



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: Greg Jenkins, Interim City Administrator
Jodi Royal-Godwin, Community Development Director

From: Andrew Fangman, Assistant Community Development

Date: January 16, 2020

Re: Stanley Woods Addition– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Proffitt Addition

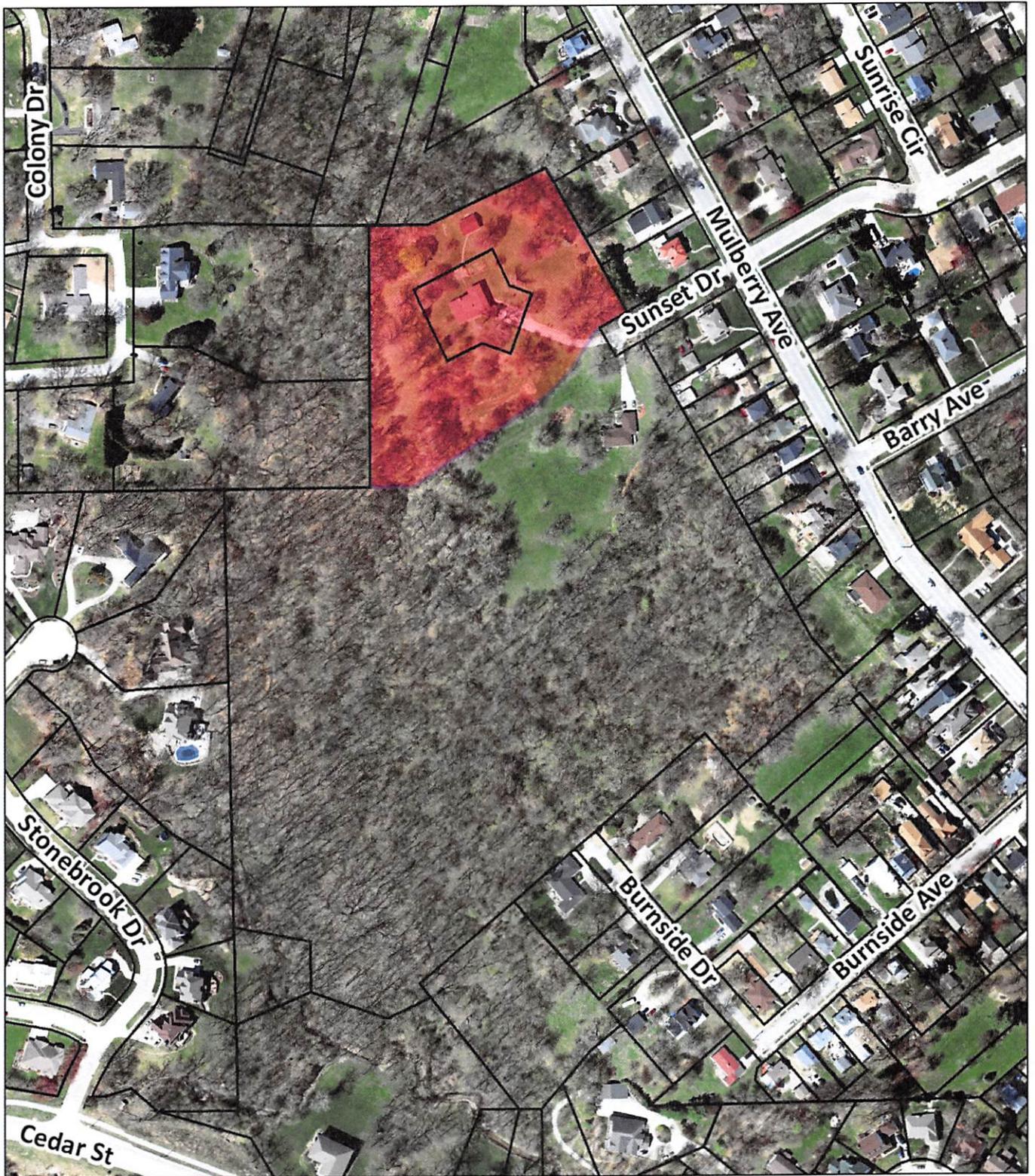
BACKGROUND: The New Hope Foundation A preliminary/final plat for a one lot subdivision, located at 115 Sunset Drive was submitted. If approved this subdivision will create a new 4.26 acre parcel containing the existing residence at 115 Sunset Drive. The intent of subdivision is to facilitate the sale of the existing home.

RECOMMENDATION/RATIONALE

Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being used. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

BACKUP INFORMATION:

1. Plat Map



Stanley Woods Addition (PZS-18)



Existing Parcel Lines

200 100 0 200 Feet



Proposed One Lot Subdivison



Date Source: Muscatine Area Geographic Information Consortium, and City of Muscatine
 Prepared by: Andrew Fangman,
 Assistant Community Development Director
 Date: January 7, 2020

STANLEY WOODS ADDITION

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Greg Jenkins, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Stanley Woods Addition**, in the City of Muscatine, Muscatine County, Iowa, was on January 16, 2020, 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 Interim 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 January, 2020**,

Diana L. Broderson, Mayor

Attest:

Greg Jenkins, Interim City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **16th Day of January, 2039**, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson and Greg Jenkins, 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 **16th Day of January, 2020**, that Diana L. Broderson and Greg Jenkins, as Mayor and Interim 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

RESOLUTION NO. 2020-0025

**A RESOLUTION APPROVING THE FINAL PLAT
OF STANLEY WOODS 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 the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out **one** lot; to wit:

A PART OF LOT 8, AND ALL OF LOT 9 OF ANDERSEN ADDITION AND PART OF LOT 16 OF THE REPLAT OF DR. PETERSEN ADDITION, ALL IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

BEGINNING AT NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 88°23'59" EAST 152.87 FEET; THENCE NORTH 62°15'05" EAST 222.88 FEET; THENCE SOUTH 27°44'16" EAST 309.19 FEET; THENCE SOUTH 61°50'52" WEST 76.53 FEET; THENCE SOUTH 31°46'06" WEST 58.82 FEET TO THE BEGINNING OF A 220.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 97.51 FOOT CHORD BEARS SOUTH 44°34'21" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 98.33 FEET; THENCE SOUTH 57°22'36" WEST 296.81 FEET; THENCE NORTH 89°11'10" WEST 81.81 FEET; THENCE NORTH 00°34'18" EAST 488.71 FEET TO THE POINT OF BEGINNING. LOT 1 CONTAINS 4.26 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 Final Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat of **Stanley Woods Addition** should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named **Stanley Woods 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 16th Day of January, 2020.

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

Attest:

Diana L. Broderson, Mayor

Greg Jenkins, Interim 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 **Stanley Woods Addition** a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the **16th Day of January, 2020**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **16th Day of January, 2020**.

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 **Stanley Woods Addition**, a subdivision in the City of Muscatine, 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

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Dated at Muscatine, Iowa, this **16th Day of January, 2020**,

Diana L. Broderson, Mayor

Attest:

Greg Jenkins, Interim City Clerk

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LOT 1 CONTAINS 4.26 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

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PASSED, APPROVED, AND ADOPTED this 16th Day of January, 2020.

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Greg Jenkins, Interim City Clerk

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**Andrew Fangman, Secretary
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