



City Hall, 215 Sycamore  
Muscatine, IA 52761-  
(563) 262-4141  
Fax (563) 262-4142

## 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  
**Date:** October 6, 2016  
**Re:** County Park Subdivision

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a 5.34 acre, one lot subdivision on at 3500 Harmony Court.

**BACKGROUND:** Muscatine County has filed a combined Preliminary/Final Plat for Muscatine Pointe Subdivision for a 5.24 acre, one subdivision at 3500 Harmony Court.

As part of ongoing long term planning discussions, the Muscatine County Board of Supervisors recently took action to dispose of some County owned real estate and buildings. The Board has recently accepted a purchase offer from a local developer for the building and approximately 5.24 acres of land located at 3500 Harmony Court in the City of Muscatine. The proposed one County Park Subdivision is necessary to facilitate this sale.

This subdivision consists of approximately 5.06 acres of a 10.85 acre parent parcel of land, as well as approximately .18 acres of what is now Lot 33 of the Reuben and Sarah Baker addition. Muscatine County negotiated the purchase of Lot 33 from the Muscatine Welfare Associate to sell with the other county owned land, to be used by the purchaser for access to the property from Duncan Drive. Following the acceptance of the subdivision and the construction of a City approved entrance by the developer, the current private access road, Harmony Court, will be closed. Because the subject parcel is located in the S-3 zoning district, such a change in access will require the Planning and Zoning Commission to approve such a modification to the currently adopted Development Plan for the subject parcel. The remaining real estate will be retained by Muscatine County and likely become part of Discovery Park.

#### **RECOMMENDATION/RATIONALE:**

The Planning & Zoning Commission and Staff recommend approval of the proposed Muscatine Pointe Subdivision. The proposed development is supported by the City of Muscatine Comprehensive Plan.

#### **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



Date Source: Muscatine Area Geographic  
Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: September 9, 2016



MUSCATINE

County Park Subdivision



Proposed County Park Subdivision

0 100 200 400 Feet



## **EXHIBIT A**

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

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

#### **A RESOLUTION APPROVING THE FINAL PLAT OF COUNTY PARK 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 the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out **one** lot; to wit:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE NORTH 89 DEGREES 22 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND BASIS OF BEARINGS FOR THIS SURVEY BEING THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 14 BURLINGTON, A DISTANCE OF 1120.10 FEET TO A 1/2"Ø REBAR WITH YELLOW LS#10316 CAP FOUND AT THE SOUTHWEST CORNER OF MUSCATINE COUNTY AUDITOR'S PARCEL "I", RECORDED AS DOCUMENT NUMBER 2001-01851 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, 799.97 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "I" TO A FOUND 1/2"Ø REBAR WITH YELLOW LS#10316 CAP AND POINT OF BEGINNING; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, 284.35 FEET, TO A SET 5/8"Øx30" REBAR WITH LIGHT BLUE LS#23526 CAP; THENCE NORTH 40 DEGREES 15 MINUTES 34 SECONDS EAST, 110.85 FEET, TO A 5/8"Øx30" REBAR WITH LIGHT BLUE LS#23526 CAP, SET IN THE EASTERLY RIGHT OF WAY LINE OF HARMONY COURT; THENCE NORTH 0 DEGREES 42 MINUTES 35 SECONDS WEST, 301.76 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 5/8"Øx30" REBAR WITH LIGHT BLUE LS#23526 CAP, SET ON THE SOUTH LINE OF LOT 9M OF THE REUBEN AND SARAH BAKER ADDITION, PHASE 2, TO THE CITY OF MUSCATINE, RECORDED AS DOCUMENT NUMBER 1997-5346 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE SOUTH 84 DEGREES 46 MINUTES 23 SECONDS EAST, 305.98 FEET, ALONG SAID SOUTH LINE, TO A 1/2"Ø REBAR WITH YELLOW LS#10316 CAP, FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9M AND ON THE WEST LINE OF THE REUBEN AND SARAH BAKER ADDITION, PHASE IV, TO THE CITY OF MUSCATINE, RECORDED AS DOCUMENT NUMBER 2001-05784 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE SOUTH 0 DEGREES 29 MINUTES 09 SECONDS WEST, 426.57 FEET, ALONG SAID WEST LINE TO A 5/8"Øx30" REBAR WITH LIGHT BLUE LS#23526 CAP, SET AT THE NORTHWEST CORNER OF LOT 33 IN SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV; THENCE SOUTH 89 DEGREES 28 MINUTES 52 SECONDS EAST, 109.12 FEET, ALONG THE NORTH LINE OF SAID LOT 33 TO A 1/2"Ø REBAR WITH YELLOW LS#10316 CAP, FOUND AT THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 0 DEGREES 29 MINUTES 23 SECONDS WEST, 72.53 FEET, ALONG THE EAST LINE OF SAID LOT 33 TO A 1/2"Ø REBAR WITH YELLOW LS#10316 CAP, FOUND AT THE SOUTHEAST CORNER OF SAID LOT 33; THENCE NORTH 89 DEGREES 32 MINUTES 02 SECONDS WEST, 109.13 FEET, ALONG THE SOUTH LINE OF SAID LOT 33 TO A 1/2"Ø REBAR WITH YELLOW LS#10316 CAP, FOUND AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE SOUTH 0 DEGREES 29 MINUTES 09 SECONDS WEST, 20.01 FEET, ALONG THE WEST LINE OF SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV TO A 1/2"Ø REBAR WITH YELLOW LS#10316 CAP, FOUND AT THE SOUTHWESTERLY CORNER OF SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV;

