



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Date: November 19, 2015
Re: Martin's Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on 41st Street South, but within two miles of the City of Muscatine.

BACKGROUND: Terry T. & Carmen D. Martin have filed a combined Preliminary/Final Plat for the Martin's Subdivision, a 20.122 acre two 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.

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 Martins be approved as attached hereto.

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

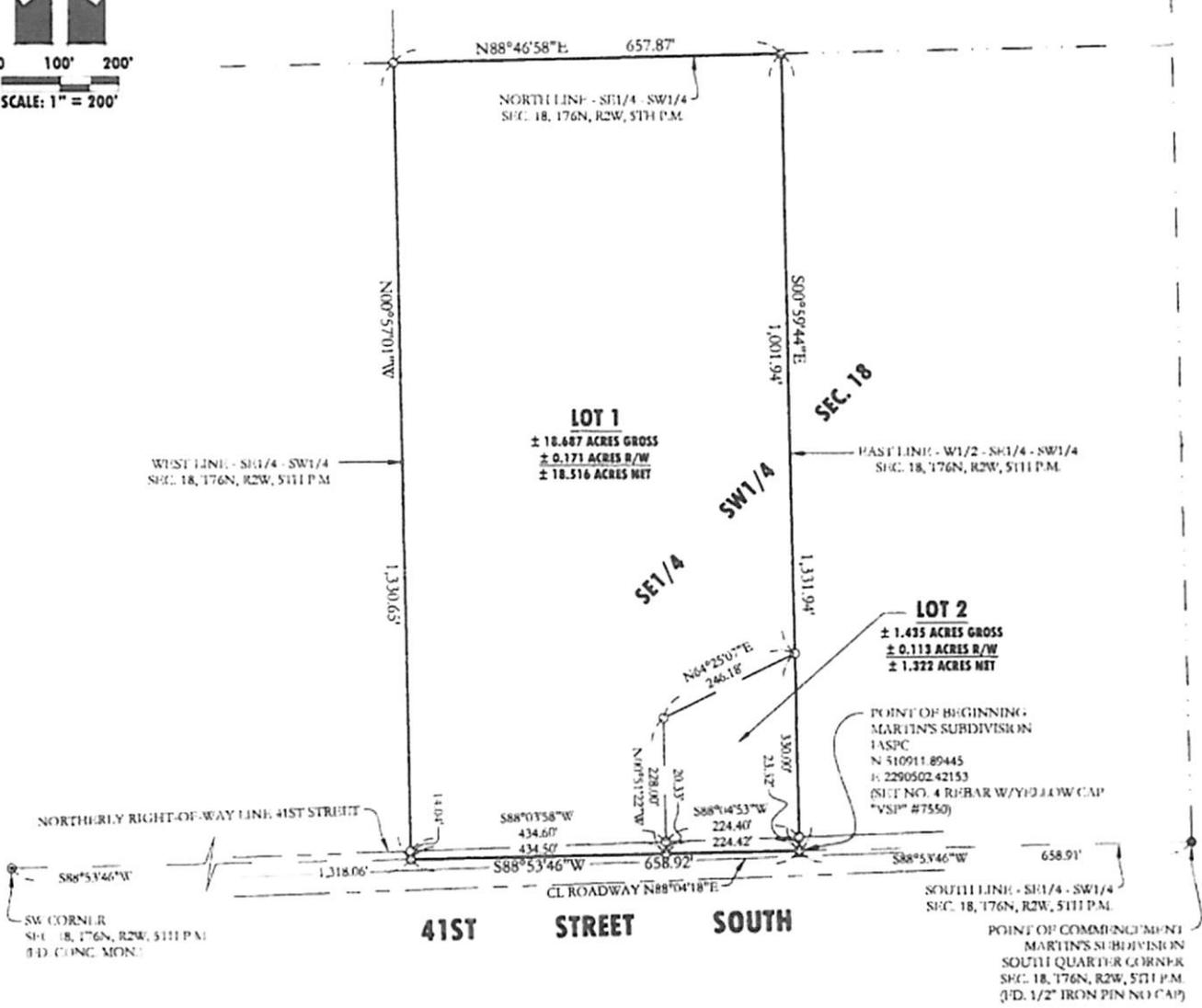
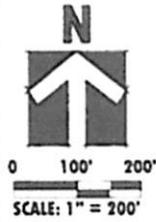
"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain

