

94585



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
From: Andrew Fangman, City Planner
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
Date: November 15, 2018
Re: Resolution Approving Gander Ridge Phase II Subdivision– Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined preliminary/final plat for Gander Ridge Phase II Subdivision Subdivision.

BACKGROUND: Otis L. and Shawne A. Hindbaugh have filed a combined preliminary/final plat for Gander Ridge Phase II Subdivision a 8.76 acre three lot subdivision at 3802 Tipton Road. The subject area is zoned R-1 Residential. The proposed subdivision comprised of three existing parcels, the purpose of this subdivision is to relocate these parcels lines in a more logical manner, creating a lot that contains the Hindbaugh Residence, a new lot to the north, and an outlot along the U.S. 61 Bypass.

RECOMMENDATION/RATIONALE:

The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission. Staff concurs with this It is therefore recommended that the final plat for Gander Ridge Phase II Subdivision 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

GANDER RIDGE PHASE II SUBDIVISION
CERTIFICATE OF ACCEPTANCE OF FINAL PLAT

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Gander Ridge Phase II Subdivision**, in the City of Muscatine, Muscatine County, Iowa, was on December 20, 2017, 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 **20th Day of December, 2018**

Attest:



Gregg Mandsager, City Clerk




Diana L. Broderson, Mayor

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this **20th Day of December, 2018**, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson 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 **20th Day of December, 2018**; that Diana L. Broderson 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

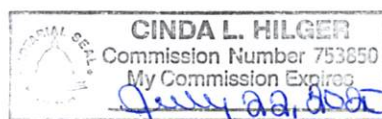


EXHIBIT A

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

RESOLUTION NO. 94585-1218

A RESOLUTION APPROVING THE FINAL PLAT OF GANDER RIDGE PHASE II 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 the Corporate Limits of the City of Muscatine, State of Iowa, which plat lays out 3 lots; to wit:

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. COMMENCING AT WEST QUARTER CORNER OF SECTION 22; THENCE SOUTH 01°00'26" EAST 880.01 FEET; THENCE NORTH 89°16'53" EAST 1000.58 FEET; THENCE SOUTH 01°00'19" EAST 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'53" EAST 379.72 FEET; THENCE SOUTH 18°08'29" EAST 87.46 FEET; THENCE SOUTH 13°58'32" EAST 95.28 FEET; THENCE SOUTH 13°58'32" EAST 67.90 FEET; THENCE SOUTH 14°09'55" EAST 181.66 FEET; THENCE SOUTH 17°59'30" EAST 330.77 FEET; THENCE SOUTH 80°19'04" WEST 236.50 FEET; THENCE SOUTH 75°27'47" WEST 356.12 FEET; THENCE NORTH 01°00'19" WEST 856.72 FEET TO THE POINT OF BEGINNING, CONTAINING 8.76 ACRES AND SUBJECT TO EASEMENTS 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; and

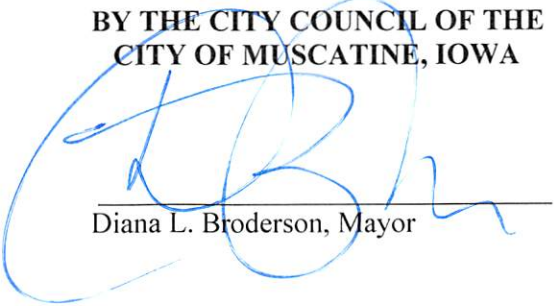
WHEREAS, the Final Plat fully conforms with ordinances of the City applicable thereto; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat of **Gander Ridge Phase II Subdivision** should be approved.


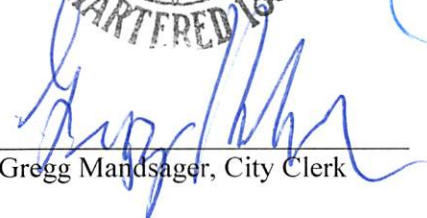
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named **Gander Ridge Phase II Subdivision** is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby 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 20th Day of December, 2018.

BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA



Diana L. Broderson, Mayor

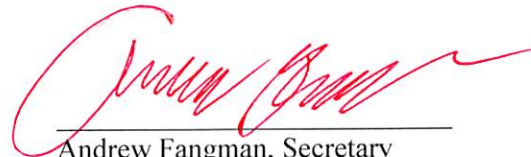
Attest: 


Gregg Mandsager, City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of **Gander Ridge Phase II Subdivision** a subdivision in the City of Muscatine, Iowa, was approved and recommended by said Commission on the **11th Day of December, 2018**, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this **20th Day of December, 2018**.



Andrew Fangman, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

CERTIFICATE OF TRUE COPY

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

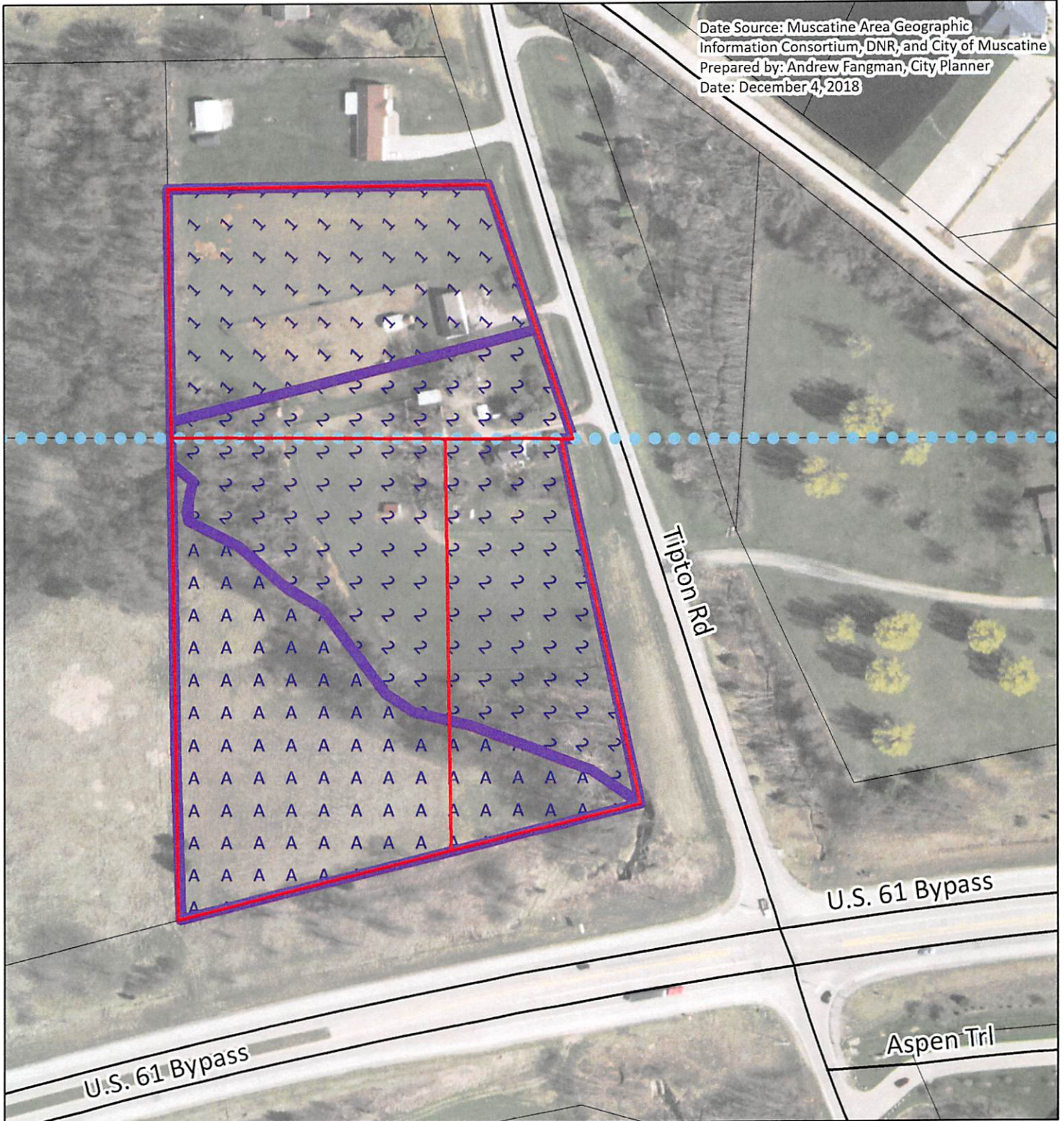
1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. 94585 - 12-18 approving the Final Plat of **Gander Ridge Phase II Subdivision**, a subdivision in the City of Muscatine, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

