

## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** January 21, 2018  
**Re:** Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a two lot subdivision in unincorporated Muscatine County on Cranbrook Cross, but within two miles of the City of Muscatine.

**BACKGROUND:** Benjamin Clove has filed a combined Preliminary/Final Plat for Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates, a 11.6 acre two lot replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates. The subject area is zoned R-2 (Residential) within unincorporated Muscatine County.

The intent is to create two lots for residential purposes by combining Lots 16 and 17 with a 3 acre portion of Lot 23 (formerly a golf hole), leaving the remaining 7.46 of Lot 23 as a residential lot. Certain utility easements are being proposed for vacation. 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 recommended for approval by the Planning and Zoning Commission. It is therefore recommended that the Final Plat for the Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates 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

**EXHIBIT A**

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

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

**A RESOLUTION APPROVING REPLAT OF LOTS 16, 17, & 23 OF RAMSGATE  
REPLAT OF KENT ESTATES**

**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, BEING A REPLAT OF LOTS 18, 17 MID 23 OF RAMSGATE ADDITION, IN KENT ESTATES, A SUBDIVISION IN MUSCATINE COUNTY, IOWA. ACCORDING TO REPLAT RECORDED AS DOCUMENT NO. 2003-03177, IN THE MUSCATINE COUNTY RECORDER'S OFFICE.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, AS PREVIOUSLY PLATTED IN DOCUMENT 2003-03177; THENCE SOUTH 89°23'01" WEST 518.99 FEET ALONG THE SOUTH LINE OF SAID LOT 23; THENCE SOUTH 89°19'22" WEST 197.16 FEET ALONG THE SOUTH LINE OF SAID LOT 23 TO THE WEST LINE OF SAID LOT 23; THENCE NORTH 00°50'43" WEST 235.14 FEET ALONG SAID WEST LINE; THENCE NORTH 17°40'15" WEST 69.09 FEET ALONG SAID WEST LINE; THENCE NORTH 00°50'43" WEST 225.11 FEET ALONG SAID WEST LINE TO THE NORTHWESTERLY LINE OF SAID LOT 23; THENCE NORTH 89°25'09" EAST 294.96 FEET ALONG SAID NORTHWESTERLY LINE; THENCE NORTH 47°30'03"S EAST 87.44 FEET ALONG SAID NORTHWESTERLY LINE AND THE EASTERLY LINE OF PARCEL "P" AS RECORDED IN DOCUMENT 2008-05904; THENCE NORTH 00°50'43" WEST 168.71 FEET ALONG SAID EASTERLY LINE OF PARCEL "P TO THE NORTH LINE OF SAID LOT 23; THENCE NORTH 89°25'09" EAST 291.12 FEET ALONG SAID NORTH LINE TO THE EASTERLY LINE OF SAID LOT 23; THENCE SOUTH 01°02'27" EAST 130.96 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 89°25'09" EAST 80.17 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 01°02'27" EAST 123.96 FEET ALONG SAID EASTERLY LINE TO THE INTERSECTION WITH THE NORTH LINE OF LOT 17 AS PREVIOUSLY PLAITED IN DOCUMENT 2003-03177; THENCE NORTH 89°25'09" EAST 200.01 FEET ALONG SAID NORTH LINE OF LOT 17 TO THE EAST LINE OF LOTS 17 AND 16 AS PREVIOUSLY PLATTED IN DOCUMENT 2003-03177; THENCE SOUTH 01°02'27" EAST 247.92 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 16; THENCE SOUTH 89°25'09" WEST 200.01 FEET ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE EAST LINE OF LOT 23; THENCE SOUTH 01°02'27" EAST 247.92 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 11.60 ACRES AND 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;

**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 Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates 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 January 2016.

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

Attest:

\_\_\_\_\_  
Diana L. Broderson, Mayor

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

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

**Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on January 21, 2016, 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 21<sup>st</sup> day of January 2016.

