

## **EXHIBIT A**

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

### **RESOLUTION NO. 92971-0215**

#### **A RESOLUTION APPROVING THE FINAL PLAT OF VAN ZANDT ROLLING ACRES 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 two (2) lot within two miles the City of Muscatine, Iowa; to wit

#### **LAND DESCRIPTION —**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 71 NORTH, RANGE 2 WEST OF THE 5H PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5 PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE NORTH 0°39'08" WEST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-06335 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°59'00"EAST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE SOUTH 76°14'27", ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE NORTH 50°24'58"EAST, ALONG SAID SOUTHERLY LINE, 86.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE SOUTH 39°34'44"EAST, ALONG SAID CENTERLINE, 1,023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, THENCE SOUTH 88°25'31"W, ALONG SAID SOUTH LINE, 1,105.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS 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 plat Van Zandt Rolling Acres Subdivision should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named Finley's 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** this 19<sup>th</sup> of February 2015.

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

Attest:



  
DeWayne M. Hopkins, Mayor

  
Gregg Mandsager, City Clerk

**Van Zandt Rolling Acres Subdivision**

**CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

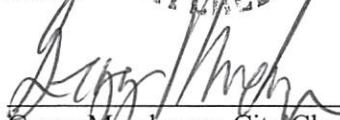
STATE OF IOWA, MUSCATINE COUNTY, ss:

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 Van Zandt Rolling Acres Subdivision, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on February 19, 2015, 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 19<sup>th</sup> day of February 2015.



Attest:

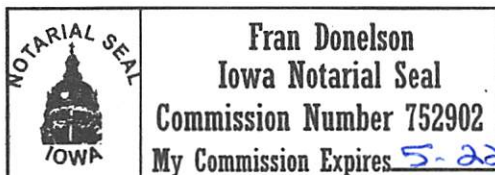
  
Gregg Mandsager, City Clerk

  
DeWayne M. Hopkins, Mayor

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 19<sup>th</sup> day of February 2015, 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 the 19<sup>th</sup> day of February 2015; 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

PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF HEALTH	
CHAIRPERSON	DATE
PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERVISORS	
CHAIRPERSON	DATE
PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERVISORS	
CHAIRPERSON	DATE
PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERVISORS	
CHAIRPERSON	DATE

PARCEL "E" AS RECORDED AS DOCUMENT NO. 2004-06335 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE

PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:  
VAN ZANDT FARMS, LLC  
C/O JOE VAN ZANDT  
1889 216TH ST.  
MUSCATINE, IOWA 52761

OWNER'S ATTORNEY:  
JOHN L. HINTERMEISTER  
HINTERMEISTER & KUNDEL  
300 EAST SECOND ST., SUITE 300  
MUSCATINE, IOWA 52761-4108

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (515) 281-8282

## PRELIMINARY AND FINAL PLAT VAN ZANDT ROLLING ACRES MUSCATINE COUNTY, IOWA

### LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE N01°39'08"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-06335 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE S89°59'00"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE S76°14'27"E, ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE N50°24'38"E, ALONG SAID SOUTHERLY LINE, 86.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE S39°34'44"E, ALONG SAID CENTERLINE, 1023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S88°25'31"W, ALONG SAID SOUTH LINE, 1105.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES: 1) THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32-T77N-R2W OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, BEARS N01°39'08"W, BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND MUSCATINE COUNTY GPS CONTROL POINTS NO. 129 AND 313.  
2) THIS PROPERTY IS ZONED R-1 RESIDENTIAL DISTRICT.  
3) ALL FOUND PINS ARE 1/2" REBAR WITH YELLOW CAPS NO. 10318, UNLESS NOTED OTHERWISE.

### LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
  - CONGRESSIONAL CORNER, REESTABLISHED
  - CONGRESSIONAL CORNER, REDDROD LOCATION
  - PROPERTY CORNERS, FOUND (as noted)
  - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
  - CUT "X"
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - CENTER LINES
  - LOT LINES, INTERNAL
  - LOT LINES, PLATTED OR BY DEED
  - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - EXISTING EASEMENT LINES, PURPOSE NOTED
  - RECORDED DIMENSIONS
  - MEASURED DIMENSIONS
  - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDS

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

MARK A. STEIN  
L.S. Iowa License No. 14676

My license renewed date is December 31, 20....

