

**EXHIBIT A**

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

**RESOLUTION NO. 92922-1214**

**A RESOLUTION APPROVING THE FINAL PLAT  
OF KLEPPE ONE 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 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 two (2) lot within two miles the City of Muscatine, Iowa; to wit

PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 (FD. WON PIN IN PAVEMEN1); THENCE NORTH 89°1302° EAST 1,024.06 FEET LONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING (SET NO.4 REBAR W/YELLOW CAP “VSP” #7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE NORTH 00°46’58” EAST, 283.00 FEET; THENCE NORTH 89°13’02” EAST, 366.83 FEET TO A POINT LYING ON THE CENTERLINE OF NORTH MULBERRY ROAD (SET NO.4 REBAR W/YELLOW CAP “VSP” #7550); THENCE SOUTH 15° 1858” EAST, 292.36 ALONG SAID CENTERLINE TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 (FD. P.K NAIL IN PAVEMENT); THENCE SOUTH 89°13’02” WEST, 440.19 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 2.621 ACRES MORE OR LESS, INCLUDING 0.626 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS 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;

**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 of the Kleepe One Addition should be approved

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, that said final plat named Kleepe One 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 18th of December 2014.



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

  
\_\_\_\_\_  
DeWayne M. Hopkins, Mayor

ATTEST:

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


**Kleppe One Addition**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, DeWayne M. Hopkins, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Kleppe One Addition, unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on December 18, 2014, 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 18th day of December 2014.

Attest:  
  
Gregg Mandsager, City Clerk

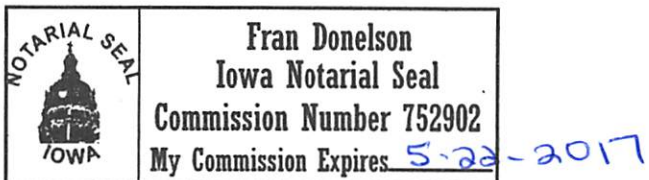



  
DeWayne M. Hopkins, Mayor

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 18th day of December 2014, before me, a Notary Public in and for the State of Iowa, personally appeared DeWayne M. Hopkins 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 18th day of December 2014; that DeWayne M. Hopkins 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

Surveyed By: Ben D. Holliday - 1621 Orange Street, Muscatine, IA. 52761 (563) 275-8190

**PRELIMINARY / FINAL PLAT - KLEPPE ONE ADDITION**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER

SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA

+/- 2.621 ACRES



0 50' 100'  
SCALE: 1" = 100'

LEGEND	DESCRIPTION
○	SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
●	FOUND SURVEY MONUMENT
○	MEASURED BEG/DIST
○	RECORDED BEG/DIST
○	BOUNDARY OF PARCEL
○	SECTION LINE
○	RIGHT-OF-WAY LINE
○	UTILITY EASEMENT LINE

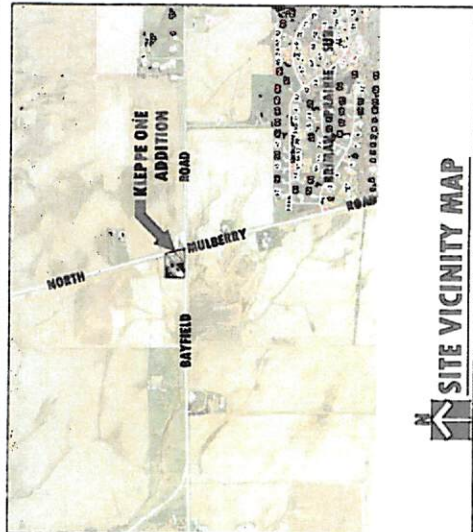
**LEGAL DESCRIPTION**  
 A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 (FD IRON PIN IN PAVEMENT), THENCE NORTH 89°13'02" EAST, 1,024.06 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE NORTH 09°46'58" EAST, 283.00 FEET; THENCE NORTH 89°13'02" EAST, 366.83 FEET TO A POINT LYING ON THE CENTERLINE OF NORTH MULBERRY ROAD (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550), THENCE SOUTH 15°18'58" EAST, 292.36 ALONG SAID CENTERLINE TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 (FD, P.K. NAIL IN PAVEMENT); THENCE SOUTH 89°13'02" WEST, 440.19 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.  
 SAID PARCEL OF LAND CONTAINING 2.621 ACRES MORE OR LESS, INCLUDING 0.62% ACRES MORE OR LESS OF COUNTY ROAD, RIGHT-OF-WAY AND, SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

