



City Hall, 215 Sycamore  
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**COMMUNITY DEVELOPMENT**

**Planning,  
Zoning,  
Building Safety,  
Construction Inspection  
Services,  
Public Health**

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** August 11, 2015  
**Re:** Riggan's Subdivision

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a three lot subdivision in unincorporated Muscatine County at the northwest corner of the intersection 49th Street and Stewart Road but within two miles of the City of Muscatine.

**BACKGROUND:** On August 3, 2015 Michael Riggan filed a combined Preliminary/Final Plat for the Riggan Subdivision, a 27.74 acre 3 lot subdivision located within unincorporated Muscatine County, at the northwest corner of the intersection 49th Street and Stewart Road. The intent is to bring the real estate into compliance with the Muscatine County Zoning Ordinance. The usage of the property will be unchanged. This subdivision is located in unincorporated Muscatine County but falls within the two mile limit requiring City of Muscatine review and approval.

Michael Riggan purchased this property from long-time owners Mernon and Blanche Peck on September 30, 2014. The Pecks built a house on the property in 1958. In 1980 the Pecks put a doublewide manufactured home on another part of the property. The manufactured home was placed on the county tax rolls in 1980 and has been taxed as a residence ever since. It has a separate well, septic system, garage and is surrounded by a fence. The majority of the property has always been used for agricultural purposes.

Approval of this subdivision will allow the existing uses to continue. Lot 1 is the location of the manufactured home, Lot 2 is the location of the original house, and Lot 3 is the farm land.

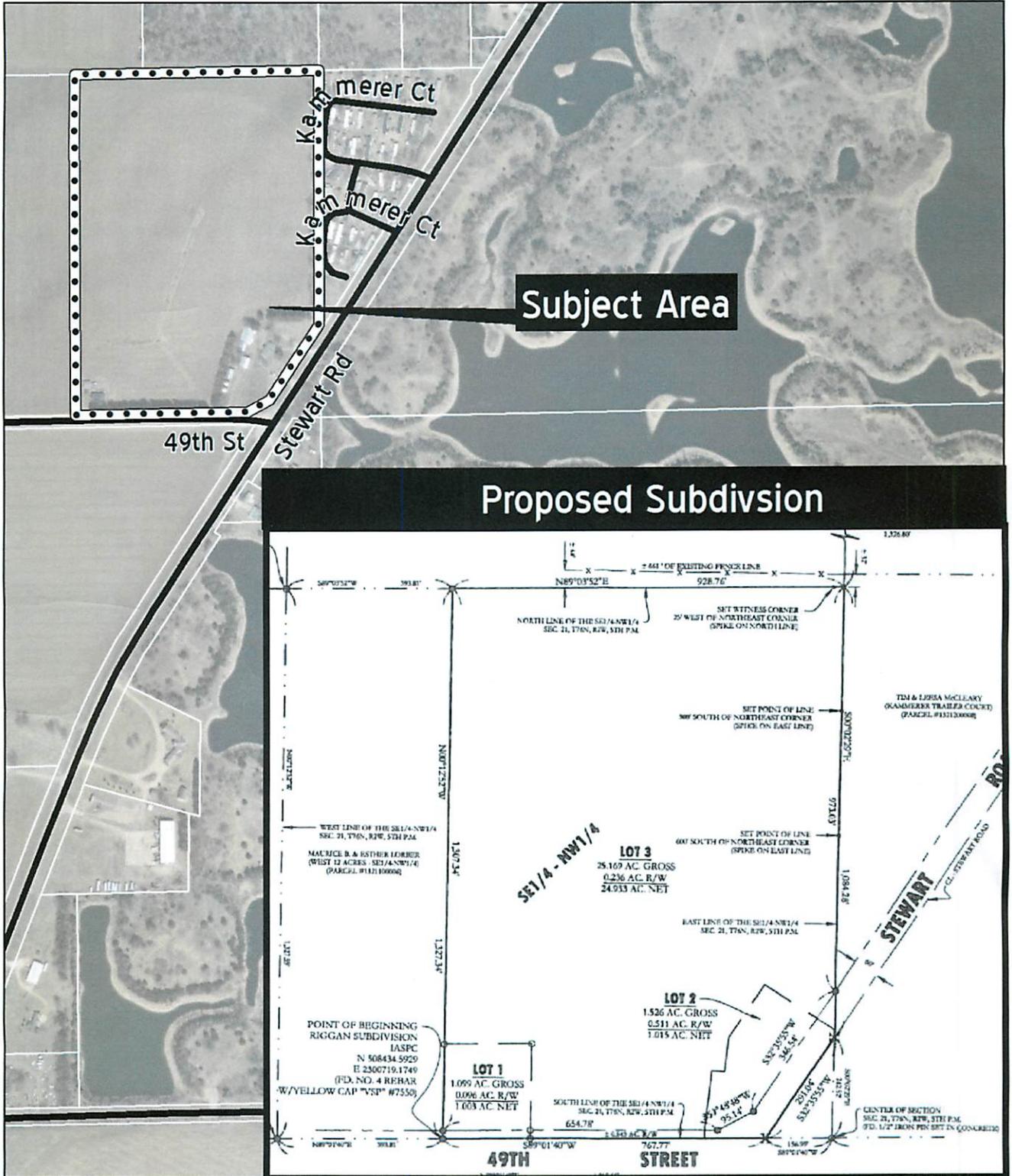
**RECOMMENDATION/RATIONALE:**

Staff recommends approval of the proposed Riggan Subdivision as it does not negatively impact the City of Muscatine.

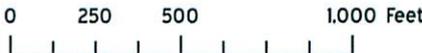
**BACKUP INFORMATION:**

1. Application
2. Plat

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain



# Riggan Subdivision



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: August 6, 2015



**EXHIBIT A**

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

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE FINAL PLAT  
OF RIGGAN 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 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 three (3) lots within two miles the City of Muscatine, Iowa; to wit

**LAND DESCRIPTION —**

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (SET NO.4 REBAR WI YELLOW CAP "VSP" #7550); THENCE NORTH 89°01'40" EAST, 393.81 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 00° 12'52" WEST, 1,327.34 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (SET NO.4 REBAR W/YELLOW CAP "VSP" #7550); THENCE NORTH 89°03'52" EAST, 928.76 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (SET NO.4 REBAR WI YELLOW CAP "VSP" #7550); THENCE SOUTH 00°02'29" EAST, 1,084.28 FEET ALONG SAID EAST LINE TO A POINT LYING IN THE CENTERLINE OF STEWART ROAD (CUT CHISELED "X" IN PAVEMENT); THENCE SOUTH 32°35'55" WEST; 291.04 FEET ALONG SAID CENTERLINE TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (CUT CHISELED "X" IN PAVEMENT); THENCE SOUTH 89°01'40" WEST, 767.77 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 27.794 ACRES MORE OR LESS, INCLUDING 0.843 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS 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 plat for Riggan Subdivision should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named Riggan 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 20<sup>th</sup> day of August 2015.

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

Attest:

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

**Riggan 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 Riggan Subdivision, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on August 20, 2015, 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 20<sup>th</sup> day of August 2015.

\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

Attest:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 20<sup>th</sup> day of August 2015, 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 the 20th day of August 2015; 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