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



PRELIMINARY / FINAL PLAT - MARTIN'S SUBDIVISION

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
+/- 20.122 ACRES



NOTES:
 ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMBINATION FACTOR - 0.999933

LEGEND

○	SECTION CORNER (1/4 SECTION CAP)
●	COUNTY CORNER
N90°00'00" E, 000.00'	NE ADJUTED BKG/DIST
S88°53'46" W, 658.92'	SE ADJUTED BKG/DIST
---	BOUNDARY OF SUBDIVISION
---	NEW LOT LINES
---	SECTION LINE
---	RIGHT-OF-WAY LINE

APPLICANT
 TERRY T. & CARMEN D. MARTIN
 2351 BURLINGTON ROAD
 MUSCATINE, IA. 52761
 (563) 299-5624

APPLICANT'S ATTORNEY
 JOHN MICHAEL BERGER
 2206 LUCAS STREET
 MUSCATINE, IA. 52761
 (563) 763-6900

ZONING CLASSIFICATION
 A-1 AGRICULTURAL DISTRICT



EXHIBIT A

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF MARTINS'S 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 two (2) lot within two miles the City of Muscatine, Iowa; to wit

A PARCEL OF LAND SITUATED IN A PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT TILE SOUTH QUARTER CORNER OF SAID SECTION 18 (DD. 1/2"IRON PIN NO CAP); THENCE SOUTH 88°53'46" WEST, 658.91 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88°53'46" WEST. 658.92 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 00°57'01" WEST, 1,330.65 FEET ALONG SAID WEST LINE TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 88°46'58" EAST, 657.87 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF TILE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00°59'44" EAST, 1,331.94 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 20.122 ACRES MORE OR LESS. INCLUDING 0.284 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 plat Martins's Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Martins's 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 19th of November 2015.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

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

Martin's 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 Martin's Subdivision, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on November 19, 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 19th day of November 2015.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it remembered that on this 19th day of November 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 19th day of November 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.

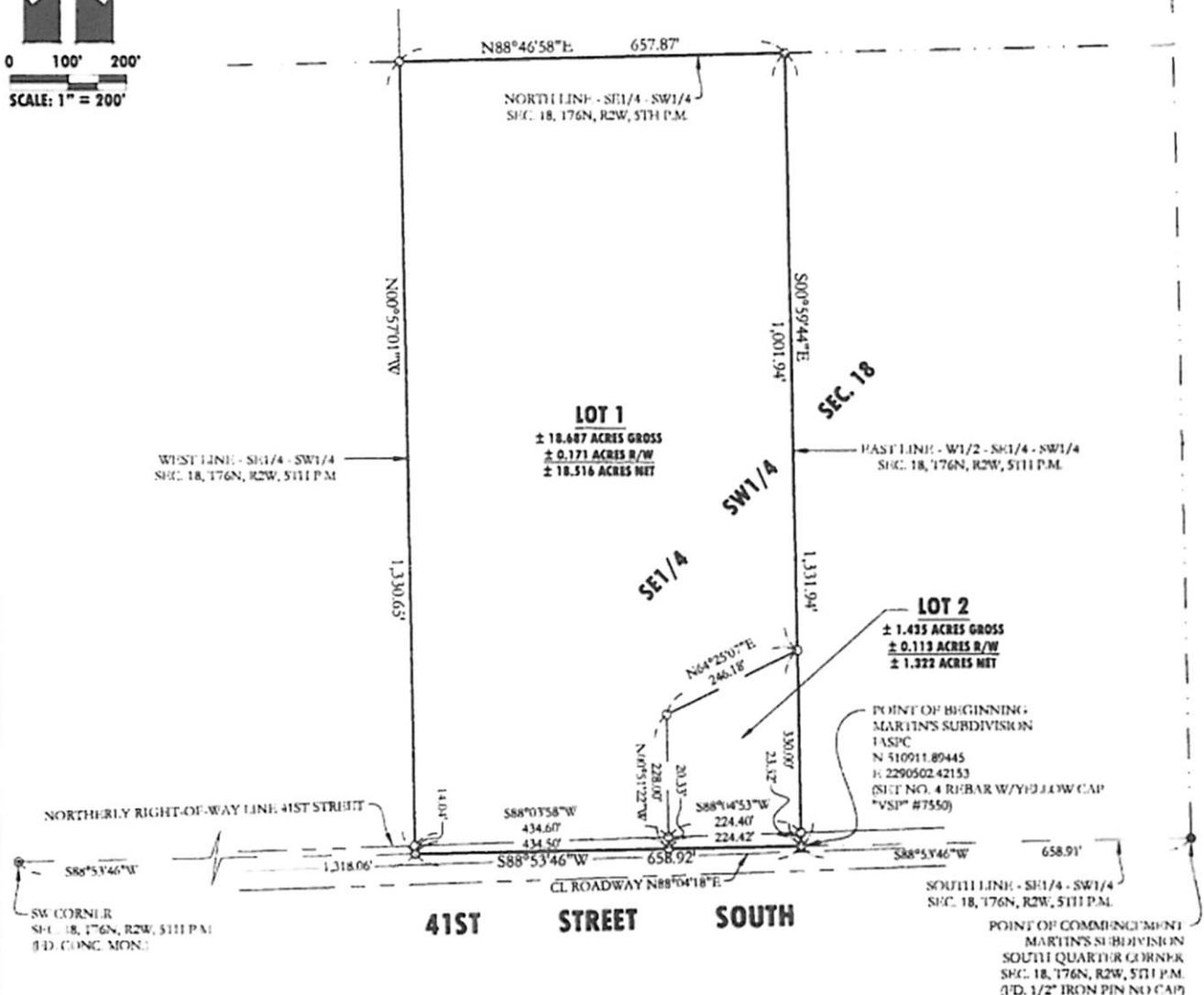
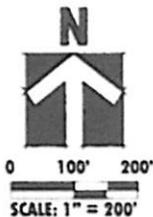
Notary Public in and for the State of Iowa