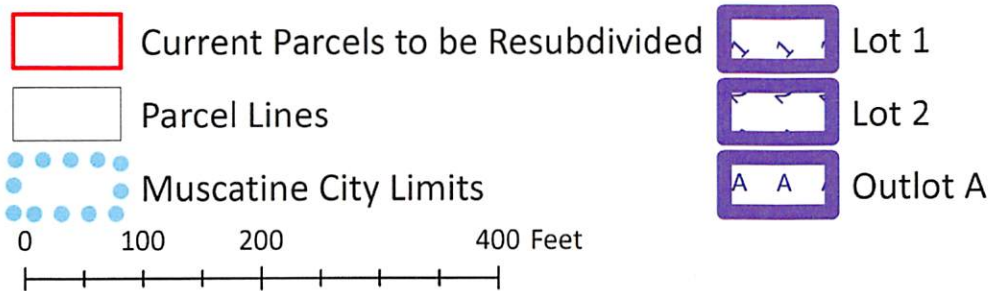


Nancy Lueck, Director of Finance

Date Source: Muscatine Area Geographic Information Consortium, DNR, and City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: December 4, 2018



Gander Ridge Subdivision Phase II (PZS #13)



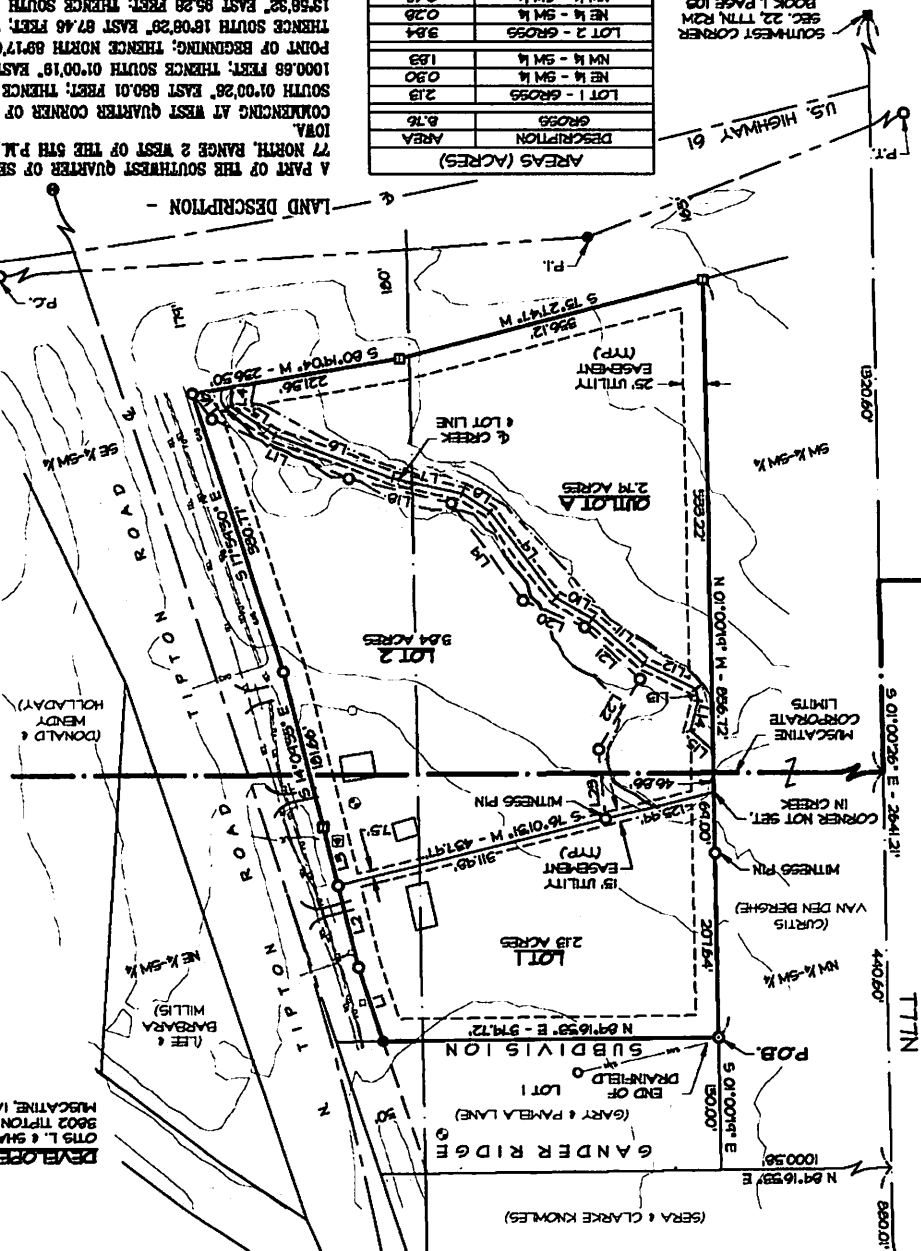
GANDER RIDGE SUBDIVISION PHASE II

PRELIMINARY / FINAL PLAT

R2M

FILE NO. 2006-06620
SEC. 22, T7N, R2M

WEST 1/4 CORNER
SEC. 22, T7N, R2M
BOOK 1, PAGE 108



DESCRIPTION	AREA
60255	8.76
LOT 1 - 66056	2.18
WM - 5M N	0.80
LOT 2 - 66056	2.19
WM - 5M N	0.80
LOT 3 - 66056	2.19
WM - 5M N	0.80
LOT 4 - 66056	2.19
WM - 5M N	0.80
OUTLOT A - 66056	2.78
SE M - 5M N	0.41
5M N - 5M N	2.38

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, COMMENCING AT WEST QUARTER CORNER OF SECTION 22, THENCE SOUTH 01°00'26" EAST 880.1 FEET; THENCE NORTH 89°16'53" EAST 1000.68 FEET; THENCE SOUTH 01°00'18" EAST 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°17'00" EAST 379.65 FEET; THENCE SOUTH 16°08'28" EAST 87.46 FEET; THENCE SOUTH 19°56'32" EAST 85.28 FEET; THENCE SOUTH 19°58'32" EAST 87.80 FEET; THENCE SOUTH 14°08'56" EAST 181.66 FEET; THENCE SOUTH 17°59'30" EAST 330.77 FEET; THENCE SOUTH 60°18'04" WEST 236.50 FEET; THENCE SOUTH 75°27'47" WEST 568.12 FEET; THENCE NORTH 01°00'18" WEST 866.76 FEET TO THE POINT OF BEGINNING, CONTAINING 8.78 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

