

**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 WITHIN GOVERNMENT LOT 4, A SUBDIVISION OF THE WEST HALF OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (A ¾" IRON PIPE IN PLACE); THENCE NORTH 88° 12' 06" EAST, 838.42 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 4; THENCE SOUTH 14° 30' 17" EAST, 1206.14 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY #22 AND THE POINT OF BEGINNING OF SAID PARCEL HEREIN DESCRIBED;

THENCE NORTH 20° 23' 42" EAST, 166.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 02° 31' 56" EAST, 69.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 60° 22' 40" EAST, 124.44 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 70° 20' 59" EAST, 497.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 68° 19' 38" EAST, 540.09 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 79° 57' 21" EAST, 68.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF GOVERNMENT LOT 4; THENCE SOUTH 15° 14' 35" EAST, 1073.28 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA, CHICAGO, AND EASTERN RAILROAD; THENCE SOUTH 67° 57' 06" WEST, 1214.28 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF GOVERNMENT TRACT A.R.#1; THENCE NORTH 28° 47' 46" WEST, 541.39 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 40° 38' 18" WEST, 12.39 FEET ALONG SAID EASTERLY LINE TO THE WESTERLY LINE OF GOVERNMENT LOT 4; THENCE NORTH 14° 30' 17" WEST, 154.48 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF PARCEL "G"; THENCE NORTH 71° 07' 24" EAST, 215.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "G"; THENCE NORTH 14° 30' 17" WEST, 200.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "G"; THENCE SOUTH 71° 07' 24" WEST, 215.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "G" AND THE WESTERLY LINE OF GOVERNMENT LOT 4; THENCE NORTH 14° 30' 17" WEST, 23.97 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 32.141 ACRES MORE OR LESS.

Said real estate be rezoned from County (I-1) light Industry to the City (M-1) Light Industrial Zoning District.

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 7th day of April, 2005.

CITY COUNCIL OF THE City OF
MUSCATINE, IOWA



By Richard W. O'Brien
Richard W. O'Brien, Mayor

A.J. Johnson
A.J. Johnson, City Clerk

| | |
|-------------------------|-----------------|
| 1 st Reading | <u>03/03/05</u> |
| 2 nd Reading | <u>03/17/05</u> |
| 3 rd Reading | <u>04/07/05</u> |
| Publication | <u>04/18/05</u> |

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. 89344-0405

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:
April 18, 2005

Jeff Lee 

**STATE OF IOWA
MUSCATINE COUNTY**

Subscribed and sworn to before me this
18th day of April 2005


Susan F. Honts, Notary Public

| | |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  | <p>Susan F. Honts Iowa Notarial Seal Commission number 153623 My Commission Expires 10/19/2007</p> |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|

ORDINANCE NO. 89344-0405
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 WITHIN GOVERNMENT LOT 4, A SUBDIVISION OF THE WEST HALF OF SECTION 30, TOWNSHIP 77 NORTH RANGE 1 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 (A 3/4" IRON PIPE IN PLACE); THENCE NORTH 88°12'06" EAST, 838.42 FEET ALONG

THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 4; THENCE SOUTH 14°30'17" EAST, 1266.14 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY #22 AND THE POINT OF BEGINNING OF SAID PARCEL HEREIN DESCRIBED;

THENCE NORTH 20°23'42" EAST, 166.12 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 02°31'56" EAST, 69.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 60°22'40" EAST, 124.44 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 70°20'59" EAST, 497.26 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE NORTH 68°19'38" EAST, 540.09 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE SOUTH 79°57'21" EAST, 68.64 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF GOVERNMENT LOT 4; THENCE SOUTH 15° 14' 35" EAST, 1073.28 FEET ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE IOWA, CHICAGO, AND EASTERN RAILROAD; THENCE SOUTH 67°57' 06" WEST, 1214.28 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY LINE OF GOVERNMENT TRACT A.R. #1, THENCE NORTH 28°47'46" WEST, 541.39 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 40°38'18" WEST, 12.39 FEET ALONG SAID EASTERLY LINE TO THE WESTERLY LINE OF GOVERNMENT LOT 4; THENCE NORTH 14° 30'17" WEST, 23.97 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 32.141 ACRES MORE OR LESS.

Said real estate be rezoned from County (I-1) Light Industry to the City (M-1) Light Industrial Zoning District.

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 7th day of April 2005.

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

A. J. Johnson,
 City Clerk
 1st Reading 03/03/05
 2nd Reading 03/17/05
 3rd Reading 04/07/05
 Publication 04/18/05

TO: A. J. Johnson, City Administrator
FROM: Steven Boka, Director of Planning, Zoning & Building Safety
SUBJECT: River's Edge Industrial Park Rezoning
DATE: February 9, 2005

The City Planning & Zoning Commission reviewed and recommended approval of a request submitted by Gary Karkosh to rezone 32.141 acres of real estate from County I-1, Light Industry, to City M-1, Light industrial during their February 8, 2005 meeting. The request is the final step in the process involving the pre-annexation agreement and the voluntary annexation of River's Edge Industrial Park Addition to the City of Muscatine.

Once approved, the owner intends to complete the subdivision of the real estate and develop the property with business condominiums.

Please place the attached ordinance rezoning River's Edge Industrial Park on the City Council agenda for consideration following the public hearing scheduled for March 3, 2005.