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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: February 7, 2013
Re: Ripley Addition Part One—Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Ripley Addition Part One.

BACKGROUND: On November 28, 2012 Ripley's Development Corp filed a preliminary/final plat for a 6 lot commercial subdivision, located in the existing Ripley's Mobile Home Park along U.S. 61. A request to rezone the area to C-1 proposed for subdivision was filed in conjunction with this preliminary/final plat.

The proposed uses of Ripley Addition Part One of the are the continuation of existing mobile home park operations and sales on the northern portion of the proposed subdivision, continued operation of the existing convenience store, the construction of self-storage units to serve the needs of the residents of Ripley's Mobile Home Park on directly south of the existing convenience store, and the southernmost three lots in proposed subdivision are prosed for future commercial development.

RECOMMENDATION/RATIONALE: The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the Final Plat for the Ripley Addition Part One Subdivision 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 THE FINAL PLAT
OF RIPLEY ADDITION PART ONE**

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 and subdivides a tract of real estate into six (6) lots; to wit:

LAND DESCRIPTION —

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10. TOWNSHIP 77 NORTH. RANGE 1 WEST OF THE 5TH P.M. IN THE CITY OF MUSCATINE, MUSCATINE COUNTY. IOWA. COMMENCING AT THE EAST QUARTER CORNER OF SECTION 18; THENCE SOUTH 89°10'55" WEST 1178.13 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 18 TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 61; THENCE NORTH 29°18'02" EAST 677.79 FEET ALONG THE WESTERLY RIGHT OF WAY OF U.S HIGHWAY 61 TO THE POINT OF BEGINNING; THENCE NORTH 59°56'58" WEST 325.14 FEET TO THE BEGINNING OF A 52.86 FOOT RADIUS CURVE CONCAVE EASTERLY WHOSE 81.10 FOOT CHORD BEARS NORTH 09°55'12" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 92.44 FEET; THENCE NORTH 49°43'23" EAST 192.21 FEET TO THE BEGINNING OF A 1037.42 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 70.79 FOOT CHORD BEARS NORTH 47°56'14" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 70.80 FEET; THENCE NORTH 45°50'54" EAST 563.25 FEET TO THE BEGINNING OF A 248.38 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 107.82 FOOT CHORD BEARS NORTH

34°15'37" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 108.60 FEET; 0 THENCE NORTH 21°51'22" EAST 128.50 FEET TO THE BEGINNING OF A 841.43 FOOT RADIUS CURVE CONCAVE WESTERLY WHOSE 178.14 FOOT CHORD BEARS NORTH 15°45'50" EAST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 178.47 FEET THENCE NORTH 09°37'09" EAST 53.54 FEET TO THE BEGINNING OF A 74.71 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WHOSE 95.57 FOOT CHORD BEARS NORTH 50°33'09' EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 103.70 FEET; THENCE SOUTH 89°43'31 EAST 209.08 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 61; THENCE SOUTH 15°58'13' WEST 51.08 FEET ALONG SAID RIGHT OF WAY; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES: THENCE SOUTH 29°01'08" WEST 771.14 FEET TO THE BEGINNING OF A 8657.37 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WHOSE 20.46 FOOT CHORD BEARS SOUTH 29°21'14" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 20.46 FEET; THENCE SOUTH 29°21'24" WEST 99.65 FEET; THENCE SOUTH 29°18'02" WEST 429.75 FEET; THENCE SOUTH 48°42'05" WEST 120.47 FEET; THENCE SOUTH 29°18'02" WEST 16.12 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 8.257 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 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 Ripley Addition Part One should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named and Ripley Addition Part One 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 7th of February 2013.

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

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

Ripley Addition Part One

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, DeWayne M. Hopkins, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Ripley Addition Part One, in the City of Muscatine, Muscatine County, Iowa, was on February 7, 2013, 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 7th day of February 2013.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 7th day of February 2013, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins 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 7th day of February 2013; that DeWayne M. Hopkins 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, Steven W. Boka, 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 Ripley Addition Part One, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 11th day of December, 2012, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 7th day of February 2013.

Steven Boka, 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 Ripley Addition Part One, 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.

Nancy Lueck, Director of Finance

