



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

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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:** May 15, 2014  
**Re:** Request to Accept Sevig Street and 49th Street South (east of 55th Avenue) as Publicly Maintained Streets

**INTRODUCTION:** The Wal-View Developments, LLC has submitted a request for the City of Muscatine to accept Sevig Street and 49th Street South Street (east of 55th Avenue) as publically maintained streets.

**BACKGROUND:** On May 6, 2014 Wal-View Developments, LLC submitted a request to accept Sevig Street and 49th Street South Street (east of 55th Avenue) as publically maintained streets and also submitted a dedication and easement plat for the right-of-way in which Sevig Street was constructed as well a permanent easement for a portion for the Musser Park to Wiggins Road Trail.

Wal-View Developments, LLC constructed Sevig Street and 49th Street South Street (east of 55th Avenue) to City streets standards as part the development of a major warehouse facility. The permanent and construction trail easement are being donated to the City, and they will be used for a portion of the Musser Park to Wiggen Road Trail. The City Engineer has submitted a letter stating that Sevig Street and 49th Street South Street (east of 55th Avenue) have been constructed to all applicable City standards.

**RECOMMENDATION/RATIONALE:** To approve the request to accept Sevig Street and 49th Street South (east of 55th Avenue) as Publicly Maintained Streets and to accept the donation of a permanent and a construction easement for use as part Musser Park to Wiggen Road Trail.

**BACKUP INFORMATION:**

1. Resolution
2. Dedication form
3. Plat
4. Map
5. Letter from City Engineer

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**MEMORANDUM**

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**TO:** RANDY HILL, PUBLIC WORKS DIRECTOR

**FROM:** JON LUTZ, CITY ENGINEER

**SUBJECT:** GSTC SITE PLAN IMPROVEMENTS  
STREET PAVING AND SANITARY SEWER ACCEPTANCE

**DATE:** MAY 12, 2014

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**INTRODUCTION:**

Site plans for a warehouse distribution center on 55<sup>th</sup> Avenue West were prepared by VSP Engineering on behalf of Wal-View Developments, LLC. The plans included a 13 acre warehouse, parking lots, utility extensions, storm sewer, sanitary sewer and paved access roads.

**BACKGROUND:**

Existing public right of way on 49<sup>th</sup> Street South (south side of site) did not have surfacing. Therefore new 31' wide by 8" thick by 910 feet long concrete paving was installed. New 31' wide by 8" thick by 915' long paving was installed on the north side of the site as well. Wal-View Developments intends to dedicate the north access as 66' wide public right of way to be named Sevig Street.

I have coordinated with VSP upon review of the site plans to ensure that both access roadways were designed and installed according to City public street standards. During construction in 2013, I witnessed the subgrade preparation prior to paving operations.

Sanitary sewer was extended 730' east from an existing manhole at the corner of 55<sup>th</sup> Avenue West and 49<sup>th</sup> Street South. The sewer was designed and constructed in accordance with City standards.

**RECOMMENDATION/RATIONALE:**

The city engineer recommends accepting the concrete paving on both 49<sup>th</sup> Street South and Sevig Street for public maintenance subject to the standard 2 year maintenance agreement provided by the developer. The City Engineer further recommends accepting the sanitary sewer extension on 49<sup>th</sup> Street South for public maintenance.

**BACKUP INFORMATION:**

- 1.
- 2.

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

**ACCEPTANCE OF A DEDICATION PLAT AND EASEMENT PLAT AND FOR THE CITY OF MUSCATINE, IOWA TO ACCEPT THE PUBLIC STREET AND SANITARY SEWER IMPROVEMENTS TO 49TH STREET SOUTH (EAST OF 55TH AVENUE) AND SEVIG STREET**

**WHEREAS**, Wal-View Developments, LLC has presented to the City Council of Muscaine, Iowa a dedication & easement plat, concerning part of the Northwest Quarter and the Northeast Quarter Section 20, Township 76 North, Range 2 West, 5th Principal Meridian, in the City of Muscatine, Muscatine County, Iowa,

