



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

**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:** December 21, 2017  
**Re:** Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two (County)

**INTRODUCTION:** A request has been filed for a Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two, a replat which will expand Lot 3, 1828 N. Isett Avenue, by an acre. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

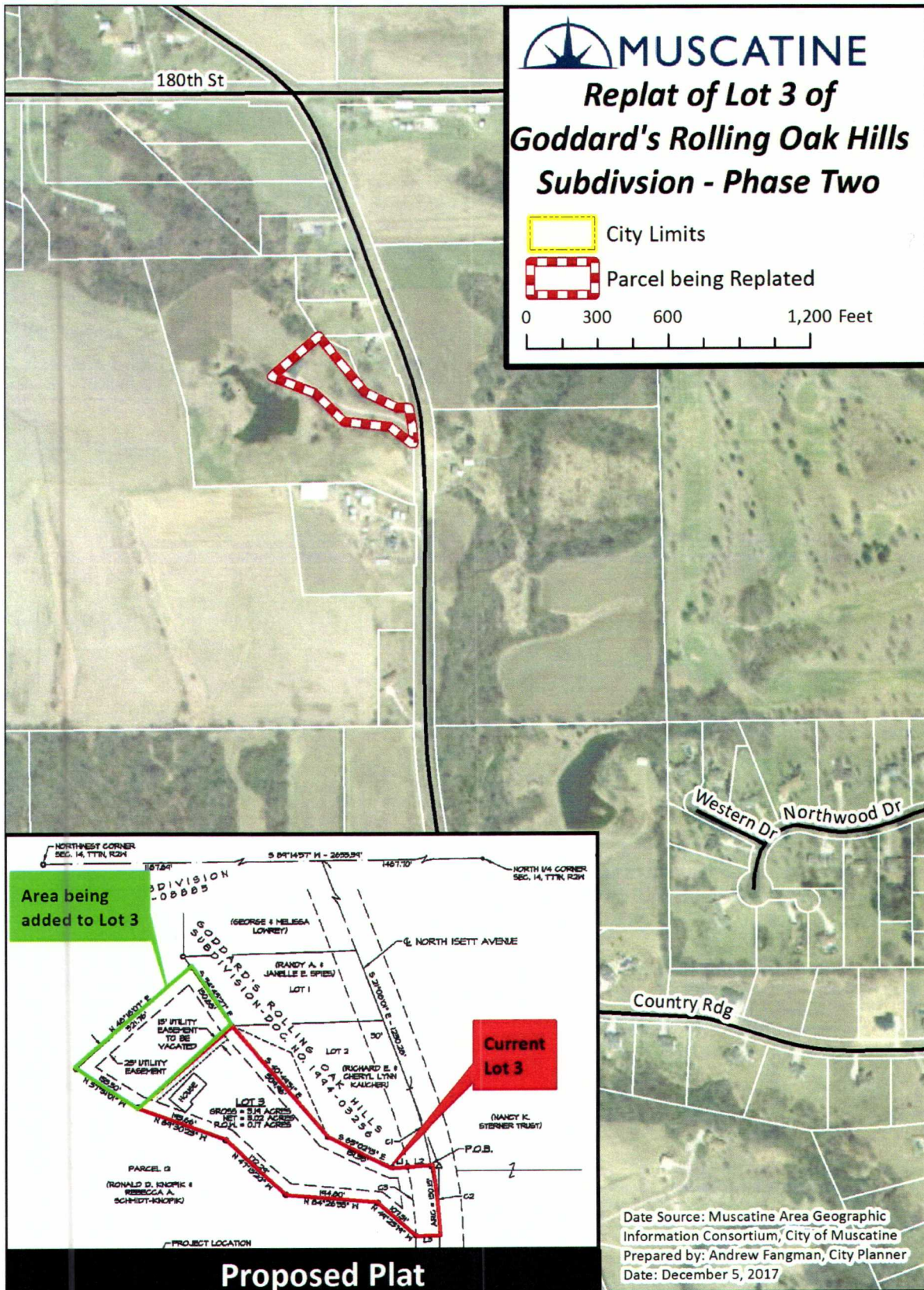
**BACKGROUND:** Mandi Newcomb has filed a combined Preliminary/Final Plat for a Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two, a replat which will expand Lot 3, 1828 N. Isett Avenue, by an acre. The subject area is zoned R-1 (Residential) within unincorporated Muscatine County.

