



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

## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Mayor and City Council Members  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**Date:** June 21, 2018  
**Re:** Combined Preliminary/Final Plat Mulberry Meadows  
Family Farm Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for a one lot subdivision in unincorporated Muscatine County at 1834 North Mulberry 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:** The Paul Reed Trust has filed a combined preliminary/final plat for Mulberry Meadows Family Farm Subdivision a 6.15-acre one lot subdivision 1834 North Mulberry Road. The subject area is zoned A-1 (Agricultural) within unincorporated Muscatine County. The proposed subdivision would allow for the existing house and buildings to be spilt from the adjoining agricultural land and be sold to a family member.

**RECOMMENDATION/RATIONALE:** The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission at their June 12<sup>th</sup> meeting. It is therefore recommended that the final plat for the Mulberry Meadows Family Farm 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



**MULBERRY MEADOWS FAMILY FARM**

**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 **Mulberry Meadows Family Farm**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on June 21<sup>st</sup>, 2018 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 **21<sup>st</sup> Day of June, 2018**,

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

Attest:

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

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **21<sup>st</sup> Day of June, 2018**, 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 **21<sup>st</sup> Day of June, 2018**; 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

**EXHIBIT A**

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

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

**A RESOLUTION APPROVING THE FINAL PLAT  
OF MULBERRY MEADOWS FAMILY FARM**

**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 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.**

**COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16; THENCE NORTH 89°20'58" EAST 775.43 FEET TO THE CENTERLINE OF NORTH MULBERRY ROAD; THENCE NORTH 15°09'55" WEST 501.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'58" WEST 660.66 FEET; THENCE NORTH 00°58'05" WEST 428.31 FEET; THENCE NORTH 86°10'01" EAST 545.15 FEET TO THE CENTERLINE OF NORTH MULBERRY ROAD; THENCE SOUTH 15°09'55" EAST 473.69 FEET TO THE POINT OF BEGINNING. CONTAINING 6.15 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 **Mulberry Meadows Family Farm** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Mulberry Meadows Family Farm 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 21<sup>st</sup> Day of June, 2018.**

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

Attest:

\_\_\_\_\_  
Diana L. Broderson, 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 **Mulberry Meadows Family Farm** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on the 12<sup>th</sup> Day of **June, 2018**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **21<sup>st</sup> Day of June, 2018**.

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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 **Mulberry Meadows Family Farm**, 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

R2M  
**MULBERRY MEADOWS FAMILY FARM**  
 PRELIMINARY - FINAL PLAT



(WEST SIDE ACRES, LTD.)

The plat and subdivision provisions are applicable to the Muscatine County Board of Supervisors.  
 COMMISSIONER  
 [Signature]  
 12th Dec 2018

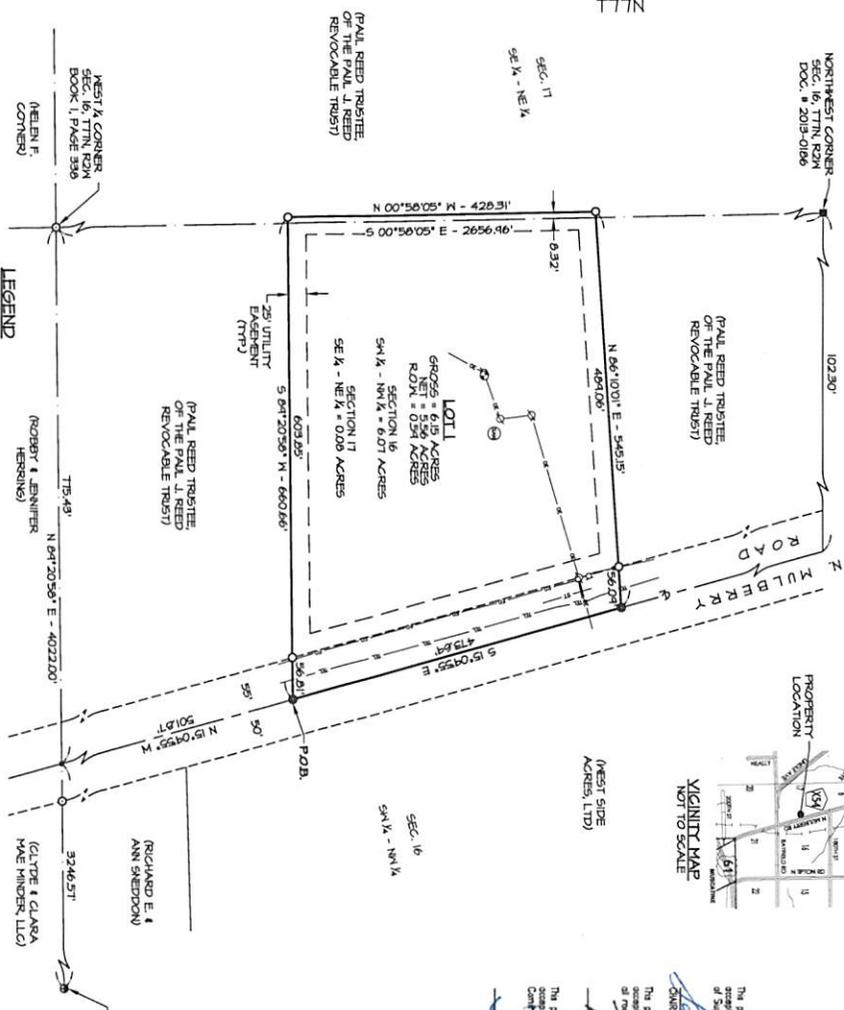


100 0 100  
 BASIS OF BEARINGS  
 IOWA STATE PLANE  
 COORDINATE SYSTEM  
 SOUTH ZONE

The utility easements as shown are acceptable to the following utility:

PAUL REED TRUSTEE OF THE PAUL J. REED REVOCABLE TRUST  
 [Signature]  
 DATE 5/31/18

Utility easements shall consist of all public streets or roads and a 1 1/2 foot wide strip along each side of all public streets or roads, and a 25 foot wide strip along each side and a 25 foot wide strip along and adjacent to all public streets or roads, and a 15 foot wide strip of land on all lots, 1 1/2 foot either side of the underground electric service conductors, from the point of origin to the point of service on premises.  
 Eminent Domain Law and Power Cooperative Utility easement requirements for all rural housing subdivisions.  
 Utility easements shall consist of all public streets or roads and a 1 1/2 foot wide strip along each side of all public streets or roads, and a 25 foot wide strip along each side and a 25 foot wide strip along and adjacent to all public streets or roads, and a 15 foot wide strip of land on all lots, 1 1/2 foot either side of the underground electric service conductors, from the point of origin to the point of service on premises.  
 [Signature]  
 DATE 5/31/18



**UTILITY NOTE:**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAINAGES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES. THE SURVEYOR FURTHER NOTES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE HE DOES NOT GUARANTEE THAT THEY ARE THE SAME AS THE UTILITIES LOCATED BY THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

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 land surveyor under the laws of the State of Iowa.  
 [Signature]  
 DATE 5/23/18 Reg. No. 120116  
 My license renewal date is December 31, 2019  
 Pages or sheets covered by this plat: 1



- LEGEND**
- SET 1/4" X 3/64" REBAR W/ YELLOW CAP #10316
  - FOUND REBAR W/ CAP
  - SET PAVEMENT NAIL W/ W/AGREER
  - FOUND PAVEMENT NAIL
  - FOUND CONCRETE FOOTING
  - FOUND SANDY SEWER MANHOLE
  - TELEPHONE RISER
  - WATER WELL
  - POWER POLE
  - SIGN
  - (NAME) ADJACENT PROPERTY OWNER
  - OVERHEAD ELECTRIC
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND STORM PIPE
  - UNDERGROUND TELEPHONE

**LAND DESCRIPTION -**  
 A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16 AND PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, BOTH IN TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, COMMENCING AT THE WEST QUARTER CORNER OF SECTION 16; THENCE NORTH 89°20'56" EAST 776.43 FEET TO THE CENTERLINE OF NORTH MULBERRY ROAD; THENCE NORTH 15°09'55" WEST 501.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°20'56" WEST 660.66 FEET; THENCE NORTH 07°48'05" WEST 428.31 FEET; THENCE NORTH 89°10'01" EAST 545.15 FEET TO THE CENTERLINE OF NORTH MULBERRY ROAD; THENCE SOUTH 15°09'55" EAST 473.69 FEET TO THE POINT OF BEGINNING. CONTAINING 615 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

**SURVEY COMPANY / RETURN TO:**  
**Martin & Whitacre**  
**Surveyors & Engineers, Inc.**  
 P.O. BOX 413 MUSCATINE, IOWA 52781  
 INFO@MARTIN-WHITACRE.COM (563)263-7691

**SURVEYOR:** GARY J. WHITACRE  
**PROFESSION(S):** PAUL REED, TRUSTEE OF THE PAUL J. REED REVOCABLE TRUST

**REQUESTOR:** ANN SNEEDDON

**LOCATION:** PART OF THE SW 1/4 - NW 1/4 OF SEC. 16 AND PART OF THE SW 1/4 - NE 1/4 OF SEC. 17, BOTH IN T77N R2M IN MUSCATINE COUNTY, IOWA

**SURVEY TYPE:** PRELIMINARY-FINAL PLAT OF MULBERRY MEADOWS FAMILY FARMS

FILE	BOOK	SCALE	DRN	CHKD	DATE	JOB NO.
16-T77N-R2M	R2M18	1"=100'	BM	GMW	05/23/18	0262219

REV. 0 0262 SURVEY DWS SHEET 1 OF 1