**WHEREAS**, said plat dedicates of Right-of-Way for a new City roadway (Sevig Street); to wit:

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES SITUATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 (FD. P.K NAIL IN PAVEMENT); THENCE NORTH 88°21'56" EAST, 33.01 FEET ALONG THE NORTH LINE OF PROPERTY CONVEYED TO WAL-VIEW DEVELOPMENTS, LLC. PER WARRANTY DEED 2013-02204 AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°21'56" EAST, 917.26 FEET; THENCE SOUTH 00°16'40" EAST, 66.02 FEET; THENCE SOUTH 88°21'56" WEST, 917.26 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 55TH AVENUE WEST; THENCE NORTH 00°16'40" WEST, 66.02 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND FOR RIGHT-OF-WAY CONTAINING 1.390 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD

**WHEREAS**, said plat grants a permanent trail and utility easement; to wit:

A PARCEL OF LAND FOR A PERMANENT EASEMENT FOR TRAIL AND UTILITY PURPOSES SITUATED IN PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 (FD. P.K. NAIL IN PAVEMENT); THENCE NORTH 88°21'56" EAST, 950.27 FEET ALONG THE NORTH LINE OF PROPERTY CONVEYED TO WAL-VIEW DEVELOPMENTS, LLC. PER WARRANTY DEED 2013-02204 AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE

NORTH 88°21'56" EAST, 1,498.73 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE IOWA CHICAGO & EASTERN RAILROAD (FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY CORPORATION); THENCE SOUTH 41°10'00" WEST, 34.07 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 88°21'56" WEST, 1,476.17 FEET; THENCE NORTH 00°16'40" WEST, 25.01 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND FOR PERMANENT EASEMENT CONTAINING 0.854 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

**WHEREAS**, the City of Muscatine intends to use the permanent trail easement for the construction of the Musser Park to Wiggins Road Trail:

**WHEREAS**, Wal-View Developments, LLC has constructed a street here after to be known as Sevig Street and an extension of 49<sup>th</sup> Street South (east of 55<sup>th</sup> Avenue) to City standards:

**WHEREAS**, Wal-View Developments, LLC has constructed a 730' sanitary sewer extension east from an existing manhole at the corner of 55th Avenue West and 49th Street South, and that the sewer was designed and constructed in accordance with City standards.

**WHEREAS**, Wal-View Developments, LLC has requested that the City of Muscatine accept the public street improvements to Sevig Street and 49<sup>th</sup> Street South (east of 55<sup>th</sup> Avenue):

**WHEREAS**, The City Engineer has submitted a memo stating that the concrete paving on both Sevig Street and 49<sup>th</sup> Street South (east of 55<sup>th</sup> Avenue) and that extension of sanitary sewer have been constructed to City standards:

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of Muscatine, that the City of Muscatine, Iowa approve the dedication plat and easement plat and accepted the contained right-of-way dedication, permanent trail and utility easement, and temporary trail construction; and for the City of Muscatine, Iowa to accept the public street improvement to 49<sup>th</sup> Street South (east of 55<sup>th</sup> Avenue) and Sevig Street, and a 730' foot sanitary sewer extension, and that said improvements be maintained as part of the public infrastructure.

**PASSED, APPROVED AND ADOPTED this 15<sup>th</sup> day of May, 2014.**

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

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**DeWayne M. Hopkins, Mayor**

**Attest:**

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**Gregg Mandsager, City Clerk**

**RIGHT-OF-WAY AND EASEMENT PLAT**

**DEDICATION**

**TO**

**CITY OF MUSCATINE, IOWA**

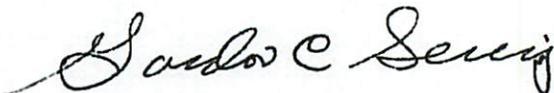
STATE OF IOWA, Muscatine County, ss:

The undersigned, Gordon C. Sevig, Partner, Wal-View Development of the City of Walford, County of Linn, State of Iowa, do hereby certify that we are the owners in fee simple of all of the real estate embraced within the limits of Parcel No. 1320176002 in the City of Muscatine, Muscatine County, Iowa, a copy of which is hereto attached and by this reference made a part of this Dedication.

The undersigned, Gordon C. Sevig, does further certify and declare that said Plat was made under his direction with their consent and in accordance with his express desire, and states that as a Partner in Wal-View Development, a family owned LLC, does hereby dedicate the right-of-way and easements on said Plat to the City of Muscatine, Iowa, and to public use forever, and that this Dedication is the free act and deed of the undersigned.

Dated at Muscatine, Iowa this 12<sup>th</sup> day of May, 2014.

