



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

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 19, 2015
Re: Van Zandt Rolling Acres –Final Plat

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on Seven Springs Road, but within two miles of the City of Muscatine.

BACKGROUND: On December 10, 2014 Van Farms LLC filed a combined Preliminary/Final Plat for the Van Zandt Rolling Acres Subdivision, a 14.53 one lot subdivision that is zoned R-1 (Single Family Residential) within unincorporated Muscatine County. The intent is two spilt the existing parcel which currently divided by Seven Spring Road into two separate parcels. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

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 Finley's 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**

Finley's 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 Finley's Subdivision, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on January 15, 2015, 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 16th day of February 2015.

DeWayne M. Hopkins, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 16th day of January 2015, 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 16th day of January 2015; 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

EXHIBIT A

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF FINLEY'S 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 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 SITUATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 3 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 (FL. NO.4 REBAR - NO CAP); THENCE NORTH 88°55'44" EAST, 451.89 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING (PD). NO.4 REBAR W/CAP #10316) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE CONTINUING NORTH 88°55'44" EAST, 513.12 FEET ALONG SAID NORTH LINE; THENCE SOUTH 06°35'42" WEST, 442.53 FEET; THENCE SOUTH 83°22'46" WEST, 235.53 FEET; THENCE SOUTH 01°29'01" EAST, 143.01 FEET; THENCE SOUTH 88°55'44" WEST, 216.34 FEET; THENCE NORTH 01°29'01" WEST, 89.53 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 186, PAGE 663 & PLAT BOOK 9, PAGE 347 (PD. NO.4 REBAR W/CAP #10316); THENCE CONTINUING NORTH 01°29'01" WEST, 514.84 FEET ALONG THE EAST LINE OF SAID PARCEL "A" TO THE POINT OF SAID BEGINNING. PARCEL OF LAND CONTAINING 5.738 ACRES MORE OR LESS, INCLUDING 0.235 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY 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;

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 Finley's Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Finley's 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 15th of January 2015.

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

Attest:

DeWayne M. Hopkins, Mayor

Gregg Mandsager, City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, 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 Finley's Subdivision, a subdivision in the Muscatine County, Iowa, was approved and recommended by said Commission on the 13th day of January 2015, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 16th day of January 2015.

Andrew Fangman, 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 Finley's Subdivision, 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

PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF HEALTH	
EXAMINATION DATE:	
PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERVISORS	
EXAMINATION DATE:	
PLAT APPROVED BY:	
MUSCATINE COUNTY RECORDER	
EXAMINATION DATE:	
PLAT APPROVED BY:	
MUSCATINE COUNTY ZONING COMMISSION	
EXAMINATION DATE:	

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1817 S. GILBERT ST., IOWA CITY, IOWA 52240 (319) 351-8282

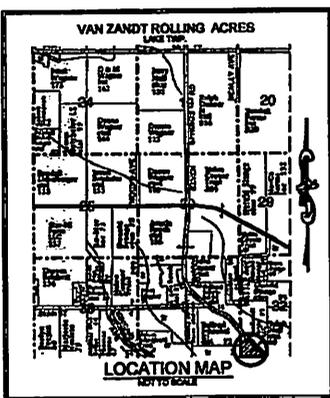
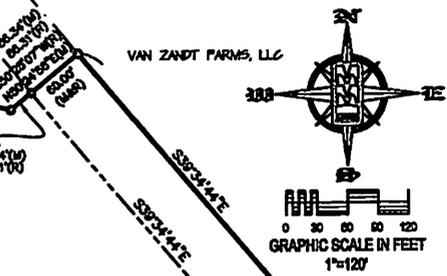
PLAT PREPARED BY:
MMS CONSULTANTS INC.
1817 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
VAN ZANDT FARMS, LLC
C/O JOE VAN ZANDT
1889 215TH ST.
MUSCATINE, IOWA 52761

OWNER'S ATTORNEY:
JOHN L. HINTERMEISTER
HINTERMEISTER & KUNDEL
300 EAST SECOND ST., SUITE 300
MUSCATINE, IOWA 52761-4108

PARCEL "E" AS RECORDED AS DOCUMENT NO. 5004-0995 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE

N89°38'30"W(R) 193.81'(M) 194.00'(R)
S89°59'00"E(M) 222.61'(M) 222.76'(R)



