

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

RESOLUTION NO. 93386-041

ACCEPTANCE OF DEDICATION OF RIGHT OF WAY AND FOR THE CITY OF MUSCATINE, IOWA TO ACCEPT THE PUBLIC STREET IMPROVEMENTS TO AN EXTENSION OF SEVIG STREET

WHEREAS, on February 10, 2015 the City Council of Muscatine, Iowa, approved the final plat for the GSTC Industrial Park;

WHEREAS, said subdivision did dedicated right of way to extend Sevig Street south along the east line of Lot 2 of the GSTC Industrial Park to the north line of Lot 3.

WHEREAS, the construction of the southern extension of Sevig Street requires the dedication of additional right of way, in addition to the right of way that was dedicated by the final plat for GSTC Industrial Park;

WHEREAS, Wal-View Development, LLC., does hereby dedicate a parcel of land for right-of-way purposes situated in part of the Southeast Quarter of the Northwest Quarter Of Section 20, Township 76 North, Range 2 West Of The 5th Principal Meridian, more particularly described as follows: the east 15 feet of the south 115 feet of Outlot A of the GSTC Industrial Park in the City of Muscatine, Muscatine County, Iowa, to the City of Muscatine, Iowa and to public use forever;

WHEREAS, Said dedication of right of way by Wal-View Development, LLC is made by a signed Dedication of Right of Way attached hereto as Exhibit A;

WHEREAS, Wal-View Developments, LLC has constructed an extension to Sevig Street that extends from the eastern end of the currently existing Sevig Street to the north line of Lot 3 of the GSTC Industrial Park to City standards;

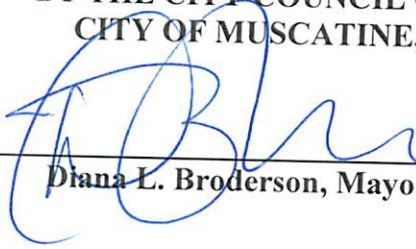
WHEREAS, Wal-View Developments, LLC has requested that the City of Muscatine accept the public street improvements to said extension of Sevig Street;

WHEREAS, The City Engineer has submitted a memo stating that the extension of Sevig Street has been constructed to City standards;

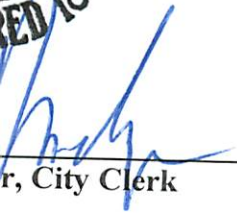
FORE, BE IT RESOLVED, by the City Council for the City of
he City of Muscatine, Iowa to accept said right-of-way dedication; for
atine, Iowa to accept the public street improvement to said extension of
that said improvements be maintained as part of the public

MOVED AND ADOPTED this 7th day of April, 2016.

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



Diana L. Broderson, Mayor



r, City Clerk

DEDICATION OF RIGHT OF WAY

STATE OF IOWA, MUSCATINE COUNTY, ss:

The undersigned Wal-View Development, LLC., of the City of Walford and County of Benton, State of Iowa, do hereby certify that I am/We are the owner(s) in fee simple of all the real estate embraced within Outlot A of the GSTC Industrial Park, in the City of Muscatine, Muscatine County, Iowa,

The undersigned, Wal-View Development, LLC. does (do) hereby dedicate a parcel of land for right-of-way purposes situated in part of the Southeast Quarter of the Northwest Quarter Of Section 20, Township 76 North, Range 2 West Of The 5th Principal Meridian, more particularly described as follows: the east 15 feet of the south 115 feet of Outlot A of the GSTC Industrial Park in the City of Muscatine, Muscatine County, Iowa, 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 Walford, Iowa this 22nd day of March, 2016