Wal-View Development, LLC



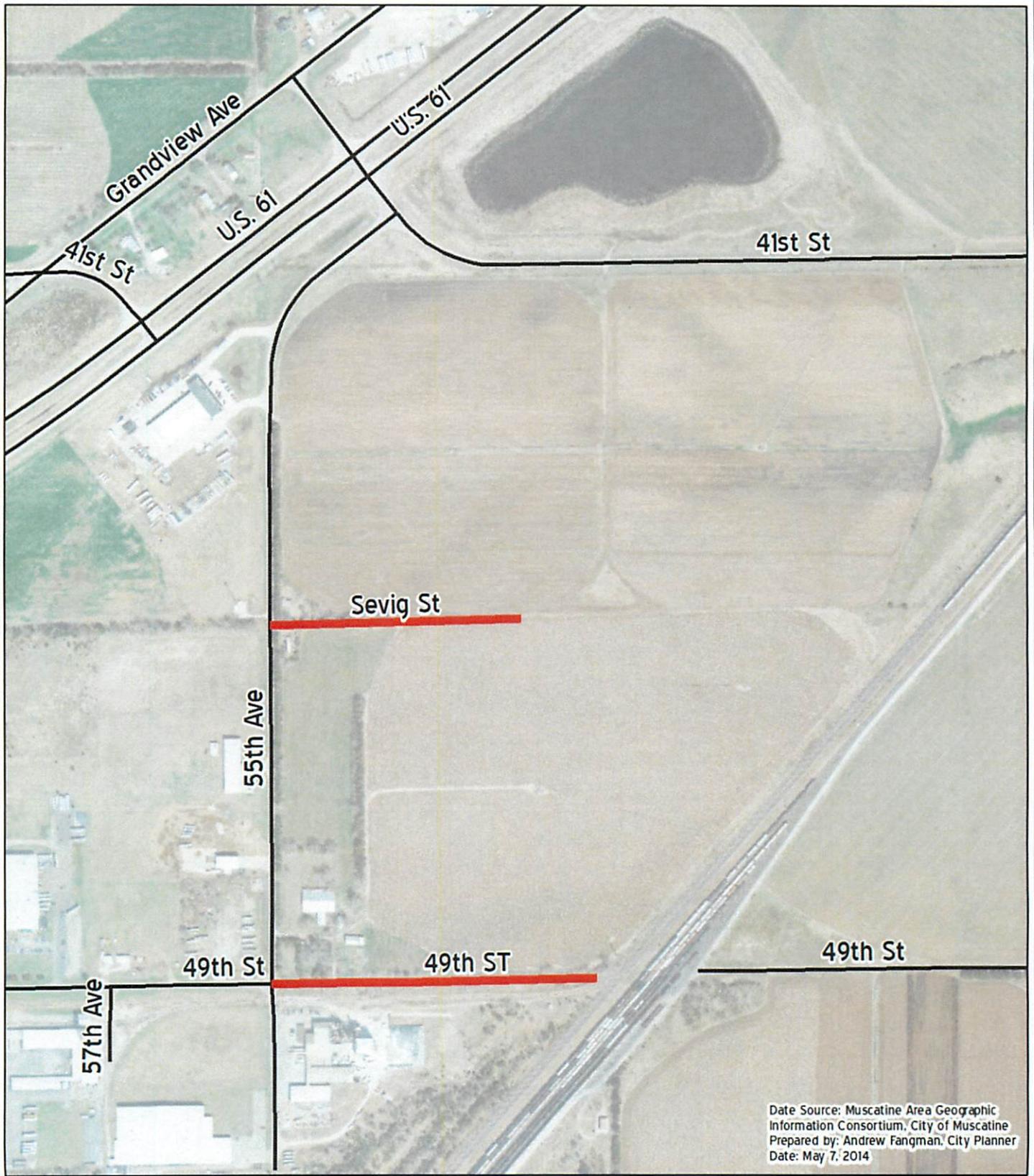
Gordon C. Sevig, Partner

STATE OF IOWA, MUSCATINE COUNTY, ss:

On this 12<sup>th</sup> day of May, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gordon C. Sevig to me personally known, who, being by me duly sworn, did say that he is an Owner of Parcel No. 1320176002, that this instrument was signed on behalf of Wal-View Development, LLC and that Gordon C. Sevig, as the owner, acknowledged the execution of this instrument to be his voluntary act and deed, by him voluntarily executed.