Pages or sheets covered by this seal.



Signed before me this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public, In and for the State of Iowa.



CIVIL ENGINEERS  
LAND PLANNERS  
AND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

www.mmsconsultants.net

Date	Revision

## PRELIMINARY AND FINAL PLAT VAN ZANDT ROLLING ACRES

A PORTION OF THE  
SW 1/4 SW 1/4 OF  
SEC. 32-T77N-R2W  
OF THE 5TH P.M.  
MUSCATINE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	11/26/2014
Surveyed by:	RRN
Field Book No:	1089
Drawn by:	MAS
Scale:	1"=120'
Checked by:	GDM
Sheet No:	1
Project No:	IC 0859-038
of:	1

ROLAND L. SCHENKEL II & MARION, SURVEYOR  
817.59'(M) 817.53'(R)  
WEST LINE OF THE SW 1/4 SEC. 32  
VAN ZANDT FARMS, LLC  
N01°39'08"W 1105.80'

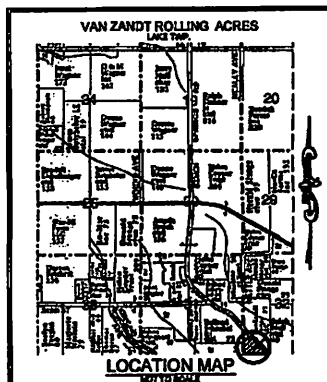
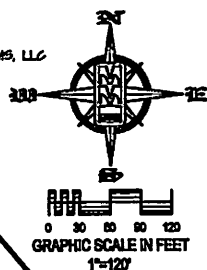
LOT 1  
AREA = 14.53 ACRES  
13.15 ACRES W/O ROW

- (B) N: 526899.72' E: 2293562.56'  
IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)  
COMBINATION SCALE FACTOR: 0.99992139  
USING MUSCATINE COUNTY GPS CONTROL POINTS  
NO. 129 AND NO. 313

SW CORNER  
SEC. 32-T77N-R2W  
FOUND 1/2" REBAR WITH  
YELLOW CAP NO. 10318  
OVER CONCRETE MONUMENT  
6"± DEEP, MARTIN & WHITACRE TIE

POINT OF BEGINNING

VAN ZANDT FARMS, LLC



- (A) SE CORNER  
SW 1/4 SW 1/4  
SEC. 32-T77N-R2W  
FOUND STONE 14"± DEEP  
SET 5/8" REBAR WITH  
YELLOW CAP NO. 14675  
OVER THE STONE

BY E. PROFFER  
& C. A. SANDER

FOUND 1" PIN  
4"± DEEP

SOUTH LINE OF THE SW 1/4 SW 1/4 SEC. 32

S88°25'31"W

S88°25'31"W

78.15'

222.99'

S - 223 - 14

**CITY OF MUSCATINE, IOWA  
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed \_\_\_\_\_

Fee Paid \_\_\_\_\_

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to-wit:

Legal Description: See attached sheet

be subdivided into 1 lots. The real estate is presently zoned R1 Res-Single Family District.

The purpose of the subdivision request is To divide the Van Zandt property in the SW 1/4 SW 1/4 of Sec. 32-T77N-R2W southwesterly and northeasterly of Seven Springs Road.

Respectfully submitted,

Van Zandt Family Farm, LLC  
810 High St. for Agt. J. M. W. Agt.  
Name  
P.O. Box 500, Nevada, IA 50201  
Address  
314-341-2409  
Phone