**APPLICANT**  
 CARL KLEPPE  
 1896 NORTH MULBERRY ROAD  
 MUSCATINE, IA. 52761  
 (563) 272-8919

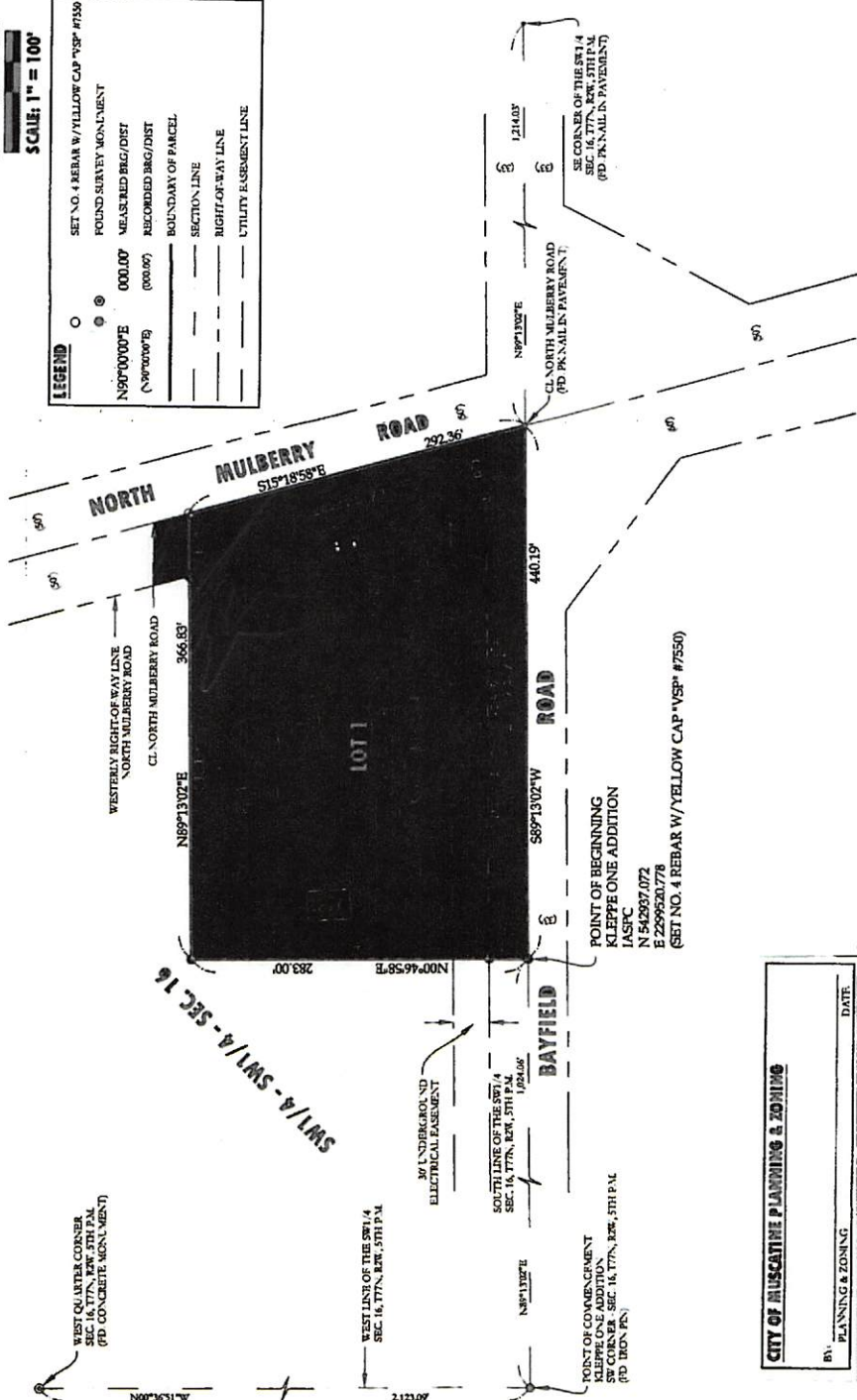
**APPLICANT'S ATTORNEY**  
 WILLIAM J. HARGRAVEN  
 1102 PARK AVENUE  
 MUSCATINE, IA. 52761  
 (563) 264-5523

**ZONING CLASSIFICATION**  
 A-1 AGRICULTURAL DISTRICT

**NOTES:**  
 ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.  
 COMBINATION FACTOR - 0.9999924



**SITE VICINITY MAP**



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS CONDUCTED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Ben D. Holliday*  
**BEN D. HOLLIDAY**  
 IOWA LICENSE # 7150  
 MY LICENSE RENEWAL DATE IS: 09/30/15  
 DATE: 09/22/14  
 PAGE(S) OF SHEETS COVERED BY THIS SEAL: 1



**COUNTY ENGINEER**  
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ENGINEER PROVIDED ALL ROADS REMAIN PRIVATE.

BY: *[Signature]* DATE: 9/14/14  
 COUNTY ENGINEER

**COUNTY SUPERVISORS**  
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY SUPERVISORS.

BY: *[Signature]* DATE: 09-22-14  
 CHAIRMAN

**CITY OF MUSCATINE PLANNING & ZONING**

BY: *[Signature]* DATE: 09-17-14  
 CHAIRMAN

**COUNTY BOARD OF HEALTH**  
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY BOARD OF HEALTH.

BY: *[Signature]* DATE: 09-17-14  
 CHAIRMAN

**COUNTY ZONING BOARD**  
 THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ZONING BOARD.

BY: *[Signature]* DATE: 9-5-2014  
 CHAIRMAN



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:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** December 4, 2014  
**Re:** Kleppe One Addition Subdivision

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at the northwest corner of the intersection of North Mulberry Road and Bayfield Road, but within two miles of the City of Muscatine.

**BACKGROUND:** On October 9, 2014 Carl Kleppe filed a combined Preliminary/Final Plat for the Kleppe One Addition Subdivision, a 2.261 one lot subdivision that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is to allow for the house and buildings located within the proposed subdivision to be split from the adjoining farm ground and sold. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval. On November 18<sup>th</sup> the Planning and Zoning Commission unanimously vote to recommend approval of the Kleppe One Addition subdivision.

**RECOMMENDATION/RATIONALE:**

Staff and the Planning and Zoning Commission recommends approval of the proposed Kleppe One Addition Subdivision

**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