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



PRELIMINARY / FINAL PLAT - MARTIN'S SUBDIVISION

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
+/- 20.122 ACRES



NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMBINATION FACTOR - 0.999933

LEGEND

○	SET NO. 4 REBAR WITH 1/2" DIA. CAP "VSP" #7550
●	FOUND SURVEY MONUMENT
N90°00'00"W	000.00' MEASURED BRG/DIST
N90°00'00"W	000.00' RECORDED BRG/DIST
---	BOUNDARY OF SUBDIVISION
---	NEW LOT LINES
---	SOUTH LINE
---	RIGHT-OF-WAY LINE

APPLICANT
TERRY J. & CARMEN D. MARTIN
2331 BURLINGTON ROAD
MUSCATINE, IA. 52761
(563) 299-5624

APPLICANT'S ATTORNEY
JOHN EICHTENBERGER
2206 LUCAS STREET
MUSCATINE, IA. 52761
(563) 763-6900

ZONING CLASSIFICATION
A-1 AGRICULTURAL DISTRICT

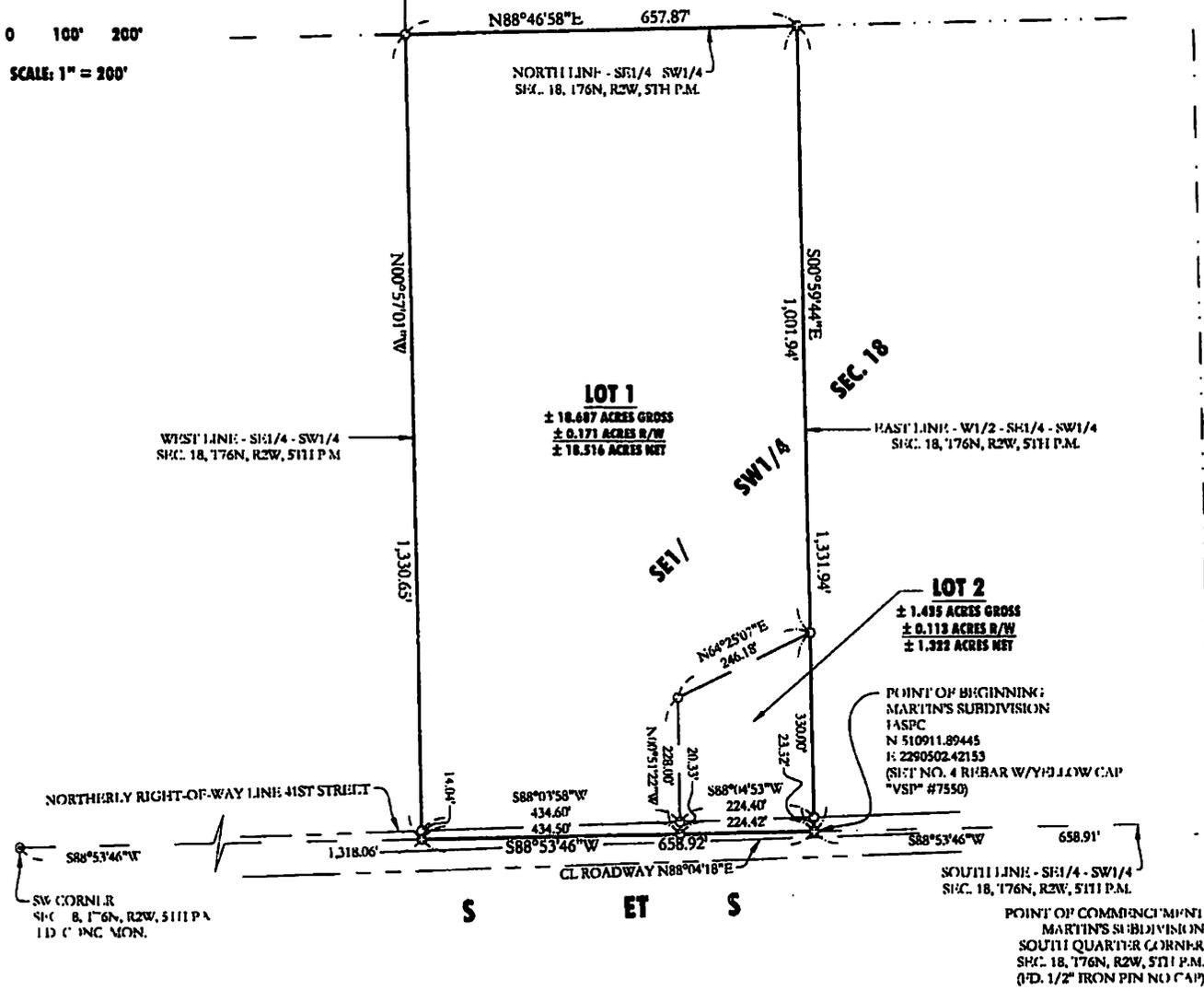


Surveyed By: Ben D. Holliday - VSP Engineering, 303 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

P L I N R F I T I N ' S B D I I

PART OF THE S T O E-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOW SHIP 76 ORTH, GE 2 EST, FIFTH PRINCIPAL MERIDIA, MUSCATINE COUNTY, IO A +/- 20.12 CS

0 100' 200'
SCALE: 1" = 200'



NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMBINATION FACTOR - 0.999933

LEGEND	
○	SET NO. 4 RIBBAR W/ YELLOW CAP "VSP" #7350
●	FOUND SURVEY MONUMENT
—	ADJURED BKG/DIST
---	RECORDED BKG/DIST
---	BOUNDARY OF SUBDIVISION
---	NEW LOT LINES
---	SECTION LINE
---	RIGHT-OF-WAY LINE

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APPLICANT'S ATTORNEY
JOHN RICHIE BURGER