**NOTE:**

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

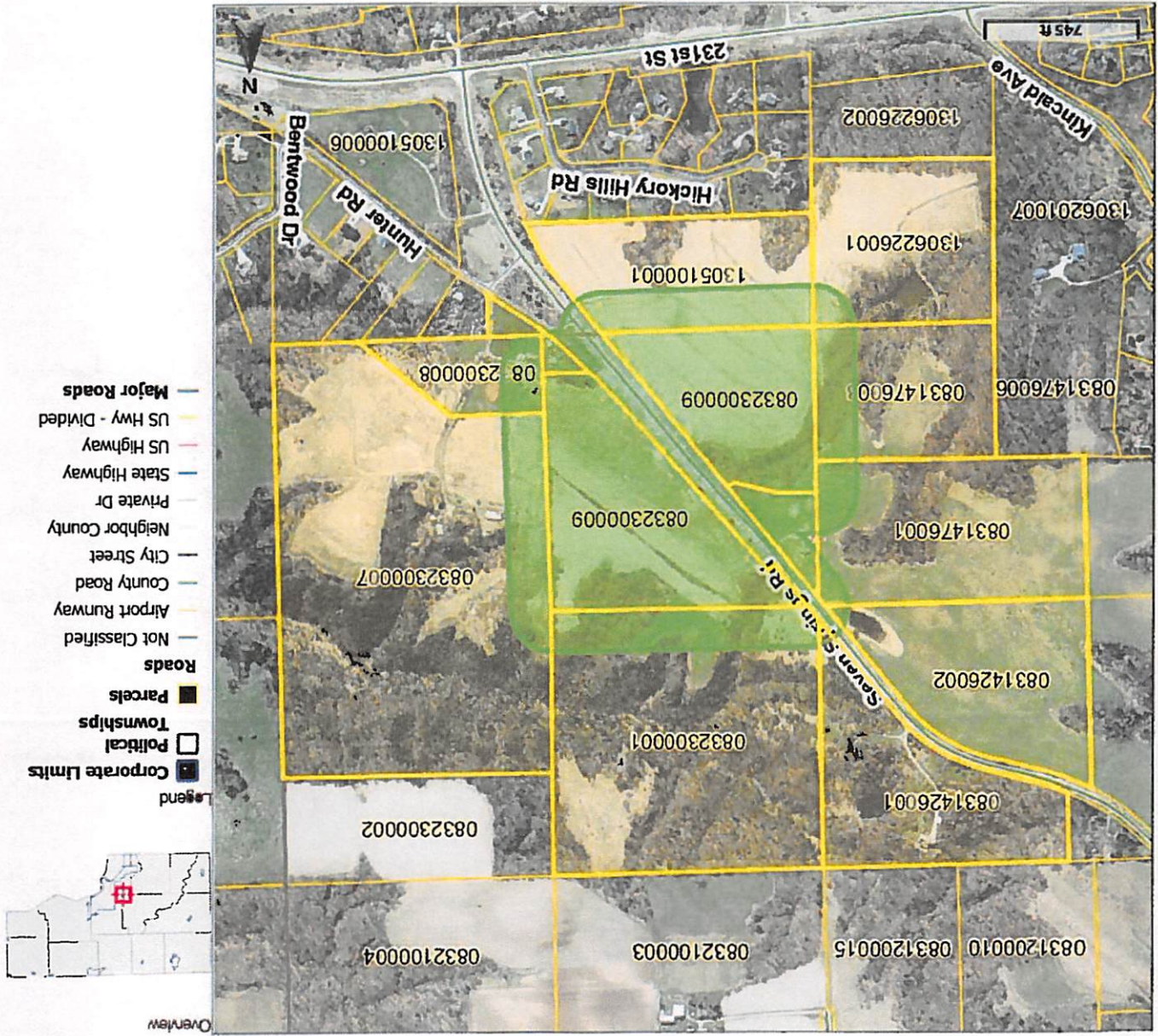
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# Muscatine Area Geographic Information Consortium (MAGIC)



Date Created: 12/8/2014



Last Data Upload: 12/5/2014 11:49:31 PM



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:** February 19, 2015  
**Re:** Van Zandt Rolling Acres –Final Plat

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on Seven Springs Road, but within two miles of the City of Muscatine.

**BACKGROUND:** On December 10, 2014 Van Farms LLC filed a combined Preliminary/Final Plat for the Van Zandt Rolling Acres Subdivision, a 14.53 one lot subdivision that is zoned R-1 (Single Family Residential) within unincorporated Muscatine County. The intent is to split the existing parcel which is currently divided by Seven Springs Road into two separate parcels. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

**RECOMMENDATION/RATIONALE:**

The attached final plat of the subdivision has been reviewed and approved by the Planning and Zoning Commission. It is therefore recommended that the Final Plat for the Finley's be approved 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