By Gardner Scuffy

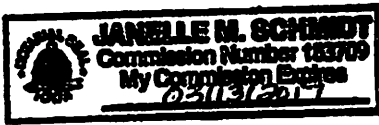
By _____

SELLER'S ACKNOWLEDGEMENT

**STATE OF IOWA
COUNTY OF MUSCATINE**

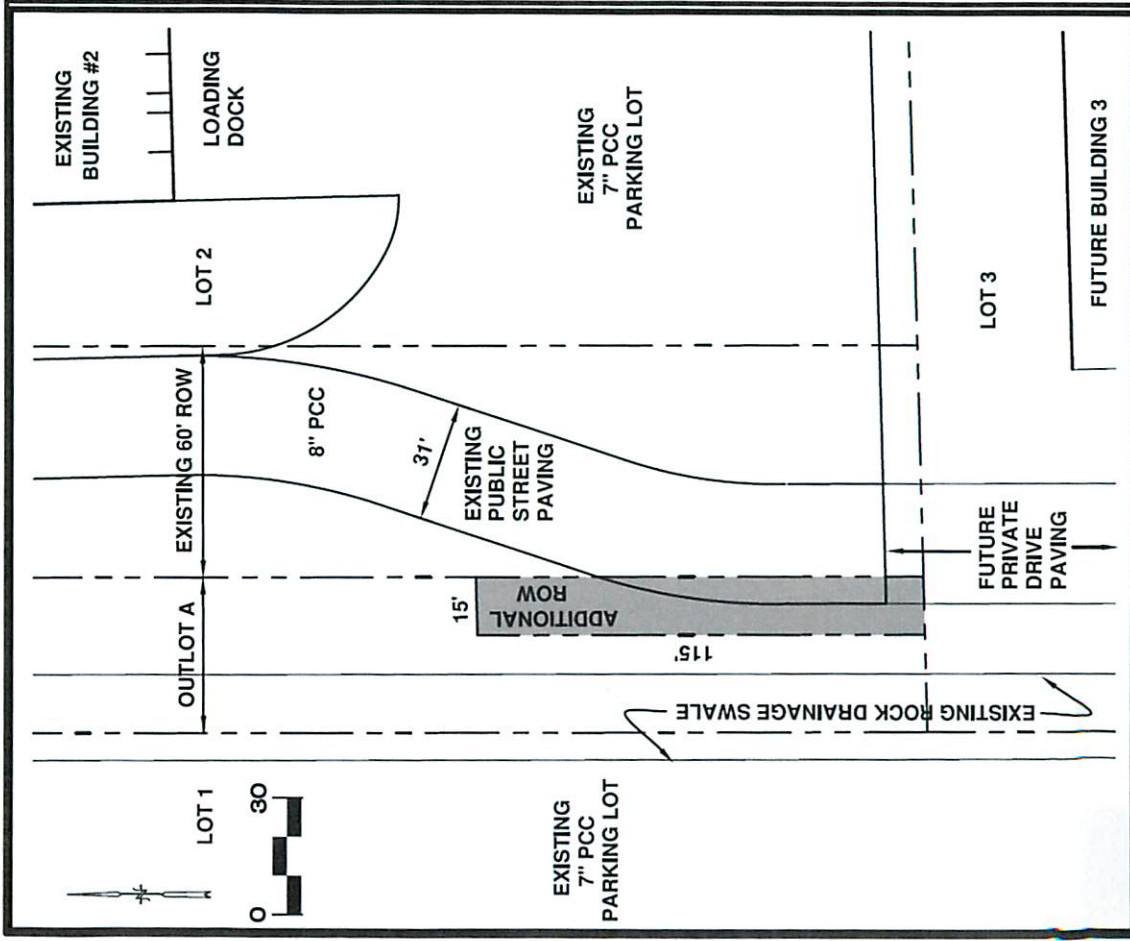
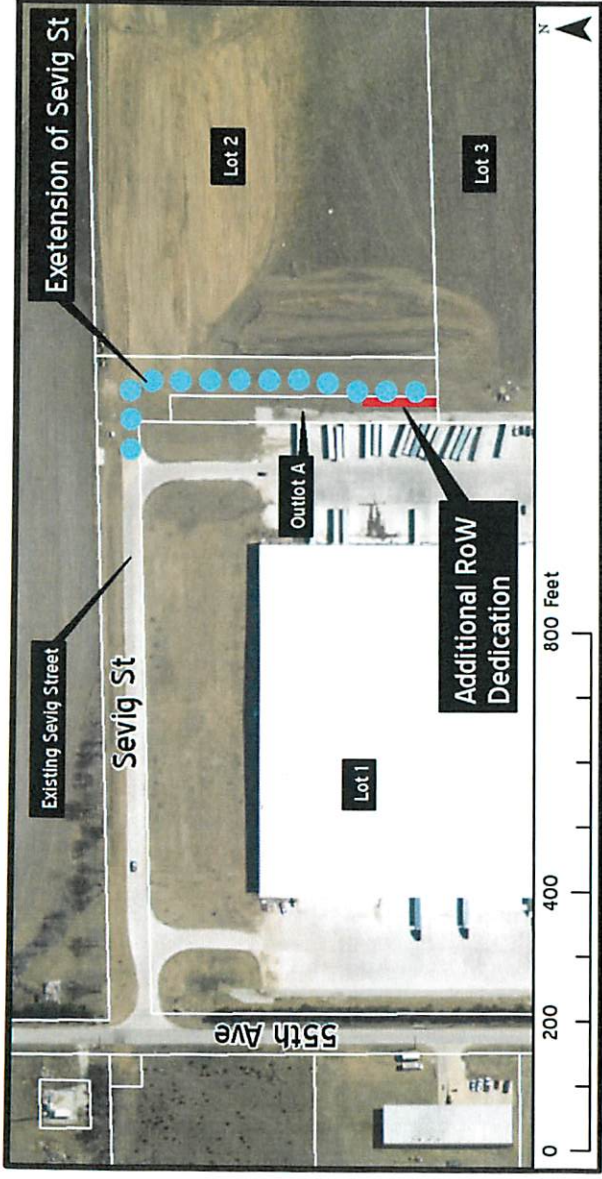
On this 22nd day of March, 2016, before me, the undersigned,
a Notary Public in and for said State, personally appeared

