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Muscatine, IA 52761-
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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
Jodi Royal-Godwin, Community Development Director
Date: March 21, 2019
Re: Combined Preliminary/Final Plat Blessings Point Subdivision (PZS-15)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a one lot subdivision in unincorporated Muscatine County on North Isett Avenue. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND: Debbie and Don Reiner have filed a combined preliminary/final plat for Blessings Point Subdivision a 1.16-acre one lot subdivision on North Isett Avenue. The subject area is zoned R-1 Residential. The purpose of is to create a residential lot for the construction of a new home by Debbie and Don Reiner.

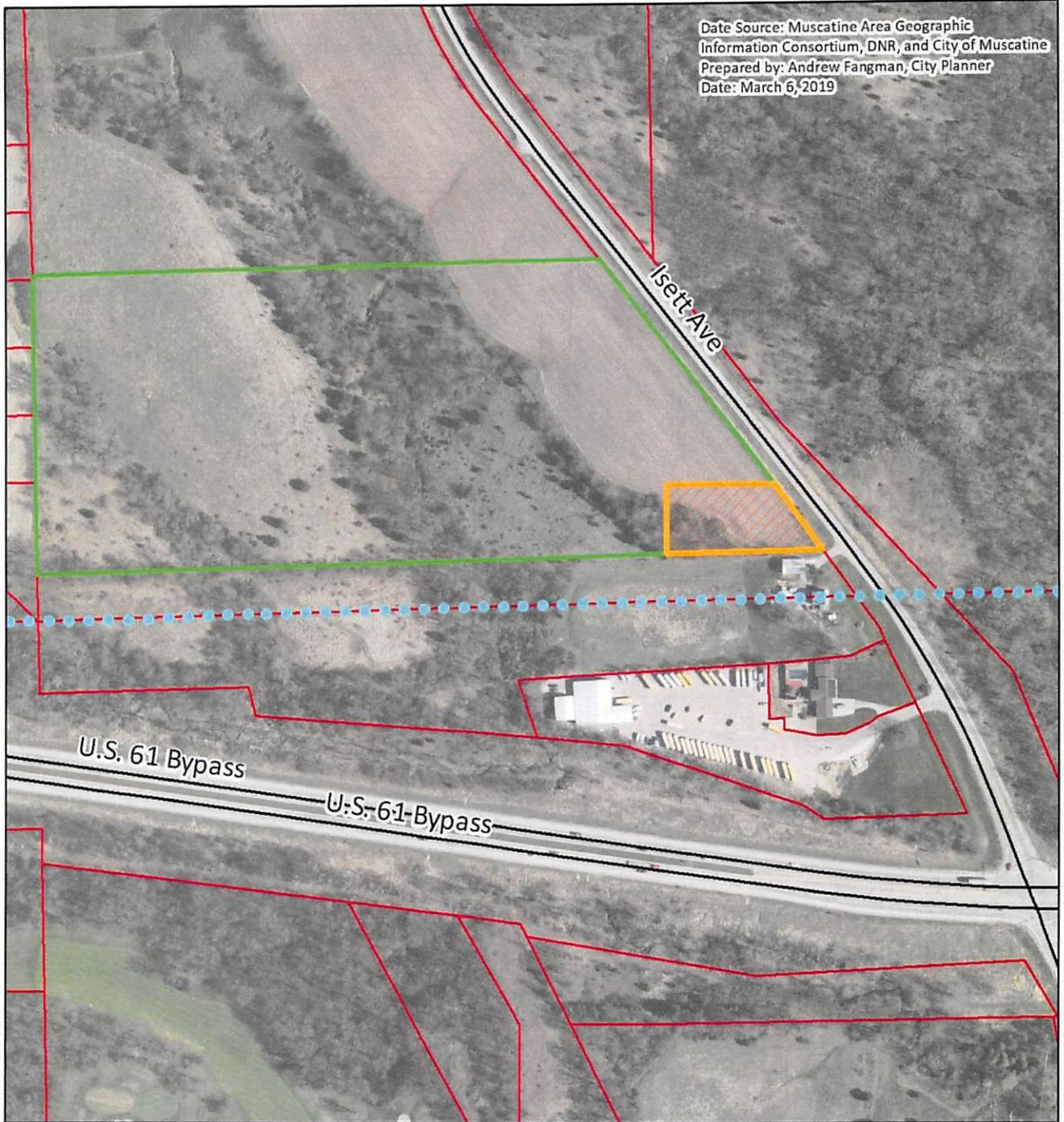
RECOMMENDATION/RATIONALE: The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission at their March 12th meeting. It is therefore recommended that the final plat for the Mulberry Meadows Family Farm Subdivision as attached hereto.

BACKUP INFORMATION:

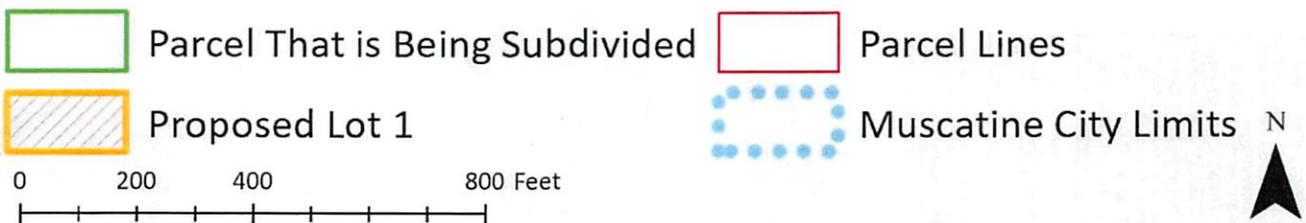
1. Resolution Approving the Final Plat
2. Certificated of Acceptance of the Final Plat
3. Certificated of the Planning Commission
4. Certificated of True Copy
5. Plat

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain

Date Source: Muscatine Area Geographic Information Consortium, DNR, and City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: March 6, 2019



Blessings Point Subdivision (PZS #15)



BLESSINGS POINT 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 **Blessings Point Subdivision** in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on March 21, 2019, 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 March, 2019**

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on the **21st Day of March, 2019**, 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 March, 2019**; 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 BLESSINGS POINT 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 into 1 lot; to wit:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; THENCE NORTH 01°12'35" WEST 79.82 FEET; THENCE NORTH 88°59'51" EAST 1344.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°02'50" WEST 150.00 FEET; THENCE NORTH 88°59'51" EAST 291.90 FEET TO THE CENTERLINE OF NORTH ISETT AVENUE AND THE BEGINNING OF A 1432.70 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE 188.81 FOOT CHORD BEARS SOUTH 30°44'47" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 188.71 FEET ALONG SAID CENTERLINE; THENCE SOUTH 27°22'23" EAST 4.02 FEET ALONG SAID CENTERLINE; THENCE SOUTH 88°59'51" WEST 377.22 FEET TO THE POINT OF BEGINNING. CONTAINING 1.16 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 **Blessings Point Subdivision** should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named **Blessings Point 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 21st Day of March, 2019.

**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 **Blessings Point Subdivision** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on the **12th Day of March, 2019**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **21st Day of March, 2019**.

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 **Blessings Point 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.

Nancy Lueck, Director of Finance