

## COMMUNITY DEVELOPMENT

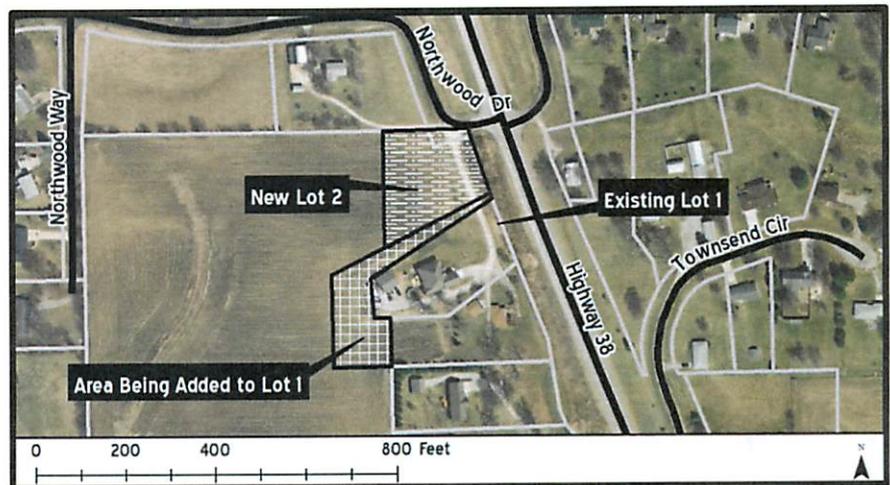
### MEMORANDUM

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

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**From:** Andrew Fangman, City Planner  
**Date:** April 21, 2016  
**Re:** Walker Way Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a two lot subdivision in unincorporated Muscatine County at 1866 Highway 38. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

**BACKGROUND:** Tony Kies has filed a combined Preliminary/Final Plat for Walker Way a 2.82 acre two lot subdivision.



The subject area is zoned R-1 (Residential) within unincorporated Muscatine County. The proposed subdivision would create a new one acre lot (Lot 2) with the purpose of developing a new single family home, the proposed subdivision also increase the size of Lot one to 1.82 acres. Muscatine County Board of Supervisors has voted to approve this subdivision.

**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 Walker Way Subdivision 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

**REPLAT OF WALKER WAY SUBDIVISION**  
**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 **Walker Way Subdivision**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on April 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 16th Day of April, 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 April, 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 this 21<sup>st</sup> Day of April, 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

**EXHIBIT A**

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

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

**A RESOLUTION APPROVING THE FINAL PLAT  
OF WALKER WAY**

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 lots; to wit:

**A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE CENTER OF SECTION 13; THENCE SOUTH 89°14'04" WEST 1938.93 FEET TO THE CENTERLINE OF IOWA HIGHWAY 38; THENCE SOUTH 18°13'57" EAST 615.74 FEET TO A POINT ON SAID CENTERLINE; THENCE SOUTH 89°16'33" WEST 84.52 FEET TO THE WESTERLY RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY THROUGH A 11539.08 FOOT RADIUS CURVE CONCAVE EASTERLY WHOSE 312.53 FOOT CHORD BEARS SOUTH 20°24'39" EAST AN ARC DISTANCE OF 312.54 FEET; THENCE SOUTH 52°09'40" WEST 190.62 FEET; THENCE SOUTH 88°34'32" WEST 127.06 FEET; THENCE SOUTH 01°12'13" EAST 105.69 FEET; THENCE SOUTH 88°47'43" WEST 127.50 FEET; THENCE NORTH 01°12'17" WEST 201.82 FEET; THENCE NORTH 62°54'55" EAST 129.47 FEET; THENCE NORTH 00°44'27" WEST 268.25 FEET; THENCE NORTH 89°16'33" EAST 186.07 FEET TO THE POINT OF BEGINNING; CONTAINING 2.82 ACRES AND IS 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; and

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 **Walker Way** Subdivision should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA,** that said final plat named Walker Way 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 21<sup>st</sup> Day of April, 2016.

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

Attest:

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

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

**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 **Walker Way Subdivision** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on 12th Day of April, 2016., according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 21st Day of April, 2016.

---

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 of **Walker Way Subdivision**, a subdivision in Muscatine County, Iowa.
3. Certificate of the Planning & Zoning Commission.

