



City Hall, 215 Sycamore
Muscatine, IA 52761-3840
(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
Date: May 9, 2017
Re: Norma Jean Acres Addition Subdivision (County)

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on 170th Street. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

BACKGROUND: Albert Meyer has filed a combined Preliminary/Final Plat for Norma Jean Acres a 4.603 acre one lot subdivision, in unincorporated Muscatine County at 2620 Stewart Road. The subject area is zoned A-1 Agriculture) within unincorporated Muscatine County. The proposed subdivision would create a new 4.603 acre lot with the purpose providing of splitting off the farm house from the farm land.

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 Norma Jean Acres Addition 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

EXHIBIT A

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

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF NORMA JEAN ACRES ADDITION**

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 PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 1 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7 (FD. 1/2" IRON PIN IN GRAVEL); THENCE NORTH 88°42'53" EAST, 2,856.65 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUING NORTH 88°42'53" EAST, 505.00 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 (FD. 1/2" IRON PIN IN GRAVEL); THENCE SOUTH 00°42'05" EAST, 397.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88°42'53" WEST, 505.00 FEET; THENCE NORTH 00°42'05" WEST, 397.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 4.603 ACRES MORE OR LESS, INCLUDING 0.383 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS 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 **Norma Jean Acres Addition** should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named **Norma Jean Acres Addition** 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 18th Day of May, 2017

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

Attest:

Robert Bynum, Mayor

Gregg Mandsager, City Clerk

Norma Jean Acres Addition

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Bob Bynum, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Norma Jean Acres Addition**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on May 18, 2017, 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 **18th Day of May, 2017**,

Robert Bynum, Mayor Pro Tem

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **18th Day of May, 2017**, before me, a Notary Public in and for the State of Iowa, personally appeared Robert Bynum and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor Pro Tem 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 **18th Day of May, 2017**; that Robert Bynum and Gregg Mandsager, as Mayor Pro Tem 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

PRELIMINARY / FINAL PLAT - NORMA JEAN ACRES ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 77 NORTH, RANGE 1 WEST, 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
 ± 4.603 ACRES

COUNTY ENGINEER
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ENGINEER PROVIDED ALL ROADS REMAIN PRIVATE.
 BY: _____ DATE: _____
 COUNTY ENGINEER

COUNTY BOARD OF HEALTH
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY BOARD OF HEALTH.
 BY: _____ DATE: _____
 CHAIRMAN

COUNTY ZONING BOARD
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ZONING BOARD.
 BY: _____ DATE: _____
 CHAIRMAN

COUNTY SUPERVISORS
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY SUPERVISORS.
 BY: _____ DATE: _____
 CHAIRMAN

EASTERN IOWA LIGHT & POWER COOPERATIVE
 UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED STREETS OR ROADS & A 1-1/2 FOOT WIDE STRIP ALONG EACH SIDE OF ALL INTERIOR LOT LINES & A 25 FOOT STRIP ALONG ALL EXTERIOR LOT LINES & A 25 FOOT WIDE STRIP ALONG & ADJACENT TO ALL PLATTED STREETS OR ROADS; & A 15 FOOT WIDE STRIP OF LAND ON ALL LOTS 7-1/2 FOOT EITHER SIDE OF THE ELECTRICAL SERVICE AS BUILT FROM POINT OF ORIGIN TO POINT OF SERVICE ENTRANCE.
 BY: _____ DATE: _____
 EASTERN IOWA LIGHT & POWER COOPERATIVE

LEGAL DESCRIPTION
 A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 1 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7 (FD. 17" IRON PIN IN GRAVEL); THENCE NORTH 88°42'53" EAST, 2,856.65 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:
 THENCE CONTINUING NORTH 88°42'53" EAST, 505.00 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 (FD. 17" IRON PIN IN GRAVEL); THENCE SOUTH 00°42'05" EAST, 397.00 FEET ALONG SAID EAST LINE; THENCE SOUTH 88°42'53" WEST, 505.00 FEET; THENCE NORTH 00°42'05" WEST, 397.00 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL OF LAND CONTAINING 4.603 ACRES, MORE OR LESS, INCLUDING 0.383 ACRES, MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

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

I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME 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.

 BEN D. HOLLIDAY, P.L.S.
 IOWA LICENSE NUMBER 07550
 MY LICENSE RENEWAL DATE IS: _____
 PAGES OR SHEETS COVERED BY THIS SEAL: _____
 DATE: _____





0 50' 100'
SCALE: 1" = 100'

PRELIMINARY / FINAL PLAT - NORMA JEAN ACRES ADDITION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 7, TOWNSHIP 77 NORTH, RANGE 1 WEST, 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA

± 4.603 ACRES

POINT OF COMMENCEMENT - NORMA JEAN ACRES ADDITION
NW CORNER OF SEC. 7, 177th RTW, 5th P.M.
(FR. 1/2" IRON PIN IN GRAVEL)

N88°42'53"E 2,856.65'

NORTH LINE OF THE NW1/4
SEC. 7, 177th RTW, 5th P.M.

POINT OF BEGINNING - NORMA JEAN ACRES ADDITION
IASPC - N 553815.9448 / E 2322661.5189
(SET NO. 4 REBAR W/YELLOW CAP #7550)

NE1/4



NE CORNER OF SEC. 7, 177th RTW, 5th P.M.
(CUJ "X" IN PAVED)RT

AVE.
TAYLOR

JASON G. WILSON - TRUSTEE
HERTZ FARM MANAGEMENT LLC
P.O. BOX 500
NEVADA, IA 50201



SITE VICINITY MAP
NO SCALE

LEGEND

- FOUND SURVEY MONUMENT
- SET NO. 4 REBAR W/YELLOW CAP #7550
- N88°42'53"E 2,856.65' MEASURED BEARING / DISTANCE
- BOUNDARY OF PARCEL
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK LINE

NOTE:

ALL DISTANCES SHOWN ON THIS SURVEY INSTRUMENT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR = 0.999934

APPLICANTS

ALBERT H. MEYER
DIANNA M. STAMMER
JOYCE M. HOAG
2842 170TH STREET
MUSCATINE, IA 52761
(563) 506-0691

APPLICANT'S ATTORNEY

STEVEN D. KUNDEL
300 EAST 2ND STREET
MUSCATINE, IA 52761
(563) 272-0003

ZONING CLASSIFICATION

A-1 AGRICULTURAL DISTRICT

DATE: MARCH 14, 2017
VSP JOB NO. VC-17-045
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