

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE CITY OF MUSCATINE, IOWA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE,  
IOWA AS FOLLOWS:**

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER (NE ) OF SECTION EIGHTEEN (18) TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE ONE (1) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN, SITUATED IN MUSCATINE COUNTY, IOWA LYING NORTH AND WEST OF U.S. HIGHWAY #61. EXCEPT 3.24 ACRES IN THE NORTHWEST CORNER THEREOF CONVEYED TO THE DAVENPORT & MUSCATINE RAILWAY COMPANY AND TO J.C. WOOD BY RIGHT OF WAY DEED RECORDED IN BOOK 57 OF LANDS PAGE 28 AND WARRANTY DEED RECORDED IN BOOK 55 OF LANDS, PAGE 499. EXCEPT A PARCEL OF LAND CONVEYED TO MUSCATINE COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED IN BOOK 57 OF LANDS PAGE 28 AND BOOK 55 OF LANDS, PAGE 499 AND BOOK 67 OF LANDS, PAGE 480 AND EXCEPT PART UNDER AMENDMENT TO LAND LEASE AGREEMENT CONVEYED TO CASEY'S GENERAL STORES, INC. RECORDED IN BOOK 363 PAGE 1007. AND EXCEPT A PARCEL OF LAND CONVEYED TO SPRING VALLEY BIBLE CAMP BY WARRANTY DEED RECORDED AS DOCUMENT NO. 2008-06106. ALSO THE SOUTH SIXTEEN AND ONE-HALF (16 1/2) ACRES OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION EIGHTEEN (18), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE ONE (1) WEST OF THE FIFTH (5TH) PRINCIPAL MERIDIAN. ALSO ALL THAT PART OF THE FOLLOWING DESCRIBED REAL ESTATE LYING SOUTH AND EAST OF THE CITY OF MUSCATINE ANNEXATION AS SHOWN IN DOCUMENT NO. 2009—03952: THE WEST 49.68 ACRES OF THE EAST 79.89 ACRES OF THE NORTH 158.36 ACRES OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHTEEN TOWNSHIP SEVENTY-SEVEN (77) NORTH RANGE ONE (1) WEST OF THE 5TH P.M., TOGETHER WITH ALL RIGHT, TITLE, AND INTEREST IN THE FORMER RIGHT-OF-WAY OF CLINTON, DAVENPORT AND MUSCATINE RAILWAY COMPANY CONVEYED TO CHRISTIAN ALTENBERND AND KATE ALTENBERND BY SAID CLINTON, DAVENPORT AND MUSCATINE RAILWAY BY QUIT CLAIM DEED DATED NOVEMBER 29, 1939, AND RECORDED IN BOOK 88 OF LANDS PAGE 452, OF THE REAL ESTATE RECORDS OF MUSCATINE COUNTY, IOWA; SITUATED IN MUSCATINE COUNTY, STATE OF IOWA.

Said real estate be rezoned from Muscatine County M-2, A-1, and R-1 to the R-4 Residential District, upon annexation into the City of Muscatine.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 3<sup>rd</sup> day of January, 2013.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

Attest:

By DeWayne M. Hopkins, Mayor

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Gregg Mandsager, City Clerk

1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

3<sup>rd</sup> Reading \_\_\_\_\_

Publication \_\_\_\_\_