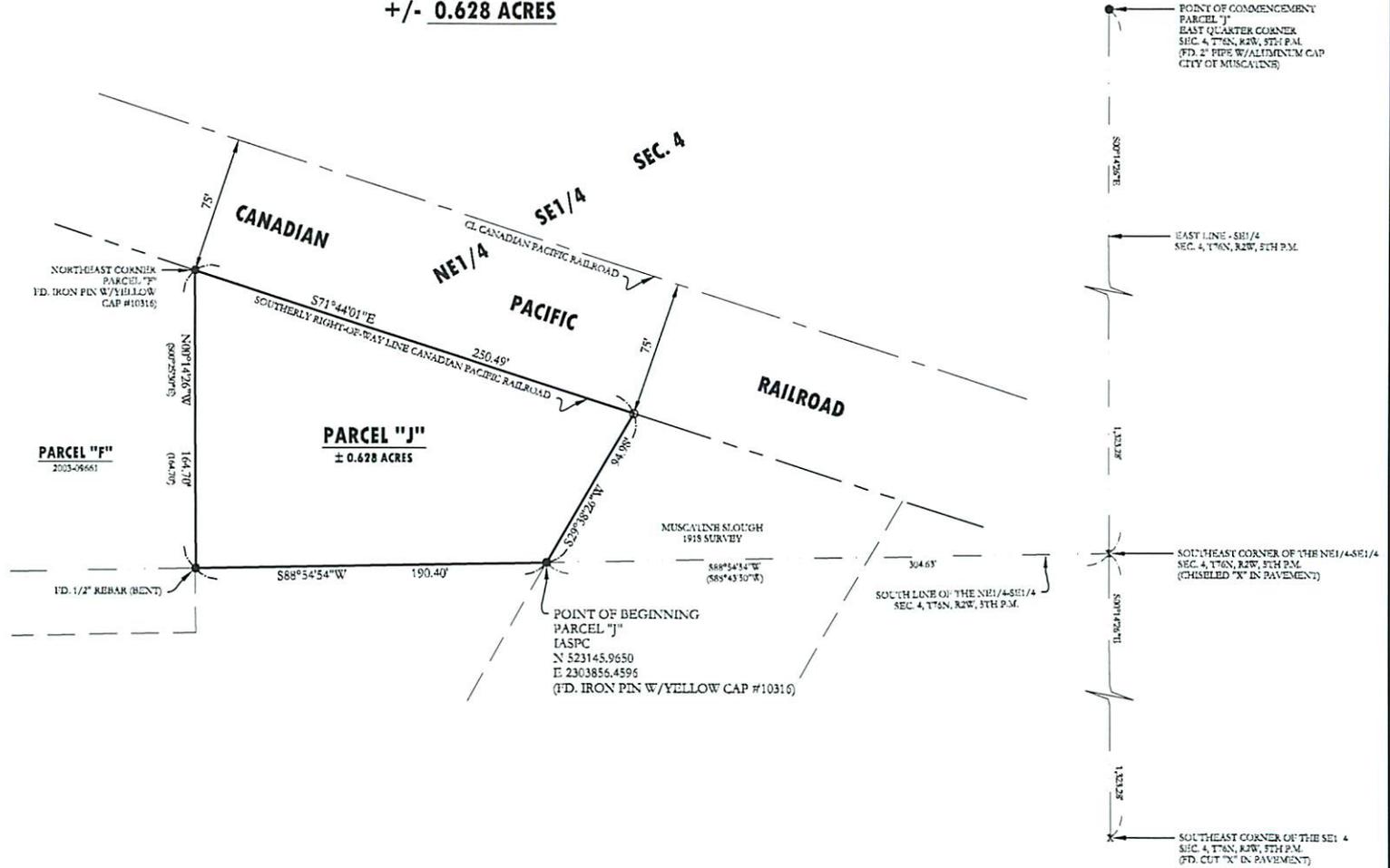


LEGAL DESCRIPTION - PARCEL "J"

A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4 (FD. 2" PIPE W/ALUMINUM CAP - CITY OF MUSCATINE); THENCE SOUTH 00°14'26" EAST, 1,323.28 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 (CHISELED "X" IN PAVEMENT); THENCE SOUTH 88°54'54" WEST, 304.63 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 88°54'54" WEST, 190.40 FEET ALONG SAID SOUTH LINE TO A POINT LYING ON THE EAST LINE OF PARCEL "F" AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE AS DOCUMENT NO. 2003-09561 (FD. 1/2" REBAR (BENT); THENCE NORTH 00°14'26" WEST, 164.70 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL "F" (FD. IRON PIN W/YELLOW CAP #10316); THENCE SOUTH 71°44'01" EAST, 250.49 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD (SET NO. 4 REBAR W/ YELLOW CAP "VSP" #7550); THENCE SOUTH 29°38'26" WEST, 94.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING ± 0.628 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.



SURVEY INFO.	
SURVEY FOR:	CITY OF MUSCATINE
PROPRIETOR:	KENT-STEIN FOUNDATION C/O KAY VAN ACKER
ADDRESS:	1600 OREGON STREET - MUSCATINE, IA. 52761

SURVEY INFO.	
COMBINATION FACTOR:	0.9999333
VSP JOB NO.:	VM-14-261
DATE:	AUGUST 13, 2014
SHEET NO.:	1 OF 1

LEGEND	
○	SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
●	FD. SURVEY MONUMENT
—	BOUNDARY OF SURVEY (PARCEL "J")
—	MEASURED DISTANCE / BEARING
—	RECORDED DISTANCE / BEARING
—	SECTION LINE
—	EXISTING CL. RAILROAD
—	EXISTING RIGHT-OF-WAY LINE



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME 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.

BEN D. HOLLIDAY DATE _____
 LICENSE NUMBER 7550
 MY LICENSE RENEWAL DATE IS _____
 PAGES OR SHEETS COVERED BY THIS SEAL: _____



1 inch = 493 feet

Kent - Stein Land Donation

This map is a print product of the City of Muscatine. Information Viewer. All data is displayed in Iowa State Plane South Coordinate System.

Author:

Date: 9/2/2014





QUIT CLAIM DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #106
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Eric J. Thomsen, 1600 Oregon Street, Muscatine, IA 52761, Phone: (563) 264-4718

Taxpayer Information: (Name and complete address)

John Lutz, City Engineer, 1459 Washington Street, Muscatine, Iowa 52761

Return Document To: (Name and complete address)

John Lutz, City Engineer, 1459 Washington Street, Muscatine, Iowa 52761

Grantors:

Kent Corporation Charitable Foundation;
f/k/a Muscatine Foods Charitable Foundation;
f/k/a Kent-Stein Foundation

Grantees:

City of Muscatine

Legal description: See Page 2

Document or instrument number of previously recorded documents:

