



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  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**Date:** September 20, 2018  
**Re:** Taylor Cove Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at 2323 Box Car 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:** Mary E. Taylor Daufledt has filed a combined preliminary/final plat for Taylor Cove Subdivision a 2.75-acre one lot subdivision 2323 Box Car Road. The subject area is zoned I-1 (Industrial) within unincorporated Muscatine County. The proposed subdivision would allow for the existing homes to be split from the adjoining agricultural ground.

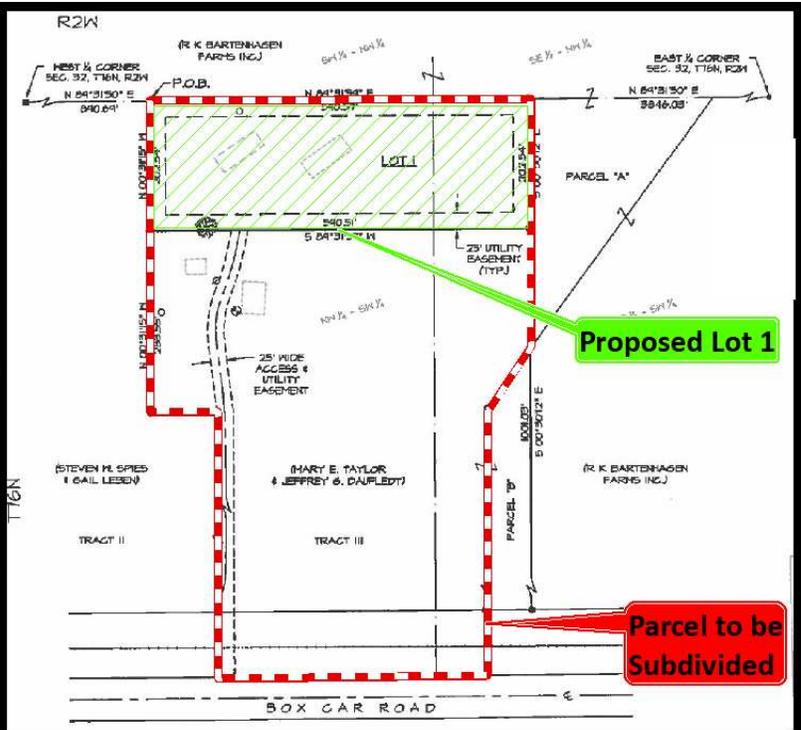
**RECOMMENDATION/RATIONALE:**

The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission at their September 11<sup>th</sup> meeting. It is therefore recommended that the final plat for the Taylor Cove

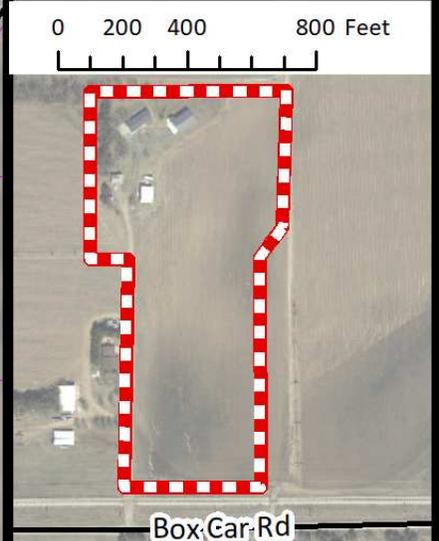
**BACKUP INFORMATION:**

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

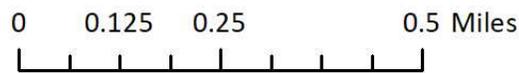


**Proposed Plat**



**Subject Area Detail**

-  Parcel to be Subdivided
-  City Limits
-  Parcels



**Taylor Cove Subdivision**  
**PZS #9**



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: September 5, 2018

**TAYLOR COVE 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 **Taylor Cove Subdivision** in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on the **20<sup>th</sup> Day of September, 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 **20<sup>th</sup> Day of September, 2018**

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

Attest:

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

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **20<sup>th</sup> Day of September, 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 **20<sup>th</sup> Day of September, 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 TAYLOR COVE 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 **one** lot; to wit:

**A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE WEST QUARTER CORNER OF SECTION 32; THENCE NORTH 89°31 '50" EAST 890.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°31'59" EAST 590.57 FEET; THENCE SOUTH 00°30' 12" EAST 202.54 FEET; THENCE SOUTH 89°31'59" WEST 590.51 FEET; THENCE NORTH 00°31' 15" WEST 202.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2.75 ACRES AND 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 of **Taylor Cove Subdivision** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **Taylor Cove 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 **20<sup>th</sup>** Day of **September, 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 **Taylor Cove Subdivision** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on the 11<sup>th</sup> **Day of September, 2018**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **20<sup>th</sup> Day of September, 2018**.

\_\_\_\_\_  
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:

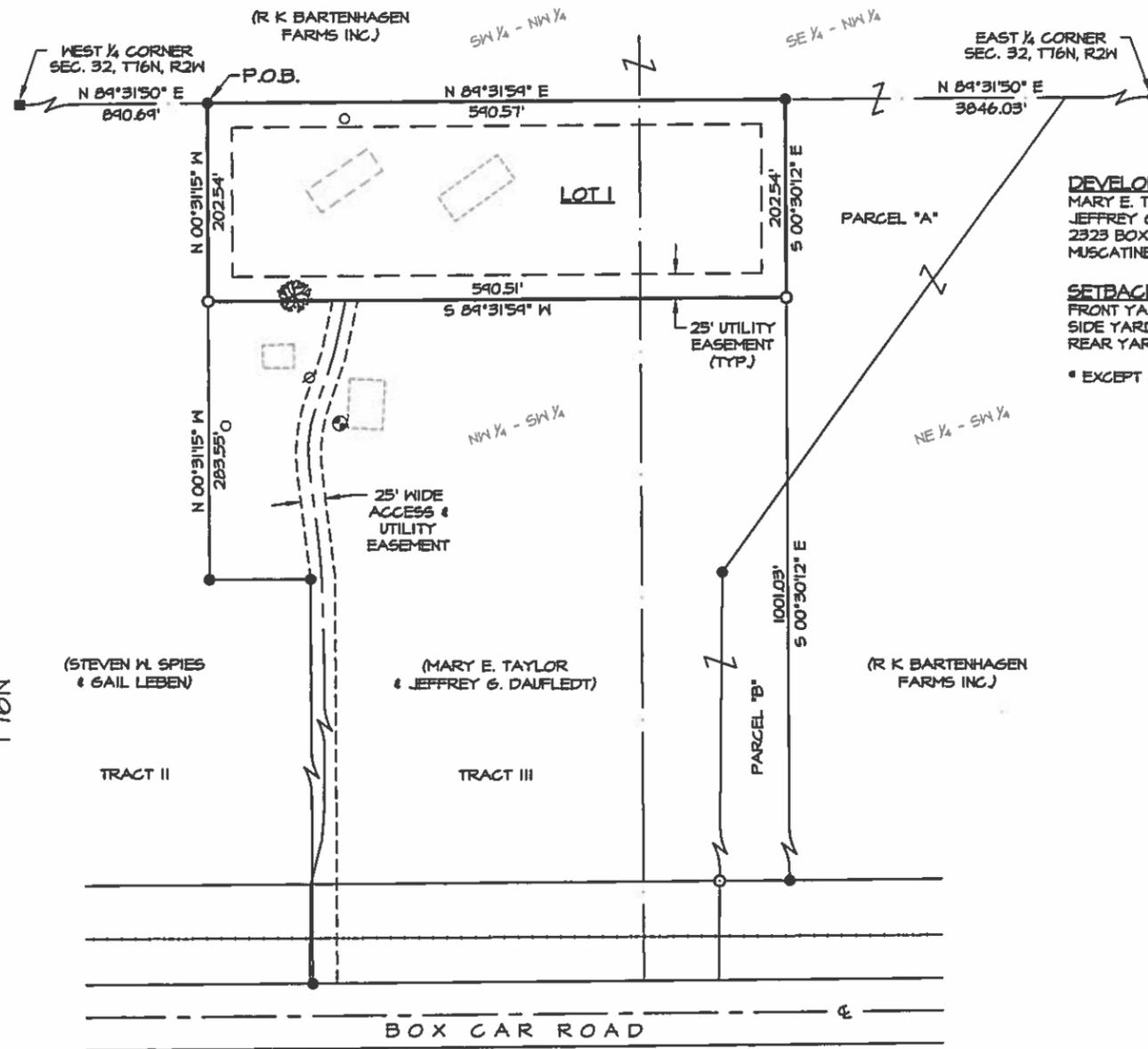
1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. \_\_\_\_\_ - \_\_\_\_\_ approving the Final Plat of **Taylor Cove Subdivision**, a subdivision in Muscatine County, Iowa.
3. Certificate of the Planning & Zoning Commission.

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

R2W



**TAYLOR COVE SUBDIVISION**  
PRELIMINARY / FINAL PLAT

**DEVELOPER / OWNER**  
MARY E. TAYLOR  
JEFFREY G. DAUFELDT  
2323 BOX CAR ROAD  
MUSCATINE, IOWA 52761-9168

**AREA**  
GROSS = 2.75 ACRES

NW ¼ - SW ¼ = 2.05 ACRES  
NE ¼ - SW ¼ = 0.70 ACRES

**SETBACKS**  
FRONT YARD: 40'  
SIDE YARD: NONE  
REAR YARD: NONE

**ZONING**  
I-2 HEAVY INDUSTRIAL DISTRICT

\* EXCEPT AS RESTRICTED BY EASEMENT



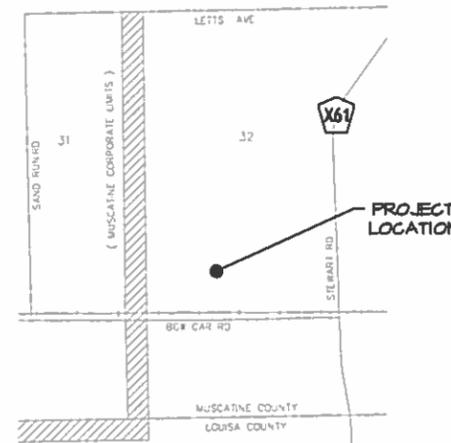
**BASIS OF BEARINGS**  
IOWA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE

**LAND DESCRIPTION -**

A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 78 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE WEST QUARTER CORNER OF SECTION 32; THENCE NORTH 89°31'50" EAST 890.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°31'59" EAST 590.57 FEET; THENCE SOUTH 00°30'12" EAST 202.54 FEET; THENCE SOUTH 89°31'59" WEST 590.51 FEET; THENCE NORTH 00°31'15" WEST 202.54 FEET TO THE POINT OF BEGINNING, CONTAINING 2.75 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

**LEGEND**

- SET ½" X 36" REBAR W/YELLOW CAP #10316
- FOUND ½" REBAR
- FOUND ½" REBAR W/YELLOW CAP #10316
- FOUND P.K. NAIL
- FOUND CONCRETE MONUMENT
- ⊗ POWER POLE
- SEPTIC CLEANOUT
- ⊙ SHARED WELL
- ⊗ 24" TREE
- EXISTING BUILDING LINE
- RAILROAD TRACKS
- (NAME) ADJACENT PROPERTY OWNER(S)



**VICINITY MAP**  
NOT TO SCALE

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.



Gary W. Whitacre  
Data \_\_\_\_\_ Reg. No. 10316  
My license renewal date is December 31, 2019  
Pages or sheets covered by this seal: 1

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

CENTURYLINK, LC

	Title	Date
ALLIANT ENERGY		

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions.

Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 25 foot wide strip along all exterior lot lines and a 25 foot wide strip along and adjacent to all platted streets or roads, and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrances.

	Title	Date
EASTERN IOWA LIGHT & POWER COOPERATIVE		

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

CHAIRPERSON Title Date

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Title Date

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

SURVEY COMPANY / RETURN TO:						
<b>Martin &amp; Whitacre</b>						
<b>Surveyors &amp; Engineers, Inc.</b>						
P.O. BOX 413 MUSCATINE, IOWA 52761						
INFO@MARTIN-WHITACRE.COM (563)263-7891						
SURVEYOR: GARY W. WHITACRE						
PROPRIETOR(S): MARY E. TAYLOR OR JEFFREY G. DAUFELDT						
REQUESTOR: MARY TAYLOR						
LOCATION: N ½ OF THE SW ¼ OF SEC. 32, T76N, R2W						
IN MUSCATINE COUNTY, IOWA						
SURVEY TYPE: PRELIMINARY / FINAL PLAT						
FILE	BOOK	SCALE	DRN	CHKD	DATE	JOB NO.
23-154-31	R2W12	1"=100'	JRM	GWH	08/17/18	8296J8
REV.	0				8296 SURVEY.DWG	SHEET 1 OF 1