



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

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

Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: September 5, 2013
Re: Wolfe's Second Subdivision –Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Wolfe's Second Subdivision.

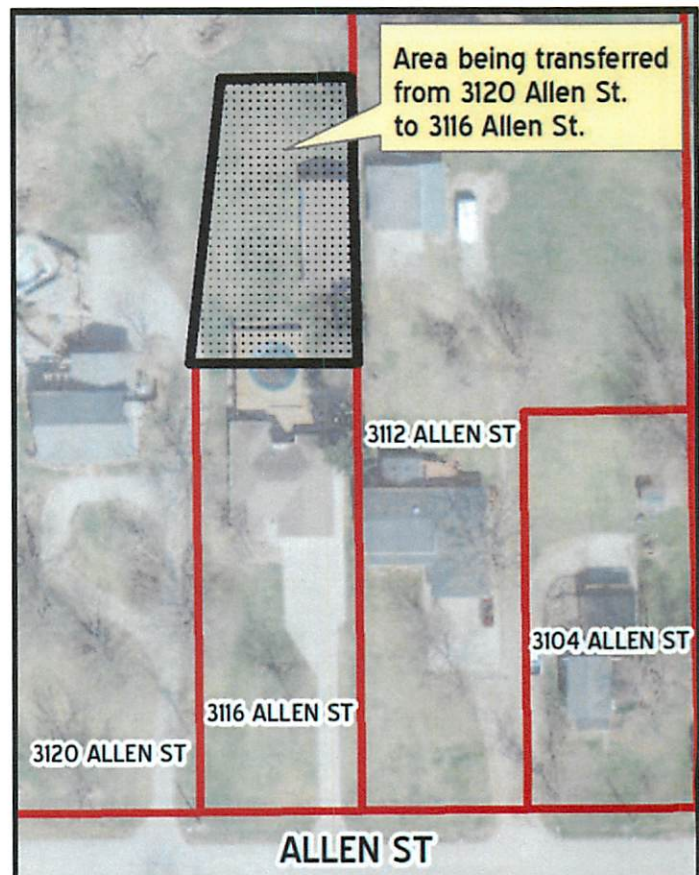
BACKGROUND: On August 5, 2012 a preliminary/final plat for a 1 subdivision, located on Allen Street was filed. If approved, this subdivision will transfer approximately 10,700 square feet of land from the parcel located at 3120 Allen Street to the parcel 3116 Allen Street. No new parcels will be created as result of this subdivision, nor is it likely to result in any new construction. An ingress-egress easement is included for the portion of the existing driveway to 3120 Allen Street that extends onto the parcel containing 3116 Allen Street.

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 Wolfe's Second Subdivision be approved as attached hereto.

BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificate of Acceptance of the Final Plat
3. Certificate of the Planning Commission
4. Certificate 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 WOLFE'S SECOND 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(1) lot; to wit:

LAND DESCRIPTION —

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BEING ALL OF PARCEL "C" OF WOLFE'S SUBDIVISION AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 1998, PAGE 802, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF WOLFE'S SUBDIVISION AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 411, PAGE 1017 (FD. 1/2" IRON PIN W/YELLOW CAP); THENCE SOUTH 00°58'14" EAST, 322.76 FEET ALONG THE EAST LINE OF SAID WOLFE'S SUBDIVISION TO THE POINT OF BEGINNING (SET NO.4 REBAR W/YELLOW CAP "VSP" 7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUING SOUTH 00°58'14" EAST, 365.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL "C" (FD. BENT IRON PIPE); THENCE SOUTH 89°30'09" WEST, 80.00 FEET ALONG THE SOUTH LINE OF SAID PARCEL "C" AND THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEN STREET TO THE SOUTHWEST

CORNER OF SAID PARCEL "C" (FD. IRON PIN W/CAP #7550); THENCE NORTH 00°55'59" WEST, 225.00 FEET ALONG THE WEST LINE OF SAID PARCEL "C" TO THE NORTHWEST CORNER OF SAID PARCEL "C" (FD. CUT "X" IN CONCRETE DRIVEWAY); THENCE NORTH 05°41'13" EAST, 140.81 FEET; THENCE NORTH 89°30'09" EAST, 63.53 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.643 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS 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 Wolfe's Second 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 5th of September 2013.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

Wolfe's Second Subdivision

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 Wolfe's Second Subdivision, in the City of Muscatine, Muscatine County, Iowa, was on September 5, 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 5th day of September 2013.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 5th day of September 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 5th day of September 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 Wolfe's Second Subdivision, a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the 13th day of August, 2013, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 5th day of September 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:

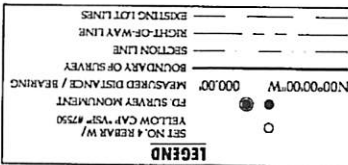
1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. _____ - _____ approving the Final Plat Wolfe's Second Subdivision, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

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.