  
Notary Public in and for the State of Iowa

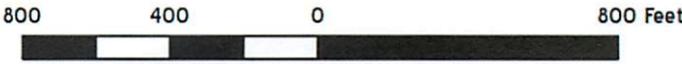


Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: May 7, 2014



# 49th St and Sevig Street Dedication

- Streets Being Proposed for Dedication
- Existing Streets

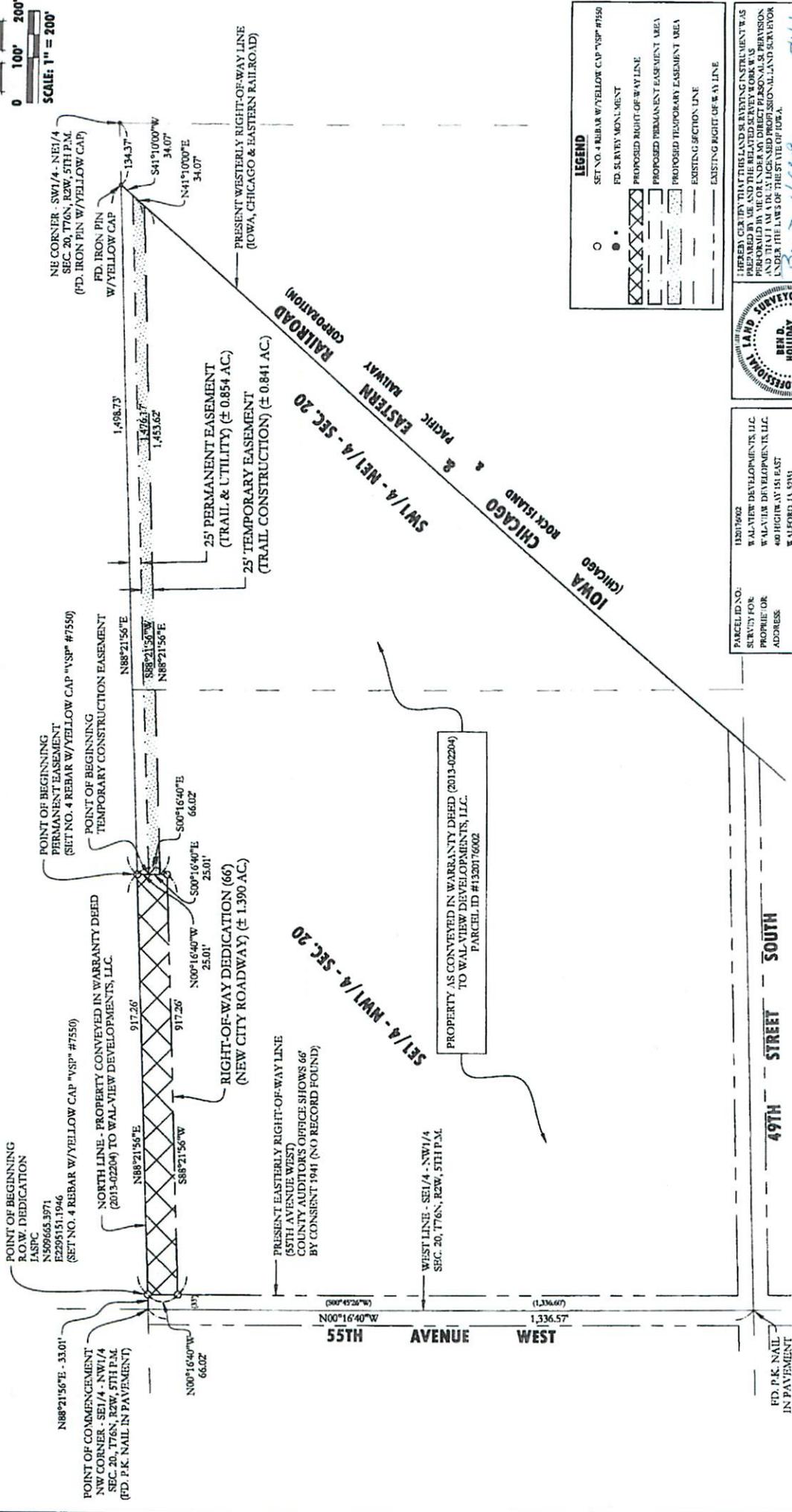
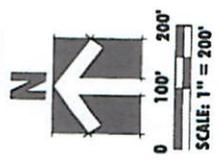