2206 LUCAS STREET
MUSCATINE, IA. 52761
(563) 763-6900

ZONING CLASSIFICATION
A-1 AGRICULTURAL DISTRICT 1

STATE OF IOWA
I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME AND THE REQUISITE SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION

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

LI R / FI AT - ARTI D VISIO

PART OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA +/- 20.12 ACES

LEG 1 DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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HENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88°53'46" WEST, 658.92 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 00°57'01" WEST, 1,330.65 FEET ALONG SAID WEST LINE TO A POINT LYING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 88°46'58" EAST, 657.87 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00°59'44" EAST, 1,331.94 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

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BY: *Mark Kany & 111*
CENTURYLINK
COMMUNICATIONS

BY: *Donna Hill*
EASTERN IOWA LIGHT & POWER COOPERATIVE
EASTERN IOWA LIGHT & POWER COOPERATIVE
11/22/15

BY: _____
CITY OF FRUITLAND PLANNING & ZONING

BY: _____
CITY OF MUSCATINE PLANNING & ZONING

BY: *John Hill*
MUSCATINE COUNTY BOARD OF HEALTH
MUSCATINE COUNTY BOARD OF HEALTH
06/11/15

BY: *John Hill*
MUSCATINE COUNTY ZONING BOARD
MUSCATINE COUNTY ZONING BOARD
05/15

BY: *John Hill*
MUSCATINE COUNTY ENGINEER
MUSCATINE COUNTY ENGINEER
07/26/15