THENCE SOUTH 0 DEGREES 28 MINUTES 44 SECONDS WEST, 92.37 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "I" TO A FOUND 1/2"Ø REBAR WITH YELLOW LS#10316 CAP; THENCE SOUTH 40 DEGREES 15 MINUTES 34 SECONDS WEST, 45.71 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "I" TO A FOUND 1/2"Ø REBAR WITH YELLOW LS#10316 CAP; THENCE NORTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 340.19 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "I" TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.24 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND OTHER 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; and

**WHEREAS**, the Final Plat fully conforms with ordinances of the City applicable thereto; and

**WHEREAS**, the City Council of the City of Muscatine, Iowa, finds the final plat of **County Park Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **County Park 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 6th Day of October, 2016.

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

Attest:

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

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

**COUNTY PARK 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 **County Park Subdivision**, in the City of Muscatine, Muscatine County, Iowa, was on October 6, 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 **6th Day of October, 2016**,

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

Attest:

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

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on **6th Day of October, 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 **6th Day of October, 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

**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 **County Park Subdivision**, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on **13th Day of September, 2016**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **6th Day of October, 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 of **County Park Subdivision**, 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.

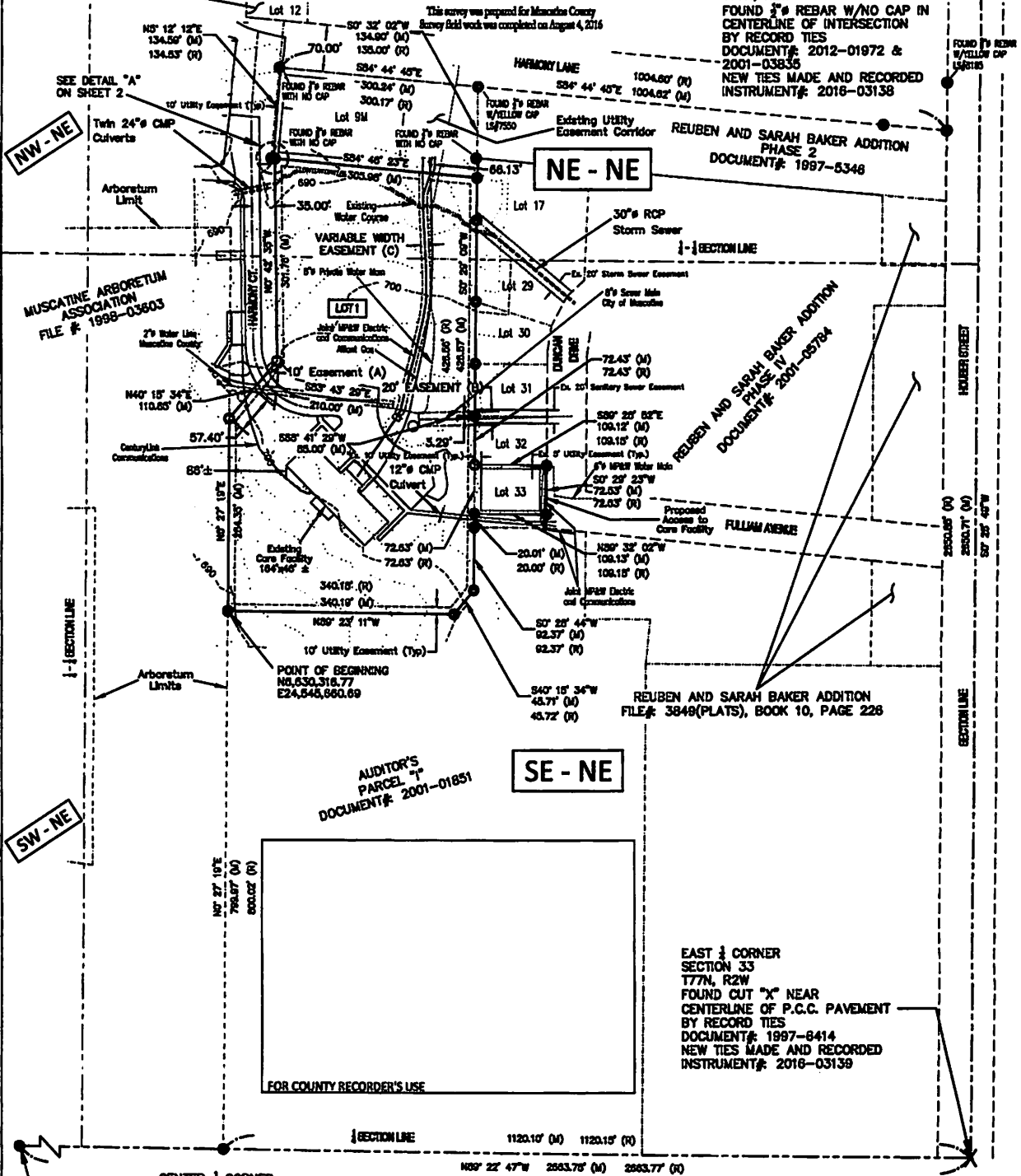
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Nancy Lueck, Director of Finance

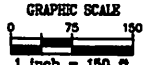
# COUNTY PARK SUBDIVISION PRELIMINARY/FINAL PLAT

CEDAR PLAZA SUBDIVISION  
DOCUMENT#: 1999-00573

NORTHEAST CORNER  
SECTION 33  
T77N, R2W  
FOUND 3" REBAR W/NO CAP IN  
CENTERLINE OF INTERSECTION  
BY RECORD TIES  
DOCUMENT#: 2012-01972 &  
2001-03835  
NEW TIES MADE AND RECORDED  
INSTRUMENT#: 2016-03138



- LEGEND**
- (M) MEASURED DISTANCE
  - (R) RECORD DISTANCE
  - FOUND PK NAIL
  - SET PK NAIL
  - SET 5/8" X 30" REBAR W/L BLUE CAP, PLS No. 23326, UNLESS OTHERWISE NOTED
  - FOUND 1/2" REBAR W/YELLOW CAP, PLS No. 10316, UNLESS OTHERWISE NOTED
  - X FOUND CUT "X"



**LOT 1**  
AREA BREAKDOWN  
NE-NE = 0.83 ACRES ±  
SE-NE = 4.31 ACRES ±  
TOTAL = 5.14 ACRES ±

**BASIS OF BEARINGS**  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 14 BURLINGTON  
DATUM: NAD 83 (NA2011)  
GEOID: GEOID12A (CONUS)  
COMBINED SCALE FACTOR: 0.9999926697  
PROPRIETOR = MUSCATINE COUNTY

I hereby certify that this land surveying document was prepared and the related survey work 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.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dennis C. Michael, PLS, No. 23526  
My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: Sheets 1 and 2.