\_\_\_\_\_  
Diana L. Broderson, Mayor

Attest:

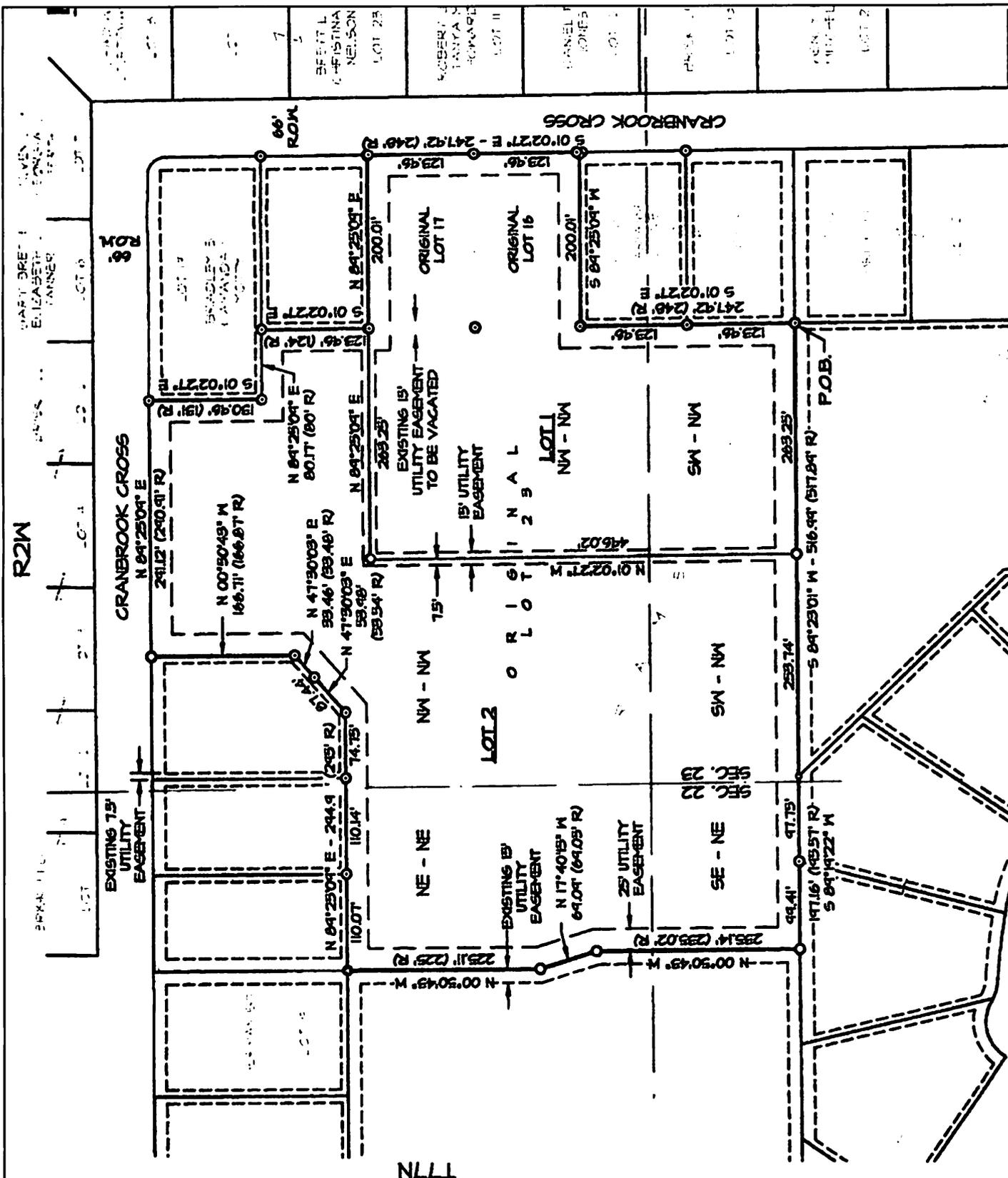
\_\_\_\_\_  
Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it remembered that on this 21<sup>st</sup> day of January 2016, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson 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 21st day of January 2016; that Diana L. Broderson 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



R2W

CRANBROOK CROSS

CRANBROOK CROSS

R2E

T77N

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8
BEATT L CHRISTINA NEILSON LOT 23	ROBERT L TANYA M ROXBOROUGH LOT 22	BARRETT JONES LOT 21	LOT 20	LOT 19	LOT 18	LOT 17	LOT 16

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**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 Final Plat of Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates, a subdivision in the Muscatine County, Iowa, was approved and recommended by said Commission on the 12<sup>th</sup> day of Janaury 2016, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 21st day of January 2016.

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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 Final Plat Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates, a subdivision in the Muscatine County, 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.

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Nancy Lueck, Director of Finance