

EXHIBIT A

Prepared by Steven Boka, 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

RESOLUTION NO. 89618-0106

**A RESOLUTION APPROVING THE FINAL PLAT
FOR THE CARVER'S FIRST ADDITION
IN THE CITY OF MUSCATINE, IOWA**

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, County of Muscatine, State of Iowa, which is described on Attached Exhibit B, which plat lays out and subdivides the above-described tract of real estate into seven (7) lots within the City of Muscatine, Iowa; to wit:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEING A PART OF LOT 19 OF TITUS SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 109.82 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 19 (FOUND CITY MONUMENT IN PLACE); THENCE NORTH 89° 19'43" EAST, 398.70 FEET ALONG THE SOUTH LINE OF ALLEN'S ADDITION TO THE CITY OF MUSCATINE TO THE SOUTHEAST CORNER OF LOT ONE OF SAID ALLEN'S ADDITION (FOUND CITY MONUMENT IN PLACE); THENCE SOUTH 00° 58'20" EAST, 282.62 FEET (CAPPED IRON PIN IN PLACE); THENCE SOUTH 89° 19'19" WEST, 208.71 FEET ALONG THE NORTH LINE OF A PARCEL OWNED BY TERRY BUILDING PARTNERSHIP, FILE #2805-00546 AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE; THENCE SOUTH 00° 58'20" EAST, 160.59 FEET ALONG THE WEST LINE OF SAID PARCEL OWNED BY TERRY BUILDING PARTNERSHIP TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF LUCAS STREET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY ON A 1,392.70 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHEASTERLY AN ARC DISTANCE OF 202.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF JAMES STREET; THENCE NORTH 01° 08'40" WEST, 368.54 FEET ALONG SAID EASTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3.130 ACRES MORE OR LESS.

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 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

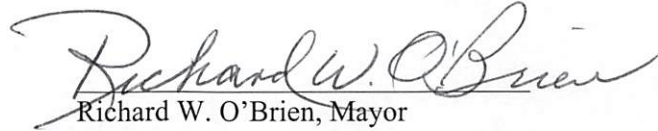
WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat of Carver's First Addition should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said plat named and designated Carver's First 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 5th of January 2006.

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



Richard W. O'Brien, Mayor



W. J. Johnson, City Clerk

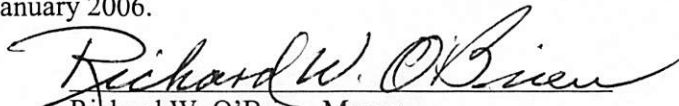
CARVER'S FIRST ADDITION

CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

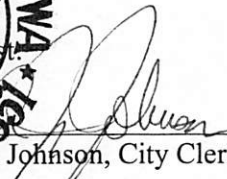
STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Richard W. O'Brien, and A. J. Johnson, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated Carver's First Addition in the City of Muscatine, in Muscatine County, Iowa, was on January 5, 2006, 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.

at Muscatine, Iowa, this 5th day of January 2006.


Richard W. O'Brien, Mayor

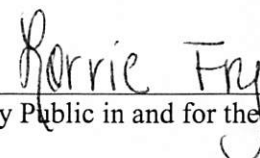


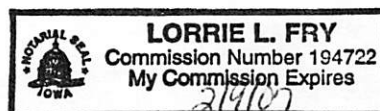

A. J. Johnson, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 5th day of January 2006, before me, a Notary Public in and for the State of Iowa, personally appeared Richard W. O'Brien and A. J. Johnson, 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 the 5th day of January 2006; that Richard W. O'Brien and A. J. Johnson, 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



CARVER'S FIRST ADDITION
TO
CITY OF MUSCATINE, IOWA
DEDICATION


STATE OF IOWA, Muscatine County, ss:

The undersigned, Phil and Cindy Carver, of the City and County of Muscatine, State of Iowa, do hereby certify that we are the owners in fee simple of all of the real estate embraced within the limits of the Final Plat of Carver's First Addition to the City of Muscatine, Muscatine County, Iowa, which Plat is hereto attached and by this reference made a part of this Dedication.

The undersigned, Phil and Cindy Carver, do further certify and declare that said Plat was made under their direction with their consent and in accordance with his express desire, and Phil and Cindy Carver do hereby dedicate the easements on said Plat to the City of Muscatine, Iowa, and to public use forever, and that this Dedication is the free act and deed of the undersigned.

Dated at Muscatine, Iowa this 13th day of January, 2006.

Carver's First Addition




Phil Carver



Cindy Carver

STATE OF IOWA, MUSCATINE COUNTY, ss:

On this 13th day of January, 2006, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Phil and Cindy Carver to me personally known, who, being by me duly sworn, did say that they are the owners of Carver's First Addition, that this instrument was signed on behalf of that subdivision and that Phil and Cindy Carver, as the owners, acknowledged the execution of this instrument to be their voluntary act and deed, by them voluntarily executed.

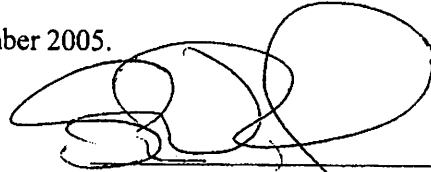


Notary Public in and for the State of Iowa

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Steven W. Boka, 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 Carver's First Addition, a subdivision in the City of Muscatine, Muscatine County, Iowa, was approved and recommended by said Commission on the 13th day of December, 2005, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 13th day of December 2005.

A handwritten signature in black ink, appearing to read 'Steven Boka', written over a horizontal line.

Steven Boka, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

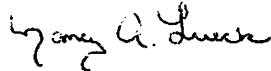
Steven Boka, 215 Sycamore Street, Muscatine, Iowa 52761 (563) 262-4141

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. 89618-0106 approving the Final Plat of Carver's First Addition, a subdivision in the City of Muscatine, Iowa.
3. Dedication Document.
4. 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

MEMO

TO: A. J. Johnson, City Administrator
FROM: Steve Boka, Director of Planning, Zoning and Building Safety
SUBJECT: Final Plat – Carver’s First Addition – Final Plat
DATE: December 28, 2005

Attached hereto is the resolution approving the Final Plat of the Carver’s First Addition to the City, the Certificate of Acceptance of the Final Plat, a copy of the plat, and the Certificate of the Planning Commission.

This seven-lot subdivision is located off Lucas and James Streets in the S-3 Zoning District. Lot seven of the plat is the site of the banquet/catering facility, as originally proposed by the Carvers’. The remaining six lots meet the dimensional requirements for residential development. All residential lots will have their frontage on Cherokee Lane, a new public street that will be constructed as a part of the development. The entire subdivision will be served by city utilities.

The Planning and Zoning Commission reviewed and approved the Final Plat for the Carver’s First Addition at their regular meeting on December 13th.

Please place this item on the agenda for City Council consideration during their January 5, 2006 meeting.

Attch.