- NOTES:
- 1) THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32-T77N-R2W OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, BEARS N01°39'08"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-0633 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE S89°59'00"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE S76°14'27"E, ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE N50°24'51"E, ALONG SAID SOUTHERLY LINE, 84.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE S39°34'44"E, ALONG SAID CENTERLINE, 1023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S48°25'31"W, ALONG SAID SOUTH LINE, 1103.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 2) THIS PROPERTY IS ZONED R-1 RESIDENTIAL DISTRICT.
 - 3) ALL FOUND PINS ARE 1/2" Ø REBAR WITH YELLOW CAPS NO. 10318, UNLESS NOTED OTHERWISE.

LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
△	CONGRESSIONAL CORNER, REESTABLISHED
○	CONGRESSIONAL CORNER, REDDORDED LOCATION
○	PROPERTY CORNER(S), FOUND (as noted)
○	PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
○	CUT "X"
—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	EASEMENT LINES, WIDTH & PURPOSE NOTED
—	EXISTING EASEMENT LINES, PURPOSE NOTED
—	RECORDED DIMENSIONS
—	MEASURED DIMENSIONS
—	CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

MARK A STEIN
L.S. Reg. No. 14675
My license renewed date is December 31, 20____.

Pages or sheets covered by this seal.

SEAL

Signed before me this ____ day of _____, 20____.

Notary Public, in and for the State of Iowa.

LOT 1
AREA = 14.53 ACRES
13.15 ACRES W/O ROW

(B) N: 528898.72' E: 2293582.56'
IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)
COMBINATION SCALE FACTOR: 0.99992139
USING MUSCATINE COUNTY GPS CONTROL POINTS NO. 129 AND NO. 313

SW CORNER
SEC. 32-T77N-R2W
FOUND 1/2" Ø REBAR WITH
YELLOW CAP NO. 10318
OVER CONCRETE MONUMENT
6" ± DEEP, MARTIN & WHITACRE TIE

ROLAND L. SCHEWEL, III & MARGA SCHEWEL
817.59'(M) 817.53'(R)
WEST LINE OF THE SW 1/4 SEC. 32
193.81'(M) 194.00'(R)
N89°38'30"W(R) 193.81'(M) 194.00'(R)
S89°59'00"E(M) 222.61'(M) 222.76'(R)
VAN ZANDT FARMS, LLC
N01°39'08"W(M) N01°39'20"W(R)

SW 1/4 SW 1/4
SEC. 32-T77N-R2W

SEVEN SPRINGS ROAD
EXISTING DRIVEWAY

1023.46'
SOUTH LINE OF THE SW 1/4 SW 1/4 SEC. 32
1103.80'
S88°25'31"W
VAN ZANDT FARMS, LLC

PRELIMINARY AND FINAL PLAT VAN ZANDT ROLLING ACRES MUSCATINE COUNTY, IOWA

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE N01°39'08"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-0633 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE S89°59'00"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE S76°14'27"E, ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE N50°24'51"E, ALONG SAID SOUTHERLY LINE, 84.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE S39°34'44"E, ALONG SAID CENTERLINE, 1023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S48°25'31"W, ALONG SAID SOUTH LINE, 1103.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1817 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date	Revision

PRELIMINARY AND FINAL PLAT VAN ZANDT ROLLING ACRES

A PORTION OF THE
SW 1/4 SW 1/4 OF
SEC. 32-T77N-R2W
OF THE 5TH P.M.
MUSCATINE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	11/26/2014
Surveyed by:	RRN
Field Book No.:	1089
Drawn by:	MAS
Scale:	1"=120'
Checked by:	GDM
Sheet No.:	1
Project No.:	IC 0859-036
of:	1

S - 223 - 14

**CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed _____

Fee Paid _____

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to-wit:

Legal Description: See attached sheet

be subdivided into 1 lots. The real estate is presently zoned R1 Res-Single Family District.

The purpose of the subdivision request is To divide the Van Zandt property in the SW 1/4 SW 1/4 of Sec. 32-T77N-R2W southwesterly and northeasterly of Seven Springs Road.