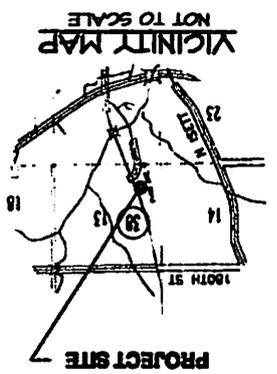
All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

---

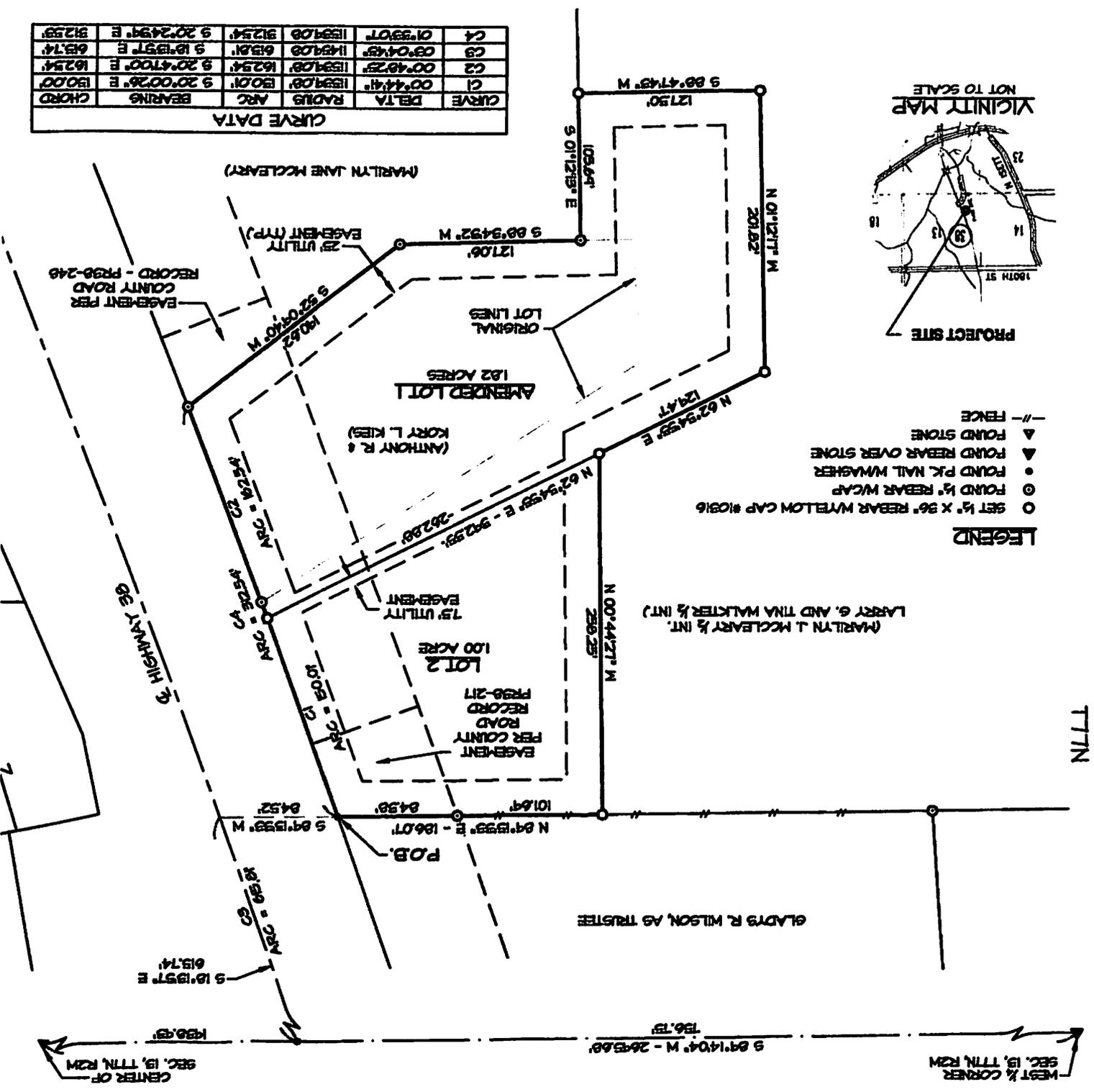
Nancy Lueck, Director of Finance

PREPARED BY: GARY M. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 418, MERCATINE, IOWA 52761 / PHONE: 562-265-7641

CURVE DATA	CHORD	BEARINGS	DELTA	RADIUS	ARC
C1	190.00'	S 20° 00' 26" E	159.00'	190.01'	90° 01' 14"
C2	162.54'	S 20° 47' 00" E	159.108'	162.54'	90° 48' 25"
C3	63.74'	S 18° 19' 57" E	1149.108'	619.81'	93° 04' 43"
C4	312.59'	S 20° 24' 59" E	159.108'	312.54'	91° 33' 07"



- LEGEND**
- SET 1/2" X 3/8" REBAR W/YELLOW CAP #10316
  - FOUND 1/2" REBAR W/CAP
  - FOUND PK NAIL W/WASHER
  - ▲ FOUND REBAR OVER STONE
  - ▲ FOUND STONE
  - /- FENCE



TTTN

WEST 1/4 CORNER SEC. 19, T11N, R21W  
 9 89° 14' 04" N - 26.63.68'  
 196.75'

CENTER OF SEC. 19, T11N, R21W  
 190.03'

7