

EXHIBIT A

Prepared by Steve Boka, 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

RESOLUTION NO. 89990-0207

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 of the Corporate Limits of the City of Muscatine, County of Muscatine, State of Iowa, to-wit:

A PARCEL OF LAND LOCATED IN THE AOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 22; THENCE NORTH 01°06'53" WEST 1321.42 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER SECTION OF SECTION 22 TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89°45'49" WEST 50.44 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°45'49" WEST 1494.77 FEET ALONG SAID SECTION LINE; THENCE NORTH 00°41'58" WEST 460.47 FEET; THENCE NORTH 88°49'03" EAST 1530.41 FEET; THENCE SOUTH 01°05'10" EAST 362.10 FEET; THENCE SOUTH 19°13'49" WEST 108.20 FEET; THENCE SOUTH 02°29'23" WEST 21.67 FEET TO THE POINT OF BEGINNING, CONTAINING 16.576 ACRES.

Which plat lays out and subdivides said real estate into 21 lots within two miles and immediately adjacent to the present corporate limits of the City of Muscatine, Iowa, and

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

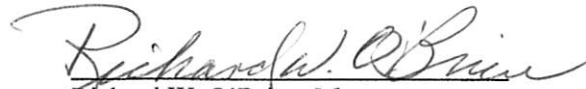
WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat of Cedar Hills Subdivision should be approved.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said plat named and designated Cedar Hills 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 1st day of February, 2007.

BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA




Richard W. O'Brien, Mayor


A. J. Johnson, City Clerk

**CEDAR HILLS SUBDIVISION
CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Richard W. O'Brien, and A. J. Johnson, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated "Cedar Hills Subdivision" in Muscatine County, Iowa, was on February 1, 2007, 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.



scatine, Iowa, this 1st day of February 2007.

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

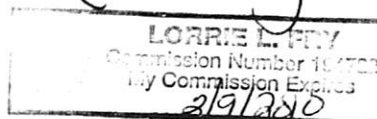
A. J. Johnson
A. J. Johnson, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 1st day of Feb. 2007, before me, a Notary Public in and for the State of Iowa, personally appeared Richard W. O'Brien and A. J. Johnson, 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 6th day of April 2006; that Richard W. O'Brien and A. J. Johnson, 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.