Surveyed By: Ben D. Holliday, VSP Engineering - 303 1/2 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

**DEDICATION PLAT & EASEMENT PLAT**

A PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER  
SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN  
CITY OF MUSCATINE, IOWA 52761



PROPERTY AS CONVEYED IN WARRANTY DEED (2013-02204)  
TO WAL-VIEW DEVELOPMENTS, LLC.  
PARCEL ID #132076602

**LEGEND**

○	SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
●	FD SURVEY MONUMENT
▨	PROPOSED RIGHT OF WAY LINE
▩	PROPOSED PERMANENT EASEMENT AREA
▧	PROPOSED TEMPORARY EASEMENT AREA
---	EXISTING SECTION LINE
---	EXISTING RIGHT OF WAY LINE

I hereby certify that this land surveying instrument was prepared in accordance with the related survey laws of the State of Iowa and that I am a duly licensed professional land surveyor under the laws of the State of Iowa.

**BEN D. HOLLIDAY**  
IOWA SURVEYOR  
DATE: 5/14/14



PARCEL ID NO: 132076602  
PROPERTY FOR: WAL-VIEW DEVELOPMENTS, LLC  
ADDRESS: 400 HIGHWAY 151 EAST W ALFORD, IA 52531  
COMBINATION FACTOR: 0.999933  
VSP JOB NO: V-13-080  
DATE: MAY 6, 2014  
SHEET NO: 1 OF 2

49TH STREET SOUTH

FD. P.K. NAIL IN PAVEMENT



Surveyed By: Ben D. Holliday, VSP Engineering - 303 J Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

### DEDICATION PLAT & EASEMENT PLAT

A PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN CITY OF MUSCATINE, IOWA 52761

#### LEGAL DESCRIPTION - R.O.W. DEDICATION

A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES SITUATED IN PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 (FD. P.K. NAIL IN PAVEMENT); THENCE NORTH 88°21'56" EAST, 33.01 FEET ALONG THE NORTH LINE OF PROPERTY CONVEYED TO WAL-VIEW DEVELOPMENTS, LLC. PER WARRANTY DEED 2013-02204 AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE, TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°21'56" EAST, 917.26 FEET; THENCE SOUTH 00°16'40" EAST, 66.02 FEET; THENCE SOUTH 88°21'56" WEST, 917.26 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF 55TH AVENUE WEST; THENCE NORTH 00°16'40" WEST, 66.02 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND FOR RIGHT-OF-WAY CONTAINING 1.390 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

#### LEGAL DESCRIPTION - PERMANENT EASEMENT (TRAIL & UTILITY)

A PARCEL OF LAND FOR A PERMANENT EASEMENT FOR TRAIL AND UTILITY PURPOSES SITUATED IN PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°21'56" EAST, 1,498.73 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE IOWA CHICAGO & EASTERN RAILROAD (FORMER CHICAGO, ROCK ISLAND, & PACIFIC RAILWAY CORPORATION); THENCE SOUTH 41°10'00" WEST, 34.07 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 88°21'56" WEST, 1,476.17 FEET; THENCE NORTH 00°16'40" WEST, 25.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND FOR PERMANENT EASEMENT CONTAINING 0.854 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

#### LEGAL DESCRIPTION - TEMPORARY CONSTRUCTION EASEMENT (TRAIL)

A PARCEL OF LAND FOR TEMPORARY EASEMENT PURPOSES SITUATED IN PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL OF LAND FOR TEMPORARY EASEMENT CONTAINING 0.841 ACRES MORE OR LESS AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL ID NO:	180763E
SURVEY FOR:	WAL-VIEW DEVELOPMENT, LLC
PREPARED BY:	400 HIGHWAY 151 EAST
ADDRESS:	WAL-ORD, IA 52581
COMBINATION FACTOR:	0.999933
VSP JOB NO:	VM 13-30
DATE:	MAY 6, 2014
SHEET NO:	2 OF 2



I HEREBY CERTIFY THAT THE LAND SURVEYING INSTRUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA  
**BEN D. HOLLIDAY**  
LICENSE NUMBER 7550  
DATE 12/21/15  
PAGES ON SHEETS COVERED BY THIS SET 1