**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 a Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two, 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 A REPLAT OF LOT 3 OF GODDARD'S ROLLING OAK HILLS  
SUBDIVISION – PHASE TWO**

**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

**A PART OF PARCEL 'Q' AND PART OF THE ORIGINAL LOT 3 OF GODDARD'S ROLLING OAK HILLS SUBDIVISION – PHASE TWO IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 6TH P.M., MUSCATINE COUNTY, IOWA.**

**COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14; THENCE SOUTH 89°14'57" WEST 1487.70 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER TO THE CENTER LINE OF NORTH BETT AVENUE; THENCE SOUTH 21°08'01" EAST 1230.28 FEET ALONG SAID CENTER LINE TO THE BEGINNING OF A 964.83 FOOT RADIUS TANGENT CURVE CONCAVE WESTERLY WHOSE CHORD BEARS SOUTH 16°01'14" EAST 170.18 FEET; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE CURVE AN ARC DISTANCE OF 170.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 964.83 FOOT RADIUS CURVE WHOSE CHORD BEARS SOUTH 06°24'10" EAST 150.00 FEET; THENCE CONTINUING ALONG SAID CENTER LINE CURVE AN ARC DISTANCE OF 150.15 FEET; THENCE SOUTH 86°06'21" WEST 50.11 FEET; THENCE NORTH 49°23'19" WEST 107.51 FEET; THENCE NORTH 84°28'55" WEST 194.80 FEET; THENCE NORTH 47°15'30" WEST 172.29 FEET; THENCE NORTH 69°30'23" WEST 195.66 FEET; THENCE NORTH 57°31'01" WEST 155.50 FEET; THENCE NORTH 45°18'07" EAST 321.76 FEET; THENCE SOUTH 34°43'27" EAST 150.86 FEET; THENCE SOUTH 40°49'51" EAST 309.96 FEET; THENCE SOUTH 69°08'15" EAST 15.33 FEET; THENCE NORTH 89°14'02" EAST 83.92 FEET TO THE POINT OF BEGINNING. CONTAINING 3.19 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 **Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two** should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named **Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two** 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 21st Day of December, 2017.**

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

**Attest:**

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

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

**Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two**

**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 **Replat of Lot 3 of Goddard's Rolling Oak Hills Subdivision – Phase Two**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on the 21st Day of December, 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 **21st Day of December, 2017**,

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

Attest:

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

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **21st Day of December, 2017**, 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 **21st Day of December, 2017**; 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





**CITY OF MUSCATINE, IOWA  
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed \_\_\_\_\_

Fee Paid \_\_\_\_\_

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: See attached plat  
\_\_\_\_\_  
\_\_\_\_\_

be subdivided into 1 lots. The real estate is presently zoned R-1 District.

The purpose of the subdivision request is to expand Lot 3 by purchasing an additional one acre.  
\_\_\_\_\_  
\_\_\_\_\_

Respectfully submitted,

Mandi Newcomb

Name  
1828 N. Isett Ave., Muscatine

Address  
563-571-0043

Phone  
\_\_\_\_\_

**NOTE:**

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.



**REPLAT OF LOT 3, ROLLING OAK HILLS – PHASE TWO  
PRELIMINARY/FINAL PLAT  
NARRATIVE**

**Mandi Newcomb is purchasing 1 acre from her neighbor located in the Northwest Quarter of Section 14, in T77N, R2W of the 5<sup>th</sup> P.M., in Muscatine County, Iowa. The property is located at 1828 N. Isett Avenue.**

**The purpose of this subdivision is to expand Lot 3 by purchasing an additional one acre.**