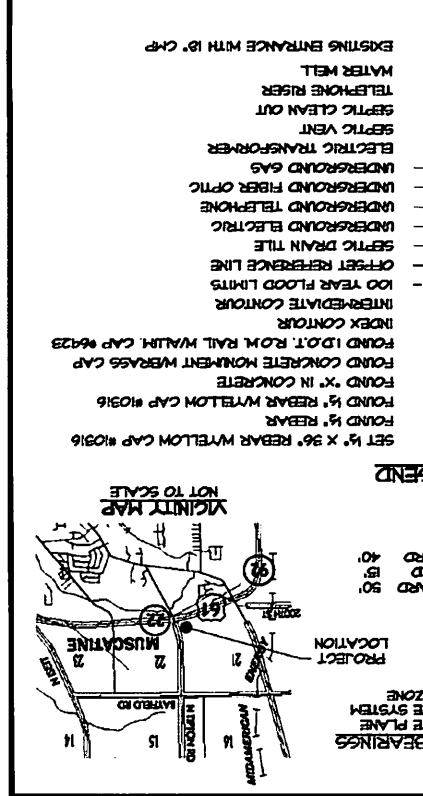
UTILITY NOTE:

The located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown have been shown comprise all such utilities in the area. Either in service or abandoned, the surveyor further does not warrant that the location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities, but has shown their existence as located by the respective utility companies.

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S 18°08'24" E	87.46	L18	N 11°54'50" W	13.85
L2	S 19°58'52" E	49.20	L14	N 14°41'49" E	34.47
L3	S 19°58'52" E	61.90	L15	N 47°57'19" W	39.91
L4	N 04°22'21" E	22.21	L16	N 19°06'58" W	32.23
L5	N 56°50'17" W	54.67	L17	N 66°26'56" W	16.75
L6	N 64°39'51" W	140.56	L18	N 76°31'04" W	118.45
L7	N 77°50'14" W	80.35	L19	N 56°24'39" W	137.10
L8	N 56°44'13" W	97.50	L20	N 66°48'04" W	73.77
L9	N 37°37'19" W	129.42	L21	N 46°17'22" W	85.48
L10	N 60°53'29" W	47.61	L22	N 50°51'10" E	42.04
L11	N 48°18'44" W	76.61	L23	N 05°43'28" W	74.97
L12	N 63°54'51" W	65.74			

Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52701
INFORMATION@WHINC.COM (563)283-7891
SURVEYOR: GARY W. HINDAUGH
PROFESSOR: OTIS L. & SHAWNE A. HINDAUGH
REQUESTOR: OTIS L. & SHAWNE A. HINDAUGH
LOCATION: 5M N OF SEC. 22, T7N, R2M, MUSCATINE COUNTY, IOWA
SURVEY TYPE: PRELIMINARY/FINAL SUBDIVISION
JOB NO. 2006-06620
DATE 02/28/06
DRAWN 04/04
SCALE 1"=40'

Legend
SET 1/2" X 3/8" REBAR WYELLOW CAP #1016
FOUND 1/2" REBAR
FOUND 1/2" REBAR WYELLOW CAP #1016
FOUND 1/2" IN CONCRETE
FOUND CONCRETE MONUMENT W/REBAR CAP
FOUND 1.0 D.O.T. ROM RAIL WALL/CAP #6223
INDEX CONTOUR
INTERMEDIATE CONTOUR
100 YEAR FLOOD LIMITS
OFFSET REFERENCE LINE
SEPTIC DRAIN TILE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE
UNDERGROUND FIBER OPTIC
UNDERGROUND GAS
ELECTRIC TRANSFORMER
SEPTIC CLEAN OUT
SEPTIC CLEAN OUT
TELEPHONE RISER
WATER WELL
EXISTING ENTRANCE WITH 18" CMP



Page or sheet covered by this plat: 1
Date: 02/28/06
Reg. No. 10310
GARY W. HINDAUGH
Iowa State Board of Examiners
Professional Land Surveyor
Iowa State Board of Examiners
Professional Land Surveyor
I hereby certify that this land surveying document was prepared 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.