



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: Andrew Fangman, City Planner
Date: December 4, 2014
Re: Kleppe One Addition Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at the northwest corner of the intersection of North Mulberry Road and Bayfield Road, but within two miles of the City of Muscatine.

BACKGROUND: On October 9, 2014 Carl Kleppe filed a combined Preliminary/Final Plat for the Kleppe One Addition Subdivision, a 2.261 one lot subdivision that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is to allow for the house and buildings located within the proposed subdivision to be split from the adjoining farm ground and sold. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval. On November 18th the Planning and Zoning Commission unanimously vote to recommend approval of the Kleppe One Addition subdivision.

RECOMMENDATION/RATIONALE:

Staff and the Planning and Zoning Commission recommends approval of the proposed Kleppe One Addition Subdivision

BACKUP INFORMATION:

1. **Resolution Approving the Final Plat**
2. **Certificated of Acceptance of the Final Plat**
3. **Certificated of the Planning 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 KLEPPE ONE ADDITION**

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 two miles the Corporate Limits of the City of Muscatine, County of Muscatine, State of Iowa, which plat lays out and subdivides a tract of real estate into two (2) lot within two miles the City of Muscatine, Iowa; to wit

PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 (FD. WON PIN IN PAVEMENT1); THENCE NORTH 89°13'02" EAST 1,024.06 FEET LONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING (SET NO.4 REBAR W/YELLOW CAP "VSP" #7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE NORTH 00°46'58" EAST, 283.00 FEET; THENCE NORTH 89°13'02" EAST, 366.83 FEET TO A POINT LYING ON THE CENTERLINE OF NORTH MULBERRY ROAD (SET NO.4 REBAR W/YELLOW CAP "VSP" #7550); THENCE SOUTH 15° 18'58" EAST, 292.36 ALONG SAID CENTERLINE TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 (FD. P.K NAIL IN PAVEMENT); THENCE SOUTH 89°13'02" WEST, 440.19 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 2.621 ACRES MORE OR LESS, INCLUDING 0.626 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS 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;

WHEREAS, the City Council of the City of Muscatine, Iowa, finds that the plat fully complies with the Statutes of the State of Iowa and the Ordinances of the City of Muscatine, Iowa, relative to plats, additions, and subdivisions within two miles of the Corporate Limits of the City of Muscatine, Iowa, and said plat is conducive to an orderly development of the City of Muscatine, Iowa, and not in conflict with the rights-of-way of any extension of any streets or alleys now established; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final of the Kleepe One Addition should be approved

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Kleepe One Addition 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 18th of December 2014.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

Kleppe One Addition

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 Kleppe One Addition, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on December 18, 2014, 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 18th day of Decemeber 2014.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 18th day of December 2014, 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 18th day of December 2014; 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, Andrew Fangman, 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 Kleepe One Addition, a subdivision in the County Muscatine, Iowa, within two miles of the corporate limit of the City of Muscatine, was approved and recommended by said Commission on the 18th day of November, 2014, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 18th day of December 2014.

Andrew Fangman, 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 Kleppe One Addition, 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.

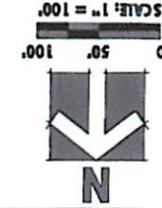
Nancy Lueck, Director of Finance

Surveyed By: Don B. Holliday - 1621 Orange Street, Muscatine, IA, 52761 (563) 272-8590