# COUNTY PARK SUBDIVISION PRELIMINARY/FINAL PLAT

This survey was prepared for Muscatine County  
Survey field work was completed on August 4, 2016

## LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE NORTH 89 DEGREES 22 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND BASIS OF BEARINGS FOR THIS SURVEY BEING THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 14 BURLINGTON, A DISTANCE OF 1120.10 FEET TO A 1/2" REBAR WITH YELLOW L5810316 CAP FOUND AT THE SOUTHWEST CORNER OF MUSCATINE COUNTY AUDITOR'S PARCEL "T", RECORDED AS DOCUMENT NUMBER 2001-01851 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, 799.97 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "T" TO A FOUND 1/2" REBAR WITH YELLOW L5810316 CAP AND POINT OF BEGINNING; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, 284.35 FEET, TO A SET 1/2" REBAR WITH LIGHT BLUE L5823526 CAP; THENCE NORTH 40 DEGREES 15 MINUTES 34 SECONDS EAST, 110.85 FEET, TO A 1/2" REBAR WITH LIGHT BLUE L5823526 CAP, SET IN THE EASTERLY RIGHT OF WAY LINE OF HARMONY COURT; THENCE NORTH 0 DEGREES 42 MINUTES 35 SECONDS WEST, 301.76 FEET, ALONG SAID EASTERLY RIGHT OF WAY LINE TO A 1/2" REBAR WITH LIGHT BLUE L5823526 CAP, SET ON THE SOUTH LINE OF LOT 9M OF THE REUBEN AND SARAH BAKER ADDITION, PHASE 2, TO THE CITY OF MUSCATINE, RECORDED AS DOCUMENT NUMBER 1997-5346 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE SOUTH 84 DEGREES 46 MINUTES 23 SECONDS EAST, 305.98 FEET, ALONG SAID SOUTH LINE, TO A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE SOUTHEAST CORNER OF SAID LOT 9M AND ON THE WEST LINE OF THE REUBEN AND SARAH BAKER ADDITION, PHASE IV, TO THE CITY OF MUSCATINE, RECORDED AS DOCUMENT NUMBER 2001-05784 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE SOUTH 0 DEGREES 29 MINUTES 09 SECONDS WEST, 426.57 FEET, ALONG SAID WEST LINE TO A 1/2" REBAR WITH LIGHT BLUE L5823526 CAP, SET AT THE NORTHWEST CORNER OF LOT 33 IN SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV; THENCE SOUTH 89 DEGREES 28 MINUTES 52 SECONDS EAST, 109.12 FEET, ALONG THE NORTH LINE OF SAID LOT 33 TO A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 0 DEGREES 29 MINUTES 23 SECONDS WEST, 72.53 FEET, ALONG THE EAST LINE OF SAID LOT 33 TO A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE SOUTHEAST CORNER OF SAID LOT 33; THENCE NORTH 89 DEGREES 32 MINUTES 02 SECONDS WEST, 109.13 FEET, ALONG THE SOUTH LINE OF SAID LOT 33 TO A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE SOUTHWEST CORNER OF SAID LOT 33; THENCE SOUTH 0 DEGREES 29 MINUTES 09 SECONDS WEST, 20.01 FEET, ALONG THE WEST LINE OF SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV TO A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE SOUTHWESTERLY CORNER OF SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV; THENCE SOUTH 0 DEGREES 28 MINUTES 44 SECONDS WEST, 92.37 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "T" TO A FOUND 1/2" REBAR WITH YELLOW L5810316 CAP; THENCE SOUTH 40 DEGREES 15 MINUTES 34 SECONDS WEST, 45.71 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "T" TO A FOUND 1/2" REBAR WITH YELLOW L5810316 CAP; THENCE NORTH 89 DEGREES 23 MINUTES 11 SECONDS WEST, 340.19 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "T" TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.24 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

