

RESOLUTION #02-05-24-01
RESOLUTION GRANTING EXTENSION FOR FILING THE FINAL PLAT OF
BRAUN SUBDIVISION

WHEREAS, the Muscatine County Board of Supervisors approved the preliminary and final plat of the Next Gen Subdivision on August 24, 2023; and

WHEREAS, Article III, Section 1.7 of the Muscatine County Subdivision Ordinance requires recording of the final plat within 90 days of its approval; and

WHEREAS, the final plat was not recorded within the 90-day window and an application for an extension of time was not made to the Board of Supervisors under the provisions of Section 1.7; and

WHEREAS, owing to an additional period of time being needed to file the final plat; and

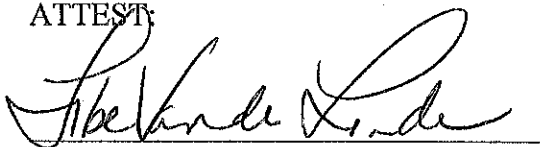
WHEREAS, the attorney representing the owners has submitted a written request for an extension after the 90-day filing period has expired and has paid the \$100 fee, as required by Section 1.7.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors:

1. That Steven Kundel, attorney for the Braun Subdivision owners, is granted an additional 90 days to file the final plat and otherwise comply with the subdivision ordinance.

Passed and approved this 5th day of February, 2024.

ATTEST:



Tibe Vander Linden
Muscatine County Auditor



Jeff Sorensen, Chairman
Muscatine County Board of Supervisors

KUNDEL LAW OFFICE, LLC
300 EAST SECOND STREET - SUITE 300
MUSCATINE, IOWA 52761-4108

STEVEN D. KUNDEL ATTORNEY

EMAIL: steve@kundellaw.com

TELEPHONE: 563-263-6501
FAX: 563-263-5345

January 26, 2024

Muscatine County Supervisors
C/O Ms. Nancy Schreiber
414 E 3rd St., Suite 101
Muscatine, IA 52761

RE: Request for extension of time to file the Braun Subdivision, Resolution #08-14-23-01

Dear Nancy,

Please consider this the request for extension of time to file the Braun Subdivision, Muscatine County Resolution No. 08-14-23-01. (copy attached) By the time you receive this letter, the Extension Request Fee of \$100.00 will have been paid to the Zoning Office.

Please let me know when this will be put on the Supervisor's agenda so I can be in attendance.

Sincerely yours,

KUNDEL LAW OFFICE, LLC

By 
Steven D. Kundel

RESOLUTION #08-14-23-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
BRAUN SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision "Braun Subdivision"; and

WHEREAS, said plat has heretofore been approved by the Zoning Commission of Muscatine County, Iowa; and

WHEREAS, said dedication and plat fully conform with all laws of the State of Iowa and all ordinances of Muscatine County, Iowa, applicable thereto; and

WHEREAS, the platting of said subdivision is conducive to orderly development within Muscatine County, Iowa, is not in conflict with any extensions of the established road systems of Muscatine County, Iowa, and is in harmony with the comprehensive plan of zoning now in effect within Muscatine County, Iowa.


WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on August 14, 2023.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

- Section 1. The said subdivision is hereby designated as "Braun Subdivision", a subdivision in Muscatine County, Iowa, and that the descriptions of lots and parcels of land located therein shall be according to the number and designation thereof as set forth on said plat.
- Section 2. The Chairperson of the Board of Supervisors and the Auditor of Muscatine County, Iowa, are hereby authorized and directed to certify this Resolution in order that the same and all other matters material to said subdivision may be recorded in the Office of the Recorder of Muscatine County, Iowa.

PASSED and APPROVED this 14th day of August, 2023.

ATTEST)



Tibe Vander Linden
Muscatine County Auditor



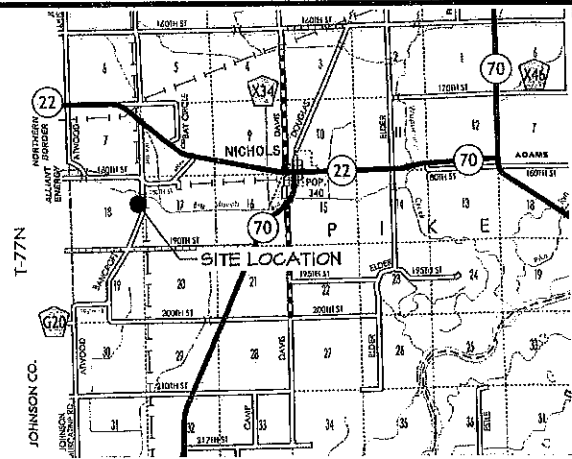
Scott Sauer, Chairperson
Muscatine County Board of Supervisors

