



## COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

## MEMORANDUM

**To:** Mayor and City Council Members  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**Date:** June 15, 2017  
**Re:** J & J Subdivision (County)

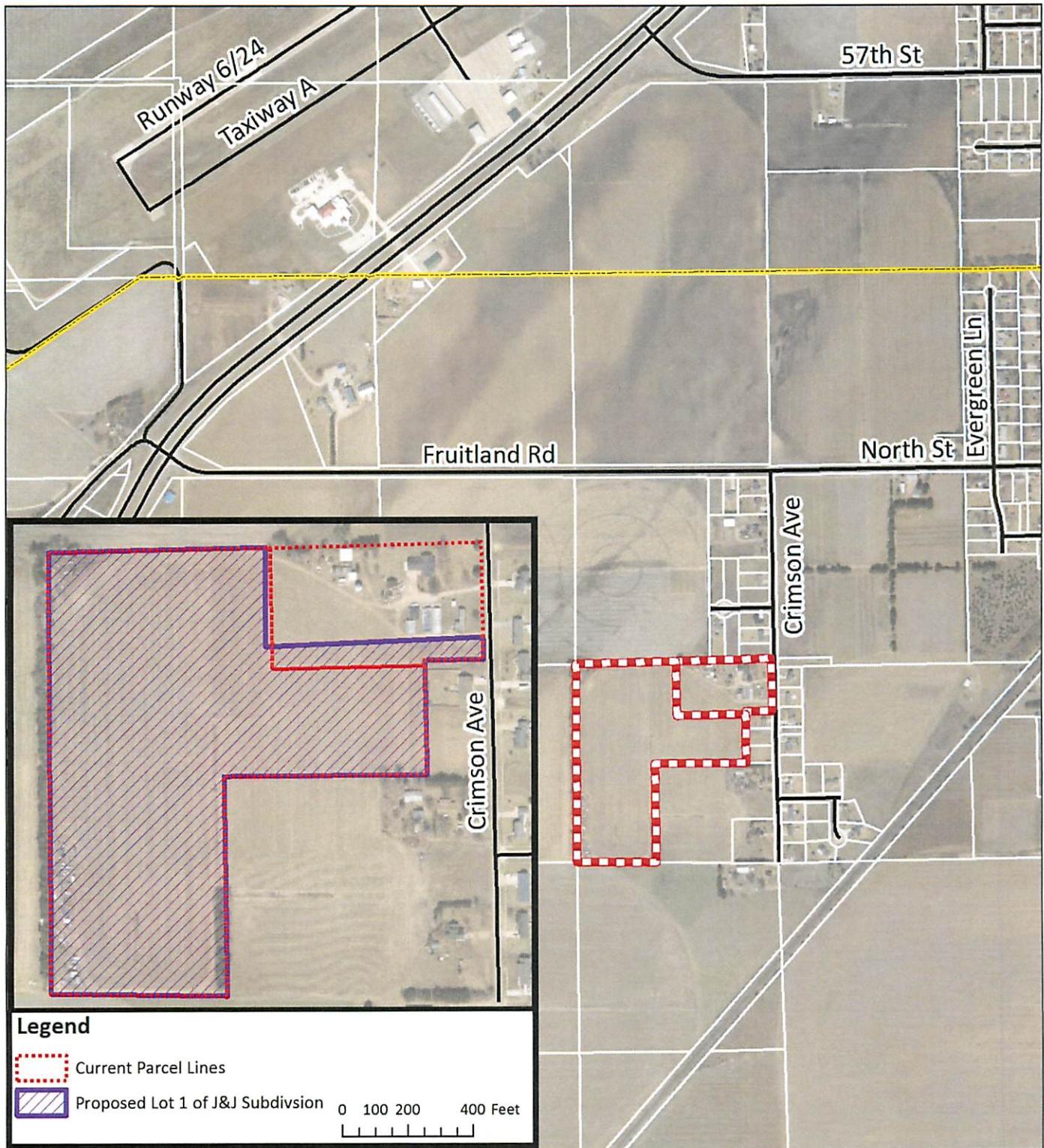
**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County in the 2600 block of Crimson Avenue. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

**BACKGROUND:** James and Julie Bartenhagen have filed a combined Preliminary/Final Plat for J&J Subdivision a 23.61 acre one lot subdivision, in unincorporated Muscatine County in the 2600 block of Crimson Avenue. The subject area is zoned A-1 Agriculture, within unincorporated Muscatine County. The proposed subdivision will facilitate the sale of farm ground by giving the proposed lot frontage on a public street.

**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 J & J 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



Parcels to be Subdivided

City Limits

**J&J Subdivision**  
**PZS 3-051617**

Date Source: Muscatine Area Geographic  
Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: June 7, 2017

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**EXHIBIT A**

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

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

**A RESOLUTION APPROVING THE FINAL PLAT  
OF J & J 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 **one** lot; to wit:

J & J Subdivision, a one lot subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 76 North, Range 3 West of the Fifth Principal Meridian in Muscatine County, Iowa and more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 25, said point being the POINT OF BEGINNING; thence South 89°25'49" East, a distance of 539.85 feet, coincident with the south line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence North 01°12'55" West, a distance of 674.11 feet; thence South 88°58'27" East, a distance of 598.68 feet; thence North 01°09'28" West, a distance of 330.15 feet, coincident with the west line of Sangria Subdivision; thence South 88°58'23" East, a distance of 200.07 feet, coincident with the north line of Sangria Subdivision; thence North 01°09'25" West, a distance of 66.05 feet, coincident with the east line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence North 88°58'23" West, a distance of 660.48 feet; thence North 01°09'25" West, a distance of 306.05 feet; thence South 89°01'02" West, a distance of 678.47 feet, coincident with the north line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence South 01°12'55" East, a distance of 1356.90 feet, coincident with the west line of the Southeast Quarter of the Southeast Quarter of said Section 25, to the POINT OF BEGINNING; said described tract containing 23.61 Acres, more or less, including 0.03 acres more or less of county road right of way along Crimson Avenue. J & J Subdivision being subject to all easements, agreements or 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 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 **J & J Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named J & J Subdivision is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor Pro Tem 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 15<sup>th</sup> Day of June, 2017**

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

Attest:

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Robert C. Bynum Jr., Mayor Pro Tem

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Gregg Mandsager, City Clerk

**J & J Subdivision**  
**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Robert C. Bynum Jr, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **J & J Subdivision**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on June 15, 2017, 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 Pro Tem 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 15<sup>th</sup> Day of June, 2017,

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Robert C. Bynum Jr., Mayor Pro Tem

Attest:

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Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 15<sup>th</sup> Day of June, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Robert C. Bynum Jr and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor Pro Tem 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 15<sup>th</sup> Day of June 2017; that Robert C. Bynum Jr and Gregg Mandsager, as Mayor Pro Tem 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.

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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 **J & J Subdivision** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on **13<sup>th</sup> Day of June, 2017**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **15<sup>th</sup> Day of June, 2017**

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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 **J & J 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.

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Nancy Lueck, Director of Finance