



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

**COMMUNITY DEVELOPMENT  
MEMORANDUM**

**Planning,  
Zoning,  
Building Safety,  
Construction Inspection  
Services,  
Public Health**

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**From:** Andrew Fangman, City Planner  
**Date:** October 11, 2016  
**Re:** Shoultz Acres Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at 2620 Stewart Road. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

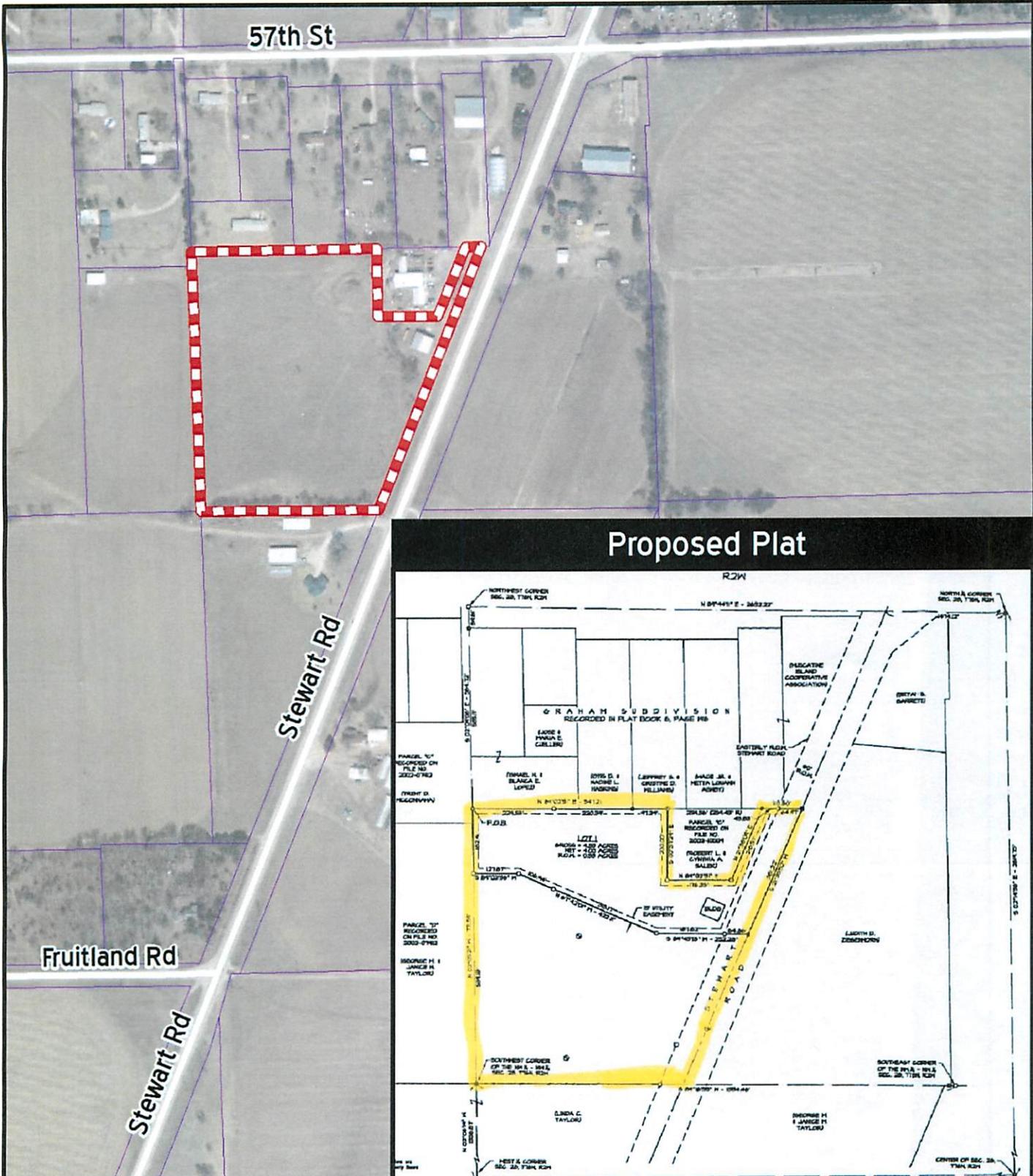
**BACKGROUND:** Kenneth John and Providence Shoultz have filed a combined Preliminary/Final Plat for Shoultz Acres a 4.53 acre one lot subdivision, in unincorporated Muscatine County at 2620 Stewart Road. The subject area is zoned R-1 (Residential) within unincorporated Muscatine County. The proposed subdivision would create a new 453 acre lot with the purpose providing a new home site for a relative.

**RECOMMENDATION/RATIONALE:** The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission. It is therefore recommended that the Final Plat for the Shoultz Acres Subdivision 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



# Shultz Acres Subdivision

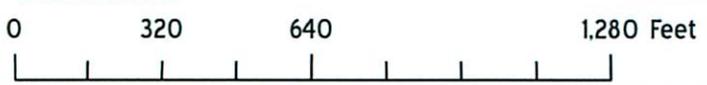
## S-232-16



Parcel to be Subdivided



Parcel Lines



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
 Prepared by: Andrew Fangman, City Planner  
 Date: October 4, 2016





**EXHIBIT A**

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

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

**A RESOLUTION APPROVING THE FINAL PLAT  
OF SHOULTZ ACRES 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 **one** lot; to wit:

**A PART OR THE NORTHWEST QUARTER OR THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 76 NORTH. RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT NORTHWEST CORNER OR SECTION 28; THENCE SOUTH 02°09'06" EAST 564.72 FEET ALONG THE WEST LINE OF SECTION 28 TO THE POINT OF BEGINNING; THENCE NORTH 89°02'31" EAST 574.21 FEET; THENCE SOUTH 00°57'29" EAST 200.00 FEET; THENCE NORTH 89°02'31" EAST 176.35 FEET; THENCE NORTH 21°38'09" EAST 216.57 FEET; THENCE NORTH 89°02'31" EAST 110.80 FEET TO THE CENTERLINE OR STEWART ROAD; THENCE SOUTH 21°35'52" WEST 381.22 FEET ALONG SAID CENTERLINE; THENCE SOUTH 89°43'18" WEST 252.28 FEET; THENCE NORTH 67°42'01" WEST 422.11 FEET; THENCE SOUTH 89°02'36" WEST 127.67 FEET; THENCE NORTH 02°05'21" WEST 182.41 FEET ALONG THE WEST LINE OR SECTION 28 TO THE POINT OR BEGINNING. CONTAINING 4.53 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 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 **Shoultz Acres Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **Shoultz Acres 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 20th Day of October, 2016.**

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

Attest:

\_\_\_\_\_  
Diana L. Broderson, Mayor

\_\_\_\_\_  
Gregg Mandsager, City Clerk

**SHOULTZ ACRES SUBDIVISION**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Shoultz Acres Subdivision**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on October 20, 2016, 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 **20th Day of October, 2016**,

\_\_\_\_\_  
Diana L. Broderson, Mayor

Attest:

\_\_\_\_\_  
Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **20th Day of October, 2016**, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson 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 this **20th Day of October, 2016**; that Diana L. Broderson 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, 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 **Shoultz Acres Subdivision** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on **11th Day of October, 2016**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **20th Day of October, 2016**.

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**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 of **Shoultz Acres Subdivision**, a subdivision in 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.

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Nancy Lueck, Director of Finance