BRAUN SUBDIVISION

PRELIMINARY/FINAL PLAT



60 0 60
BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



VICINITY MAP
NOT TO SCALE

NOTE:
UTILITIES SHOWN IN GRAY
WERE LOCATED USING UTILITY
MAPS ONLY

LEGEND

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- ⊗ SET "X" IN CONCRETE
- FOUND 1/2" REBAR
- ⊙ FOUND 1/2" REBAR W/CAP #11307
- FOUND CONCRETE MONUMENT
- ⊕ WELL
- ⊞ GAS VALVE
- ⊚ POWERPOLE
- ⊠ TRANSFORMER
- ⊞ COMMUNICATION RISER
- OVERHEAD ELECTRIC
- E— UNDERGROUND ELECTRIC
- F— FENCE
- GAS— UNDERGROUND GAS
- C— UNDERGROUND COMMUNICATION (MAPPING ONLY)
- R— CENTERLINE OF ROADWAY
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

LINE #	BEARING	DISTANCE
L1	S 46°33'40" E	23.58'
L2	S 68°51'22" E	30.92'
L3	S 84°24'23" W	44.55'
L4	S 11°28'18" W	46.92'

LAND DESCRIPTION -

PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 77 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN IN MUSCATINE COUNTY, IOWA.

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE NORTH 00°54'02" EAST 481.41 FEET ALONG THE EAST LINE OF SECTION 18 TO THE POINT OF BEGINNING; THENCE NORTH 88°26'47" WEST 150.15 FEET ALONG THE NORTH LINE OF PARCEL 'F' TO THE NORTHWEST CORNER OF PARCEL 'F'; THENCE SOUTH 00°53'57" WEST 102.51 FEET ALONG THE WEST LINE OF PARCEL 'F'; THENCE NORTH 45°38'52" WEST 124.69 FEET; THENCE NORTH 27°26'37" WEST 64.90 FEET; THENCE NORTH 08°07'28" WEST 101.47 FEET; THENCE NORTH 14°54'52" EAST 104.56 FEET; THENCE NORTH 34°22'45" EAST 132.50 FEET; THENCE NORTH 01°55'20" WEST 115.24 FEET; THENCE NORTH 15°14'04" EAST 135.28 FEET; THENCE NORTH 25°51'18" EAST 143.61 FEET; THENCE SOUTH 49°33'40" EAST 23.58 FEET; THENCE SOUTH 68°51'22" EAST 30.92 FEET; THENCE SOUTH 87°47'38" EAST 80.68 FEET TO THE EAST LINE OF SECTION 18; THENCE SOUTH 00°54'02" WEST 702.89 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 4.04 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

The utility easements as shown are acceptable to the following utilities:

UTILITY COMPANY	ENGINEER	TITLE	DATE
WINDSTREAM COMMUNICATIONS	Jeremy Marshall	Engineer OSP	7/10/23
ALLIANT ENERGY	John Carney	Sr Field Designer	6/28/2023

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions.

Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 25 foot wide strip along all exterior lot lines and a 25 foot wide strip along and adjacent to all platted streets or roads, and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance.

Permitted 7/10/23
EASTERN IOWA LIGHT & POWER COOPERATIVE Date

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

Josh Braun 8/11/23
CHAIRPERSON Title Date

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Josh Braun 8/11/2023
Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Donna K. Braun 8/4/2023
Title Date

ZONING

A-1

SETBACKS

FRONT 50'
SIDE 10'
REAR 40'

DEVELOPER

JOSH BRAUN
1830 BANCROFT AVENUE
NICHOLS, IA 52766

OWNER

DONNA K. BRAUN
PO BOX 220
HILLS, IA 52235-0220

NOTE:
SURVEY BY RICHARD HAMMOND FILE #2002-08733 SHOWS CENTERLINE AND SECTION LINE DIFFER

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT 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 AND AVAILABLE MAPPING.

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.

Gary W. Whitacre
Gary W. Whitacre
Date 08/23/2023 Reg. No. 10316
My license renewal date is December 31, 2023



Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:	
Martin & Whitacre	
Surveyors & Engineers, Inc.	
1508 BIDWELL ROAD, MUSCATINE, IOWA 52761	
INFO@MARTIN-WHITACRE.COM (563)263-7691	
SURVEYOR: GARY W. WHITACRE	
PROPRIETOR(S): DONNA K. BRAUN	
REQUESTOR: JOSH BRAUN	
LOCATION: NE 1/4 OF SECTION 18, T77N, R4W, MUSCATINE COUNTY, IOWA	
SURVEY TYPE: PRELIMINARY/FINAL PLAT	
FILE	BOOK
SCANNED	T77N R4W
REV.	0
SCALE	1"=60'
DRN	TJB
CHK'D	GWW
DATE	7/12/23
JOB NO.	8432.23
8432 SURVEY.DWG SHEET 1 OF 1	