Respectfully submitted,

Van Zandt Family Farms, LLC
610 High Lane Apt. 4, Waddy, IA
Name
P.O. Box 500, Nevada, IA 50201
Address
314.341.2409
Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

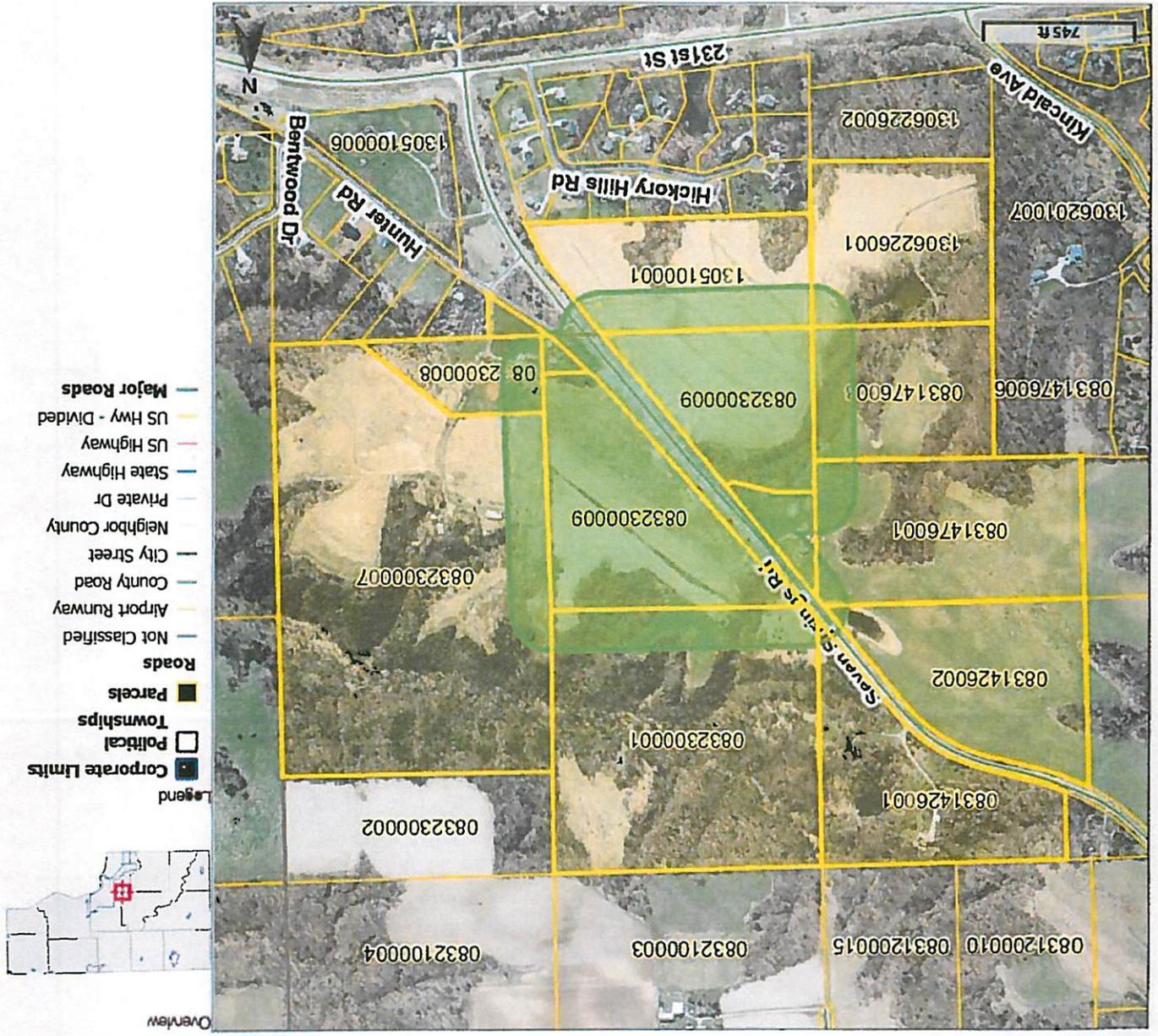
1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE N01°39'08"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-06335 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE S89°59'00"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE S76°14'27"E, ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE N50°24'58"E, ALONG SAID SOUTHERLY LINE, 86.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE S39°34'44"E, ALONG SAID CENTERLINE, 1023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S88°25'31"W, ALONG SAID SOUTH LINE, 1105.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Date Created: 12/8/2014



Last Data Upload: 12/5/2014 11:49:31 PM