Lorrie Fry
Notary Public in and for the State of Iowa



NW-SE

NE-SE

R2M

EAST 1/4 CORNER
SEC. 22, T17N, R2M

SET WITNESS PIN FOR EAST 1/4 CORNER

SANDGATE LANE

OVERSEAS PAPER DEVELOPMENT CORP

LOT 12
1.25 ACRES

LOT 11
1.25 ACRES

LOT 10
1.25 ACRES

LOT 9
1.25 ACRES

LOT 8
1.25 ACRES

LOT 7
1.25 ACRES

LOT 6
1.25 ACRES

30' CONSTRUCTION
EASEMENT FOR FUTURE
SANITARY SEWER

15' UTILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

15' UTILITY EASEMENT

16
LARRY H. OR
BARBARA D. CUMLU

17
MICHAEL
X. COAKLEY

18
OVERSEAS PAPER DEVELOPMENT CORP
ZONED - R-2 MASCATINE COUNTY

24
DAVID B. OR
SHERYL L. OTTO

25
FELIX JR. OR
BARBARA L. DAVIS

23
PAUL R. OR
JANE A. HILL

22
ROBERT L.
WILCOX

OVERSEAS PAPER DEVELOPMENT CORP
ZONED - R-2 MASCATINE COUNTY

LOT 11
1.25 ACRES

LOT 10
1.25 ACRES

LOT 9
1.25 ACRES

LOT 8
1.25 ACRES

LOT 7
1.25 ACRES

LOT 6
1.25 ACRES

LOT 5
1.25 ACRES

LOT 4
1.25 ACRES

T77N

MASCATINE CITY LIMITS

OVERSEAS PAPER DEVELOPMENT CORP
ZONED - R-2 MASCATINE COUNTY

OVERSEAS PAPER DEVELOPMENT CORP
ZONED - R-2 MASCATINE COUNTY

30' CONSTRUCTION EASEMENT
FOR FUTURE SANITARY SEWER

30' CONSTRUCTION EASEMENT
FOR FUTURE SANITARY SEWER

ENTRANCE
EASEMENT
POB

POINT OF
ENTRANCE
TRACT V
BK. 246, PG. 1004
STATE OF IOWA

POINT OF
ENTRANCE
TRACT V
BK. 246, PG. 1004
STATE OF IOWA

POINT OF
ENTRANCE
TRACT V
BK. 246, PG. 1004
STATE OF IOWA

POINT OF
ENTRANCE
TRACT V
BK. 246, PG. 1004
STATE OF IOWA

SOUTHWARD LANE

NORTHWARD LANE

U.S. HIGHWAY #61

SW-SE

SE-SE

BIDWELL ROAD

CANTERBURY ROAD

1921.42' N 01°06'58" W - 2642.04'
STATE OF IOWA

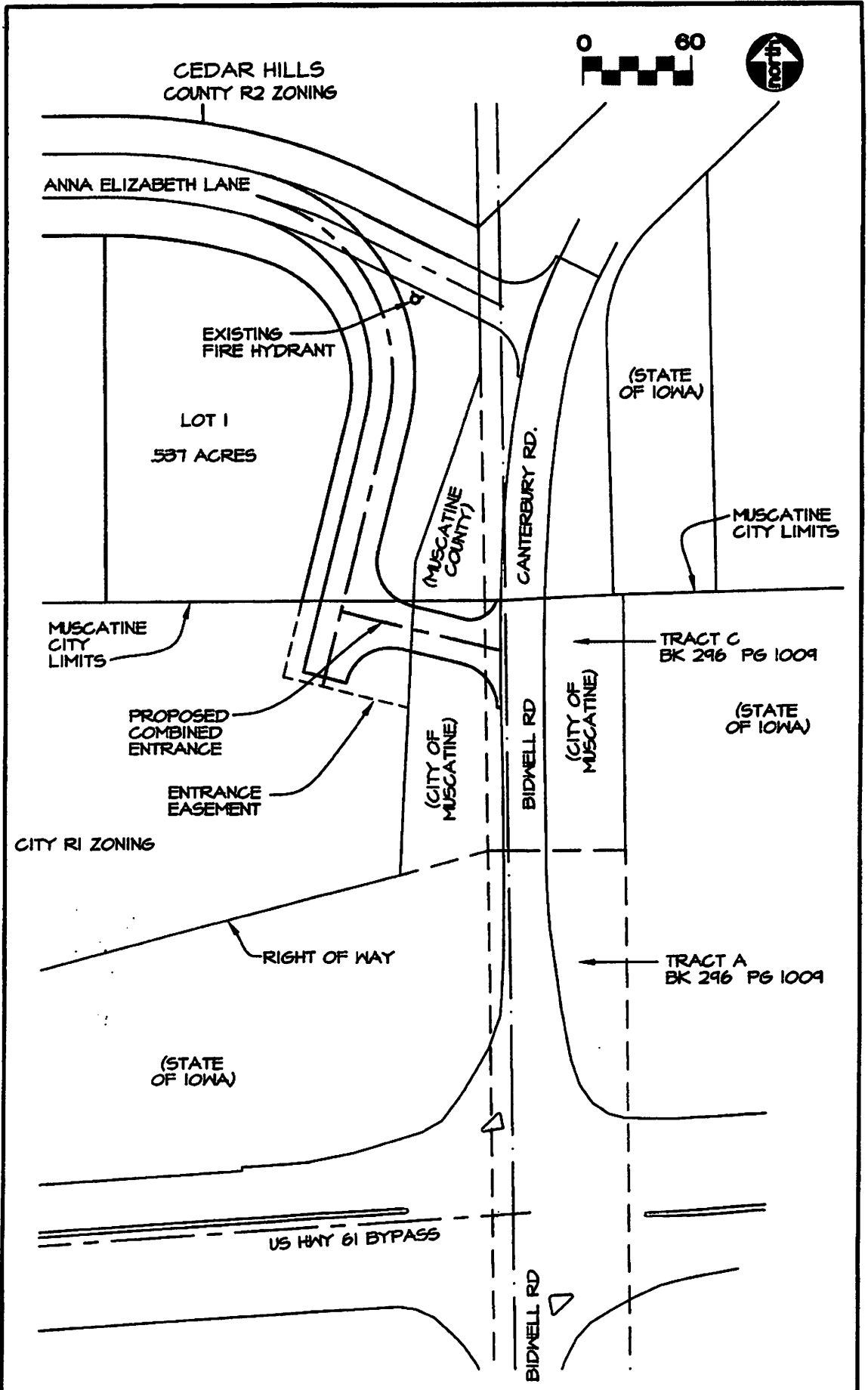
141.00'