Gordon Sevig, to me
personally known or proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.



Janelle M. Schmidt
(Sign in Ink)
Janelle M. Schmidt
(Print or Type Name)

Notary Public in and for the State of Iowa
My Commission expires 03/13/2017



LUTZ ENGINEERING & CONSULTING 111 MOORE RD MUSCATINE, IOWA 52781 (563) 266-6271 WWW.LUTZCC.COM JOE LUTZ JON LUTZ	GSTC INDUSTRIAL PARK MUSCATINE, IOWA BUILDING #2	GRADING & PAVING PLAN AS-BUILT WITH ADDITIONAL ROW
	DATE: 03/15/16	SHEET 1 OF 1

COMMUNITY DEVELOPMENT
MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
From: Andrew Fangman, City Planner
Date: April 7, 2016
Re: Request to Accept an Extension to Sevig Street as a Publicly Maintained Street

INTRODUCTION: Wal-View Developments, LLC has submitted a request for the City of Muscatine to accept an extension to Sevig Street a publically maintained street, and to accept the dedication of small of amount of right of way needed for this extension of Sevig Street.

BACKGROUND: Wal-View Developments LLC has developed a major warehouse and distribution center at the GSTC Industrial Park subdivision. Lot 1 contains a 550,000 square foot warehouse and, Lot 2 contains a 300,000 square foot warehouse on the proposed Lot 2. Lot 3 is intended to provide a location for the future development of warehousing space.

Sevig Street was constructed as part of the development of the warehouse on Lot 1. In 2014 Sevig Street was accepted by the City of Muscatine as a public street. On February 10, 2015 the final plat for the GSTC Industrial Park was approved, this plat dedicated right of way to extend Sevig Street approximately 350 south feet order to provide to Lot 2 and Lot 3.

Wal-View Developments, LLC has now completed construction, to all applicable City standards of this extension to Sevig Street and is requesting that it be accepted as a public street. Because a small portion of the souther end of this extension was constructed outside of the right of way, Wal-View Developments, LLC is dedicating, as right of way, a small portion of Outlot A, so that entire extension of Sevig Street is located within the public right of way.

The City Engineer has submitted a memo stating that the extension to Sevig Street has been constructed to all applicable City standards.

RECOMMENDATION/RATIONALE: To approve the request to accept the extension of Sevig Street as a publicly maintained street and to accept an associated dedication of right of way.

BACKUP INFORMATION:

1. Resolution
2. Dedication Form
3. Memo from City Engineer

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain



1459 Washington St.
Muscatine, IA 52761-5040
(563) 263-8933
Fax (563) 263-2127

Public Works

City Transit
263-8152

MEMORANDUM

Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering

To: Andrew Fangman, City Planner
CC: Gregg Mansager, Kristy Korpi, Randy Howell
FROM: Jim Edgmond, City Engineer
DATE: April 6, 2016
RE: Sevig Street Acceptance of Public Right-of-Way

INTRODUCTION:

The subdivision for the GSTC warehouses in the City's industrial park, showed public right-of-way to access Lot 3 of the subdivision. The intent is to always have public access to this lot.

BACKGROUND:

At the time of inspecting this improvement as a public street, two concerns were identified. One was that the street alignment had been changed and the street was outside of the right-of-way platted and the other was that the joints in the PCC street were not sealed. Recently the street was re-inspected and the joints have been sealed and a recent plat has been processed to provide a sliver of new right-of-way that keeps the street on dedicated right-of-way. With these two concerns taken care of the Public Works staff has recommended the street be accepted as a public street.

RECOMMENDATION/RATIONALE:

Staff recommends City Council accept this second portion of Sevig Street as a public street per the intent of the plat of subdivision previously approved.

BACKUP INFORMATION: NA