

RESOLUTION NO. 88943-1203
(Cobblestone Ridge – Preliminary Plat)

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 Preliminary Plat of Cobblestone Ridge, the real estate described on attached Exhibit A ("Real Estate"), situated within the corporate limits of the City of Muscatine, County of Muscatine, State of Iowa, which Preliminary Plat lays out and subdivides the Real Estate into seventy-two (72) lots within the City of Muscatine, Iowa;

WHEREAS, said Preliminary Plat of Cobblestone Ridge 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 Preliminary Plat of Cobblestone Ridge 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 Final 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 Preliminary Plat of Cobblestone Ridge should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that (a) said Preliminary Plat named and designated "Cobblestone Ridge" be and hereby is approved and accepted by the City Council of the City of Muscatine, Iowa; and (b) the Mayor of the City of Muscatine, Iowa, is hereby authorized and directed to certify upon said Final Plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said Final Plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

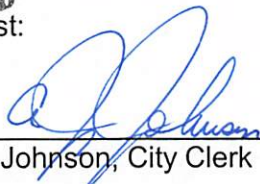
PASSED, APPROVED, AND ADOPTED this 18th day of December, 2003.

BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA

By 
Richard W. O'Brien, Mayor



Attest:


A.J. Johnson, City Clerk

COBBLESTONE RIDGE

CERTIFICATE OF ACCEPTANCE OF PRELIMINARY 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 preliminary plat named and designated Cobblestone Ridge Preliminary Plat in the City of Muscatine, in Muscatine County, Iowa, was on October 7, 2003, 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.

Witness my hand and Notarial Seal at Muscatine, Iowa, this 20th day of November, 2003.




A. J. Johnson, City Clerk

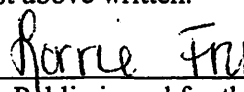

Richard W. O'Brien, Mayor

STATE OF IOWA, MUSCATINE COUNTY, ss:

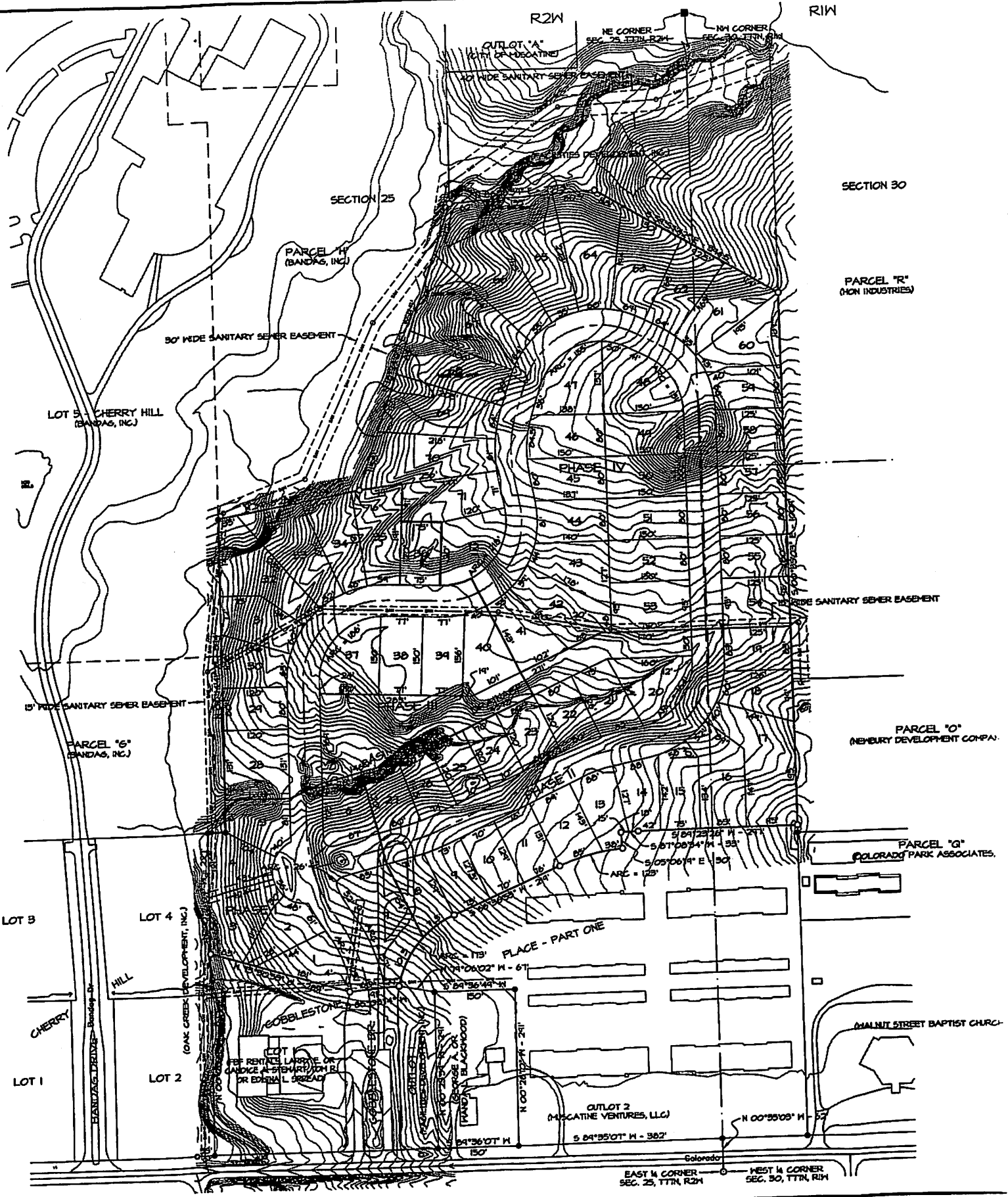
Be it Remembered that on this 20th day of November, 2003, before me, a Notary Public in and for the State of Iowa, personally appeared Richard W. O'Brien and A. J. Johnson, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, 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 20th day of November, 2003; 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 it 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

COBBLESTONE RIDGE PRELIMINARY PLAT



MEMO

TO: A. J. Johnson, City Administrator

FROM: Kevin Whittaker, Director of Planning and Community Development *Kevin*

SUBJECT: Resolutions to Approve Cobblestone Ridge Preliminary Plat (72 Lots) and Cobblestone Ridge Final Plat – Phase I (7 Lots) - off Colorado Street

DATE: November 17, 2003

On November 11, 2003 the Planning and Zoning Commission reviewed and approved the Cobblestone Ridge 72-lot preliminary plat and Cobblestone Ridge 7-lot final plat – Phase I off Colorado Street.

Cobblestone 72-Lot Preliminary Plat:

It is proposed to extend Cobblestone Drive in a loop configuration to provide access to approximately 72-single-family residential lots. This real estate is in the RL (Large Scale) Residential District and the project would comply with single-family residential standards. An on-site storm water retention area is being provided.

Cobblestone 7-Lot Final Plat – Phase I:

Further, it is proposed that Cobblestone Drive be extended in a northerly direction to provide access to this 7-lot subdivision. Due to previous development plans for this area it will be necessary to vacate platted utility easements. The developers intend to start several model homes yet this construction season and are therefore asking for approval of this first phase of the development.

All dimensional requirements of the zoning and subdivision regulations are complied with. The Commission recommends City Council approve the attached resolutions approving both subdivisions.

Atch.