

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF MUSCATINE, IOWA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA AS
FOLLOWS:**

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25: TOWNSHIP 76 NORTH, RANGE 3 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 01°01'14" WEST 53.52 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 52°13'48" EAST 391.71 FEET TO THE BEGINNING OF A 150.00 FOOT RADIUS CURVE CONCAVE EASTERLY WHOSE 17.02 FOOT CHORD BEARS NORTH 04°10'57" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.03 FEET TO THE BEGINNING OF A 150.00 FOOT RADIUS CURVE CONCAVE WESTERLY WHOSE 94.80 FOOT CHORD BEARS NORTH 19°20'59" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 96.45 FEET; THENCE NORTH 37°46'12" WEST 113.88 FEET; THENCE NORTH 52°13'48" EAST 1065.84 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 182.30 FOOT CHORD BEARS NORTH 25°06'58" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 189.29 FEET; THENCE NORTH 89°03'57" EAST 201.25 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 00°46'57" EAST 1307.40 FEET ALONG SAID SECTION LINE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 89°50'22" WEST 1345.27 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING CONTAINING 24.407 ACRES.

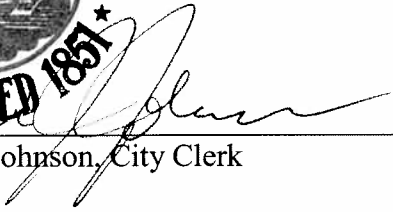
Said real estate be rezoned from (AG) Agricultural to the (RL) Large Scale Residential Development.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 1st day of February, 2007.

CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA




A. J. Johnson, City Clerk

By


Richard W. O'Brien, Mayor

1st Reading January 4, 2007

2nd Reading January 18, 2007

3rd Reading February 1, 2007

Publication February 9, 2007

PROOF OF PUBLICATION

I, Jeff Lee, being duly sworn, on my oath, say that I am an advertising clerk at the *Muscatine Journal*, a newspaper of general circulation, published in the City of Muscatine, Muscatine County, Iowa; and that the following Notice:

Muscatine City Clerk

Ordinance No. 89992-0207

Of which the annexed printed slip is a true, correct and complete copy, was published in said *Muscatine Journal* one time having been made there in on:

February 9, 2007

Jeff Lee

STATE OF IOWA MUSCATINE COUNTY

Subscribed and sworn to before me this
12th day of February, 2007

Susan F. Honts, Notary Public



Susan F. Honts
Iowa Notarial Seal
Commission number 153623
My Commission Expires 10/19/2007

ORDINANCE
NO. 89992-0207
AN ORDINANCE
AMENDING THE
ZONING ORDINANCE
OF THE CITY OF
MUSCATINE, IOWA
BE IT ORDAINED BY THE
CITY COUNCIL OF THE

CITY OF MUSCATINE, IOWA
AS FOLLOWS:

Section 1. That the boundaries of the District Map, being a part of the Zoning Ordinance, which is Title Ten of the Ordinance of the City of Muscatine, Iowa, be and the same are, hereby amended to rezone the following described real estate, situated in the City and County of Muscatine, and State of Iowa, to-wit:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; TOWNSHIP 76 NORTH, RANGE 3 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 01°01'14" WEST 53.52 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 52°13'48" EAST 391.71 FEET TO THE BEGINNING OF A 150.00 FOOT RADIUS CURVE CONCAVE

EASTERLY WHOSE 17.02 FOOT CHORD BEARS NORTH 04°10'57" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 17.03 FEET TO THE BEGINNING OF A 150.00 FOOT RADIUS CURVE CONCAVE WESTERLY WHOSE 94.80 FOOT CHORD BEARS NORTH 19°20'59" WEST; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 96.45 FEET; THENCE NORTH 37°46'12" WEST 113.88 FEET; THENCE NORTH 52°13'48" EAST 1065.84 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE 182.30 FOOT CHORD BEARS NORTH 25°06'58" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 189.29 FEET; THENCE NORTH 89°03'57" EAST 201.25 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 00°46'57" EAST 1307.40 FEET ALONG SAID SECTION LINE TO THE SOUTH LINE OF THE

NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH 89°50'22" WEST 1345.27 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING CONTAINING 24.407 ACRES.

Said real estate be rezoned from (AG) Agricultural to the (RL) Large Scale Residential Development.

Section 2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED, APPROVED, AND ADOPTED this 1st day of February, 2007.

CITY COUNCIL
OF THE CITY OF
MUSCATINE, IOWA
By Richard W. O'Brien,
Mayor

Attest:
A. J. Johnson,
City Clerk

1st Reading: January 4, 2007
2nd Reading: January 18, 2007
3rd Reading: February 1, 2007
Publication: February 9, 2007