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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 21, 2013
Re: Stone House Creek Overlook –Final Plat

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a 2 lot subdivision in unincorporated Muscatine County, on Lucas Road near the intersection with Highway 22 but within two miles of the City of Muscatine

BACKGROUND: On February 4, 2013 Mark Johnston filed a combined Preliminary/Final Plat for the Stone House Creek Subdivision, a two lot subdivision of a 8.25 acre parcel that is zoned R-1 (Residential) within unincorporated Muscatine County. The intent is to create an additional lot for sale as a residential building site.

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 Stone House Creek Overlook 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

EXHIBIT A

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF STONE HOUSE CREEK OVERLOOK**

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 (2) lot within two miles the City of Muscatine, Iowa; to wit

LAND DESCRIPTION —

A PARCEL OF LAND BEING A PART OF LOTS 6, 7 AND 8 OF A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 77 NORTH RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32; THENCE SOUTH $01^{\circ}27'57''$ EAST 666.40 FEET; THENCE SOUTH $85^{\circ}27'31''$ WEST 384.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $23^{\circ}13'43''$ WEST 753.62 FEET TO THE NORTHERLY RIGHT OF WAY OF LUCAS ROAD; THENCE NORTH $64^{\circ}34'44''$ WEST 301.43 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH $25^{\circ}25'16''$ WEST 40.00 FEET ALONG SAID RIGHT OF WAY TO THE BEGINNING OF A 369.41 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE 347.37 FOOT CHORD BEARS NORTH $36^{\circ}31'59''$ WEST; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 361.65 FEET; THENCE NORTH $8930'07$ EAST 56.80 FEET; THENCE NORTH $0522'21$ EAST 302.10 FEET; THENCE NORTH $88^{\circ}30'33''$ EAST 214.73 FEET; THENCE NORTH $88^{\circ}27'31''$ EAST 493.87 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 8.250 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;

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 Stone House Creek Overlook should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named and Stone House Creek Overlook 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 21st of February 2013.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

Stone House Creek Overlook

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 Stone House Creek Overlook, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on February 21, 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 21st 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 the 21st 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 Stone House Creek Overlook, a subdivision in the Muscatine County, Iowa, was approved and recommended by said Commission on the 12th day of February, 2013, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 21st day of February 2013.

Steven Boka, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

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

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 Stone House Creek Overlook, a subdivision in the 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

Martin & Whittacre
Surveyors & Engineers

Reg. No. 1031
License renewal date is December 31, 2013
Title _____
Address _____
Age of sheets covered by this seal: 1

At I am a duly Licensed Land Surveyor and
have or under my direct personal supervision
performed and the related survey work was per-
formed entirely under my direct supervisory con-

This is a Plan and subdivision proposed by the Missaukee County Board to the Missaukee County Board for consideration.

INTERMEDIATE COUNT

NAME (R) **PROPERY OWNER**
R DENOTES RECORD
THAN ACTUAL FIELD

FOUNDED CONCRETE M
FOUNDED STONE A
FOUNDED STONE B
FOUNDED STONE C

FOUND 1" PIPE WCA
FOUND 4" PIPE

SET 36, REELS

IOWA STATE PLANE COORDINATES
SOUTH ZONE
BASIS OF BEAMER

0 00

PRELIMINARY - FIN

1. EAST 349.75 FEET TO THE POINT OF HEADING, AND PARCEL CONTAINS 6.260 ACRES AND IS SUBJECT TO RESERVES OF RECORD.