Nancy Lueck, Director of Finance



SCALE: 1" = 50'



NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR - 0.999934

UTILITY NOTE:
NO NEW OR ADDITIONAL UTILITY EASEMENTS ARE REQUIRED FOR THIS PLAT OF SUBDIVISION

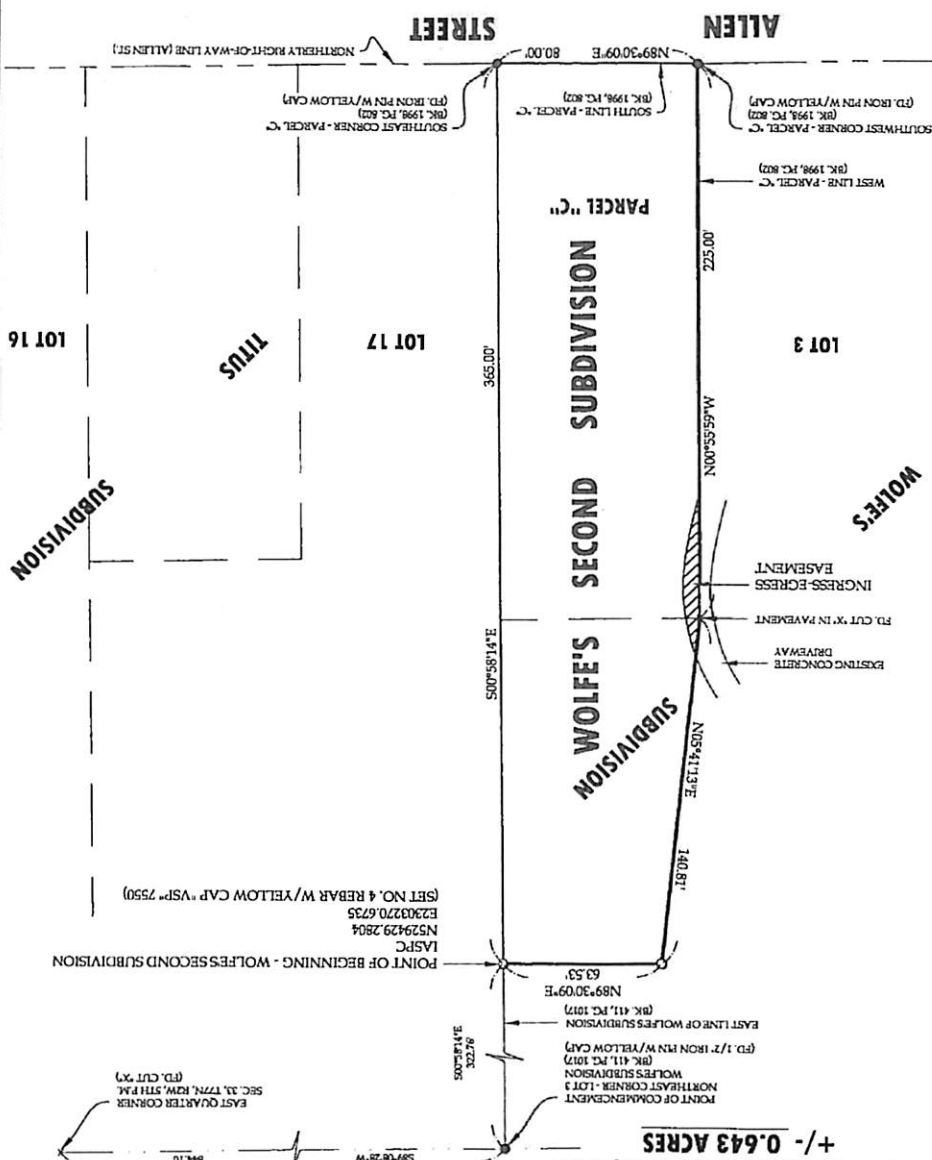
CITY OF MUSCATINE PLANNING & ZONING
BY: _____
PLANNING & ZONING
DATE: _____

CITY OF MUSCATINE MUNICIPAL
BY: _____
CITY OFFICIAL
DATE: _____

I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
LICENSE NUMBER 7550
BEN D. HOLLADAY
ANY LICENSES COVERED BY THIS SEAL
DATE: _____



PRELIMINARY / FINAL PLAT - WOLFE'S SECOND SUBDIVISION
Part of the Southeast Quarter of Section 33, Township 77 North, Range 2 West, Fifth Principal Meridian
City of Muscatine, Muscatine County, Iowa
+/- 0.643 ACRES



APPLICANT
BRIAN M. JR. & JAMIE L. WOLFE
3116 ALLEN STREET
MUSCATINE, IA, 52761
(563) 263-5406

APPLICANT'S ATTORNEY
EICHELEBERGER LAW OFFICE PC (JOHN EICHELEBERGER)
2206 LUCAS STREET
MUSCATINE, IA, 52761
(563) 263-6900

ZONING CLASSIFICATION
R-2
RESIDENTIAL

LOT	WIDTH	DEPTH	FRONT YARD	SIDE YARD	REAR YARD
ONE-FAMILY DWELLING	80 FT.	25 FT.	10 FT.	25 FT.	25 FT.

MAX. BLDG. HT. = 35 FT.

LEGAL DESCRIPTION
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