## EASEMENT DESCRIPTION (A):

A WATER LINE EASEMENT 10 FEET WIDE OVER THAT PORTION OF LOT 1 IN COUNTY PARK SUBDIVISION TO THE CITY OF MUSCATINE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE NORTH 89 DEGREES 22 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND BASIS OF BEARINGS FOR THIS SURVEY BEING THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 14 BURLINGTON, A DISTANCE OF 1120.10 FEET TO A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE SOUTHWEST CORNER OF MUSCATINE COUNTY AUDITOR'S PARCEL "T", RECORDED AS DOCUMENT NUMBER 2001-01851 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, 799.97 FEET, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL "T" TO A FOUND 1/2" REBAR WITH YELLOW L5810316 CAP, AT THE SOUTHWEST CORNER OF COUNTY PARK SUBDIVISION TO THE CITY OF MUSCATINE; THENCE NORTH 0 DEGREES 27 MINUTES 19 SECONDS EAST, 284.35 FEET, ALONG THE WESTERLY LINE OF SAID COUNTY PARK SUBDIVISION TO A SET 1/2" REBAR WITH LIGHT BLUE L5823526 CAP; THENCE NORTH 40 DEGREES 15 MINUTES 34 SECONDS EAST, 110.85 FEET, ALONG SAID WESTERLY LINE TO A POINT ON THE CENTERLINE OF THE EXISTING WATER SERVICE LINE WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 52 SECONDS EAST, 109.12 FEET, ALONG SAID CENTERLINE AND ITS EASTERLY PROJECTION, A DISTANCE OF 210.00 FEET. THE SIDE LINES OF SAID 10 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE WESTERLY LINE OF SAID LOT 1.

SAID EASEMENT CONTAINS 0.05 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

## EASEMENT DESCRIPTION (B):

A SANITARY SEWER LINE EASEMENT 20 FEET WIDE OVER THAT PORTION OF LOT 1 IN COUNTY PARK SUBDIVISION TO THE CITY OF MUSCATINE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE NORTHWEST CORNER OF LOT 32 OF THE REUBEN AND SARAH BAKER ADDITION, PHASE IV, TO THE CITY OF MUSCATINE, RECORDED AS DOCUMENT NUMBER 2001-05784 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE SOUTH 0 DEGREES 29 MINUTES 09 SECONDS WEST ALONG THE WESTERLY LINE OF SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV, AND BASIS OF BEARINGS FOR THIS SURVEY BEING THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 14 BURLINGTON, A DISTANCE OF 3.29 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING SANITARY SEWER SERVICE LINE WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 52 SECONDS WEST, ALONG SAID CENTERLINE AND ITS WESTERLY PROJECTION, A DISTANCE OF 65.00 FEET. THE SIDE LINES OF SAID 20 FOOT EASEMENT TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE WESTERLY LINE OF SAID REUBEN AND SARAH BAKER ADDITION, PHASE IV.

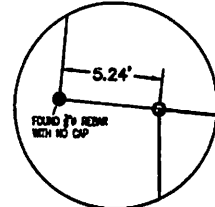
SAID EASEMENT CONTAINS 0.04 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