PRELIMINARY / FINAL PLAT - KLEPPE ONE ADDITION

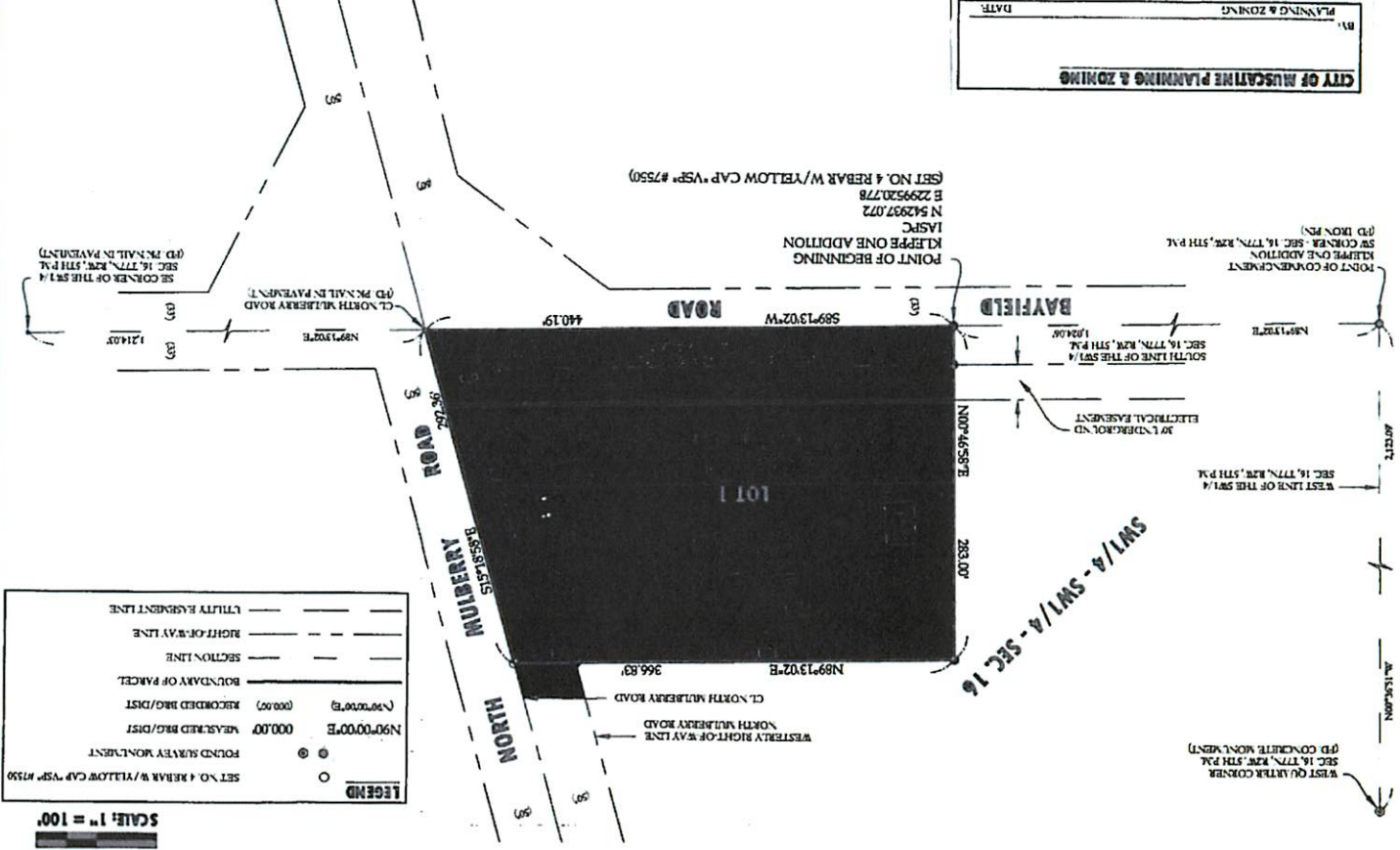
**PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA**

+/- 2.621 ACRES



LEGEND

○	FOUND SURVEY MONUMENT
●	RECORDED BEG/DIST
○	RECORDED BEG/DIST
---	BOUNDARY OF PARCEL
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	UTILITY EASEMENT LINE



PROFESSIONAL LAND SURVEYOR
IOWA
DON B. HOLLIDAY
7550

I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT 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.

DATE: 10/02/14

FOR LICENSE RENEWAL DATE IS: 02/28/15

PAGES OR SHEETS COVERED BY THIS PLAT: 1

COUNTY ENGINEER
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE
MUSCATINE COUNTY ENGINEER.

DATE: 09/12/14

COUNTY SUPERVISORS
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE
MUSCATINE COUNTY SUPERVISORS.

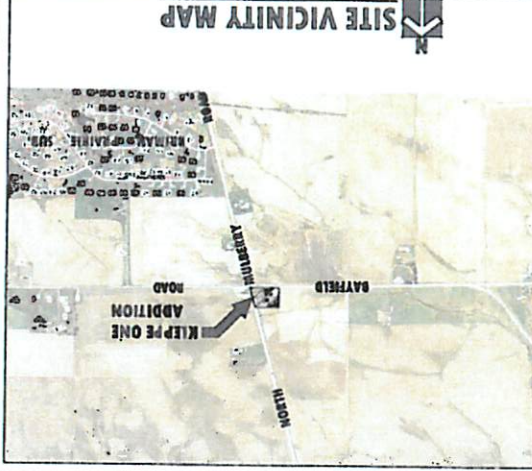
DATE: 09/23/14

CITY BOARD OF HEALTH
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE
MUSCATINE COUNTY BOARD OF HEALTH.

DATE: 09/12/14

CITY BOARD OF PLANNING & ZONING
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE
MUSCATINE COUNTY BOARD OF PLANNING & ZONING.

DATE: 09/12/14



APPLICANT
CARL KLEPPE
1896 NORTH MULBERRY ROAD
MUSCATINE, IA, 52761
(563) 272-8919

APPLICANT'S ATTORNEY
WILLIAM J. HARGRAFFEN
1102 PARK AVENUE
MUSCATINE, IA, 52761
(563) 264-5523

ZONING CLASSIFICATION
A-1 AGRICULTURAL DISTRICT

NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS
COMBINATION FACTOR - 0.999994

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST QUARTER
OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH,
RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 (PD
IRON PIN IN PAVEMENT); THENCE NORTH 89°13'02" EAST, 1,024.06 FEET
ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID
SECTION 16 TO THE POINT OF BEGINNING (SET NO. 4 REBAR W/YELLOW
CAP "VSP" #7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
MULBERRY ROAD (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE
EAST, 366.83 FEET TO A POINT LYING ON THE CENTERLINE OF NORTH
MULBERRY ROAD (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE
NORTH 00°46'58" EAST, 263.00 FEET; THENCE NORTH 89°13'02"
EAST, 189'13.02' TO THE POINT OF BEGINNING (SET NO. 4 REBAR W/YELLOW
CAP "VSP" #7550); THENCE SOUTH 89°13'02" WEST, 440.19 FEET
ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 2.621 ACRES MORE OR LESS,
INCLUDING 0.626 ACRES MORE OR LESS OF COUNTY ROAD
RIGHT-OF-WAY AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS &
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