141.00'

141.00'

141.00'

141.00'



REVISION	DATE

Martin & Whitacre
Surveyors & Engineers, Inc.
 P.O. BOX 413 MUSCATINE, IOWA
 VOICE (563) 253-7881 FAX (563) 253-0048 EMAIL info@martin-whitacre.com

PHENIX REALTY
 CEDAR HILLS SUBDIVISION
 MUSCATINE, IOWA
REVISED ENTRANCE PLAN
 PROJECT NO. 6683.08

6683.DWG
DATE: 11/07/08
SHEET
1

MEMO

TO: A. J. Johnson, City Administrator
FROM: Steven Boka, Director of Planning, Zoning & Building Safety
SUBJECT: Revised Final Plat for Cedar Hills Subdivision
DATE: January 11, 2007

In June of 2005, a plat of Cedar Hills, a 24-lot residential subdivision located north of the ByPass and west of Canterbury Road was submitted for review. As originally submitted, the plat included approximately 9 acres of real estate located within the City of Muscatine and approximately 16.5 acres in Muscatine County. Following a review of the subdivision, both the City and County denied the subdivision and requested that the Owner pursue placing the entire property in the city or county.

The Owner subsequently petitioned for a severance of the city portion of the real estate that would place the entire property within Muscatine County. That request was rejected by both the Planning Commission and the City Council.

In January of 2006, the Owner filed a preliminary plat for Cedar Hills subdivision, a 16.576 acre, 21-lot residential development located within Muscatine County. The preliminary plat would subdivide only that portion of the property that is located in Muscatine County. The remaining 9 acres, located within the city, would be held for future development. As a part of the submittal, a private road was to be constructed that would connect to Canterbury Road. However it was later determined that the connection would require approval of the Seven Oaks Homeowners Association who has control of that portion of Canterbury Road. When The Owner of Cedar Hills and the Association were unable to reach agreement concerning the point of access from Cedar Hills to Canterbury Road, the Owner was forced to shift the entrance of the subdivision to a location within the City of Muscatine and provide an access point on to the public right-of-way on Canterbury Road, nearer the intersection with the ByPass.

The Owner subsequently submitted a new plat for county review and approval. In November, the Owner also filed a revised final plat with the city showing the entrance reconfiguration. The new single point of access has been reviewed and approved by both the city and county engineering departments. The Planning Commission completed their review of the revised final plat on January 9th and is recommending approval, as submitted.

Therefore, please place the resolution approving the final plat for Cedar Hills Subdivision, a 21-lot county subdivision located within two miles of the corporate limits of Muscatine, on the agenda for City Council consideration during their January 18th meeting.



CEDAR HILLS COUNTY R2 ZONING

ANNA ELIZABETH LANE

EXISTING FIRE HYDRANT

LOT I
537 ACRES

(STATE OF IOWA)

MUSCATINE COUNTY

CANTERBURY RD.

MUSCATINE CITY LIMITS

MUSCATINE CITY LIMITS

TRACT C
BK 296 PG 1009

PROPOSED COMBINED ENTRANCE

ENTRANCE EASEMENT

(CITY OF MUSCATINE)

BIDWELL RD

(CITY OF MUSCATINE)

(STATE OF IOWA)

CITY RI ZONING


RIGHT OF WAY

TRACT A
BK 296 PG 1009

(STATE OF IOWA)

US HWY 61 BYPASS

BIDWELL RD

REVISION	DATE	 Martin & Whitacre Surveyors & Engineers, Inc. P.O. BOX 413 MUSCATINE, IOWA VOICE (563) 263-7691 FAX (563) 263-0048 EMAIL Info@martin-whitacre.com	PHENIX REALTY CEDAR HILLS SUBDIVISION MUSCATINE, IOWA REVISED ENTRANCE PLAN PROJECT NO. 6683.06	6683.DWG
				DATE: 11/07/06
				SHEET
				1