## EASEMENT DESCRIPTION (C):

A VARIABLE WIDTH UTILITY EASEMENT OVER THAT PORTION OF LOT 1 IN COUNTY PARK SUBDIVISION TO THE CITY OF MUSCATINE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH YELLOW L5810316 CAP, FOUND AT THE SOUTHEAST CORNER OF LOT 9M OF THE REUBEN AND SARAH BAKER ADDITION, PHASE 2, TO THE CITY OF MUSCATINE, RECORDED AS DOCUMENT NUMBER 1997-5346 IN THE OFFICE OF THE MUSCATINE COUNTY RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE NORTH 84 DEGREES 46 MINUTES 23 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 9M, AND BASIS OF BEARINGS FOR THIS SURVEY BEING THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 14 BURLINGTON, A DISTANCE OF 66.13 FEET TO A POINT WHICH IS 5.00 FEET NORMALLY DISTANT EASTERLY OF AN EXISTING BURIED MP&W UTILITY, AS LOCATED BY THE SERVICE PROVIDER, AND WHICH POINT IS THE POINT OF BEGINNING OF THE VARIABLE WIDTH EASEMENT HEREIN DESCRIBED; THENCE SOUTH 17 DEGREES 59 MINUTES 32 SECONDS WEST, 24.61 FEET ALONG SAID EASTERLY EASEMENT LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ON SAID EASTERLY EASEMENT LINE, ALONG SAID CURVE, A DISTANCE OF 18.03 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 39 MINUTES 41 SECONDS, AND A CHORD THAT BEARS SOUTH 7 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 17.53 FEET TO A POINT OF TANGENCY; THENCE SOUTH 2 DEGREES 40 MINUTES 09 SECONDS EAST, ALONG SAID EASTERLY EASEMENT LINE, 108.34 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ON SAID EASTERLY EASEMENT LINE, ALONG SAID CURVE, A DISTANCE OF 86.59 FEET, SAID CURVE HAVING A RADIUS OF 292.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 59 MINUTES 25 SECONDS, AND A CHORD THAT BEARS SOUTH 5 DEGREES 49 MINUTES 34 SECONDS WEST, A DISTANCE OF 82.73 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14 DEGREES 19 MINUTES 16 SECONDS WEST, ALONG SAID EASTERLY EASEMENT LINE, 120.98 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 17 SECONDS WEST, ALONG SAID EASTERLY EASEMENT LINE, 18.12 FEET; THENCE NORTH 60 DEGREES 35 MINUTES 43 SECONDS WEST, 11.00 FEET TO A POINT WHICH IS 5.00 FEET WESTERLY OF AN EXISTING BURIED MP&W UTILITY, AS LOCATED BY THE SERVICE PROVIDER, AND WHICH POINT IS ON THE WESTERLY LINE OF THE VARIABLE WIDTH EASEMENT; THENCE NORTH 29 DEGREES 24 MINUTES 17 SECONDS EAST, ALONG SAID WESTERLY EASEMENT LINE, 14.07 FEET; THENCE NORTH 13 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY EASEMENT LINE, 30.00 FEET; THENCE NORTH 14 DEGREES 19 MINUTES 16 SECONDS EAST, 92.03 FEET ALONG SAID WESTERLY EASEMENT LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ON SAID WESTERLY EASEMENT LINE, ALONG SAID CURVE, A DISTANCE OF 83.03 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16 DEGREES 59 MINUTES 25 SECONDS, AND A CHORD THAT BEARS NORTH 5 DEGREES 49 MINUTES 34 SECONDS EAST, A DISTANCE OF 82.73 FEET TO A POINT OF TANGENCY; THENCE NORTH 2 DEGREES 40 MINUTES 09 SECONDS WEST, ALONG SAID WESTERLY EASEMENT LINE, 103.60 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 37 SECONDS EAST, ALONG SAID WESTERLY EASEMENT LINE, 48.45 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 9M; THENCE SOUTH 84 DEGREES 46 MINUTES 23 SECONDS EAST, 21.70 FEET ALONG SAID SOUTHERLY LINE, TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.11 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD.



DETAIL "A"

The utility easements as shown are acceptable to the following utilities:

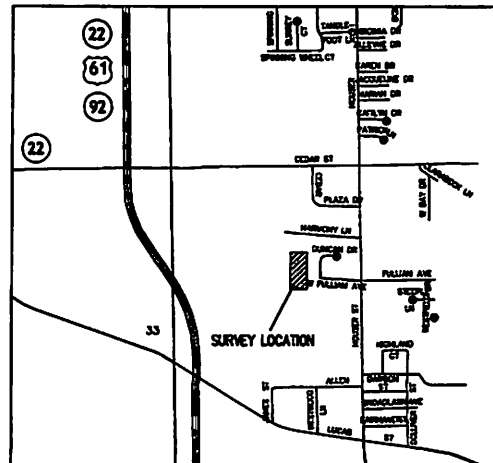
|                                 |                        |
|---------------------------------|------------------------|
| Alliant Energy                  |                        |
| By _____                        | Title _____ Date _____ |
| CenturyLink                     |                        |
| By _____                        | Title _____ Date _____ |
| Muscatine Power and Water       |                        |
| By _____                        | Title _____ Date _____ |
| Transmission & Distribution     |                        |
| By _____                        | Title _____ Date _____ |
| Water Production & Distribution |                        |
| By _____                        | Title _____ Date _____ |
| Communication & Distribution    |                        |
| By _____                        | Title _____ Date _____ |

## LEGEND

- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE
- FOUND PK NAIL
- SET PK NAIL
- SET 5/8" x 30" REBAR W/LL BLUE CAP, PLS No. 23526, UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR W/YELLOW CAP, PLS No. 10316, UNLESS OTHERWISE NOTED
- X FOUND CUT "X"



**BASIS OF BEARINGS**  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 14 BURLINGTON  
DATUM: NAD 83 (NA2011)  
GEOID: GEOID12A (CONUS)  
COMBINED SCALE FACTOR: 0.9999926897  
PROPRIETOR = MUSCATINE COUNTY



LOCATION MAP