

RESOLUTION #02-17-25-01
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
FRANTZ CEDAR VALLEY SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision “Frantz Cedar Valley 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; and

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 February 17, 2025.

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 “Frantz Cedar Valley”, 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 17th day of February, 2025.

ATTEST:



Tibe Vander Linden
Muscatine County Auditor


Nathan Mather, Chairperson
Muscatine County Board of Supervisors

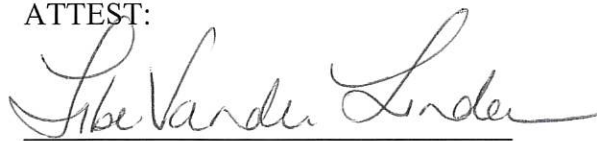
FRANTZ CEDAR VALLEY SUBDIVISION
TO
MUSCATINE COUNTY, IOWA
CERTIFICATE OF ACCEPTANCE OF PLAT

STATE OF IOWA, Muscatine County, ss:

I, Nathan Mather, being first duly sworn upon oath, depose and say that I am the Chairperson of the Board of Supervisors, in and for Muscatine County, Iowa; that the Plat attached hereto designated "Frantz Cedar Valley" was on the 17th day of February, 2025, presented to the Board of Supervisors, in and for Muscatine County, Iowa, for examination and approval and that said Plat was on the 17th day of February, 2025 examined and approved by said Board of Supervisors by Resolution, a true copy of which Resolution is attached, and by this reference made a part hereof; and I, as Chairperson of said Board of Supervisors, was directed to certify said examination, consent and approval in order to entitle said Plat to be recorded in the office of the Recorder of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 17th day of February, 2025.

ATTEST:


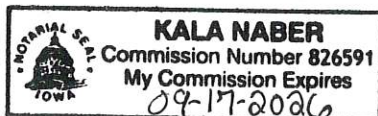


Tibe Vander Linden
Muscatine County Auditor



Nathan Mather, Chairperson
Muscatine County Board of Supervisors

Subscribed and sworn to before me this 17th day of February, 2025.



Notary Public in and for the State of Iowa

FRANTZ CEDAR VALLEY SUBDIVISION PRELIMINARY AND FINAL PLAT

DESCRIPTION: FRANTZ CEDAR VALLEY SUBDIVISION

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 76 NORTH, RANGE 4 WEST OF THE 5th PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 29; THENCE N89°17'04"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 29; A DISTANCE OF 126.16 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AND THE POINT OF BEGINNING; THENCE N00°51'33"W ALONG EAST RIGHT-OF-WAY LINE, 326.21 FEET TO THE SOUTHWEST CORNER OF AUDITOR'S PARCEL "A" AS RECORDED IN BOOK 10 OF PLATS AT PAGE 144 IN THE MUSCATINE COUNTY, IOWA RECORDER'S OFFICE; THENCE N88°57'27"E ALONG THE SOUTH LINE OF SAID PARCEL "A", 195.92 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE S01°02'41"E, 327.33 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF SECTION 29; THENCE S89°17'04"W ALONG SAID SOUTH LINE, 196.98 FEET TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES, AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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

CHAIRPERSON	TITLE	DATE
<i>[Signature]</i>	Engineer	2/11/25

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

CHAIRPERSON	TITLE	DATE
<i>[Signature]</i>	Chairman	2/12/25

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

SETBACK REQUIREMENTS:
FRONT YARD = 50'
SIDE YARD = 10'
REAR YARD = 40'

EXISTING ZONING: A-1 AGRICULTURAL DISTRICT
PROPOSED USE: AGRICULTURAL OUTBUILDING

SW 1/4 NW 1/4
SEC. 29-T76N-R4W
CENTER
SEC. 29-T76N-R4W
FOUND 1/2" REBAR
WITH YELLOW PLASTIC
CAP 10316
FILE #2000-01543

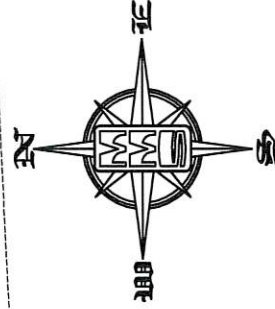
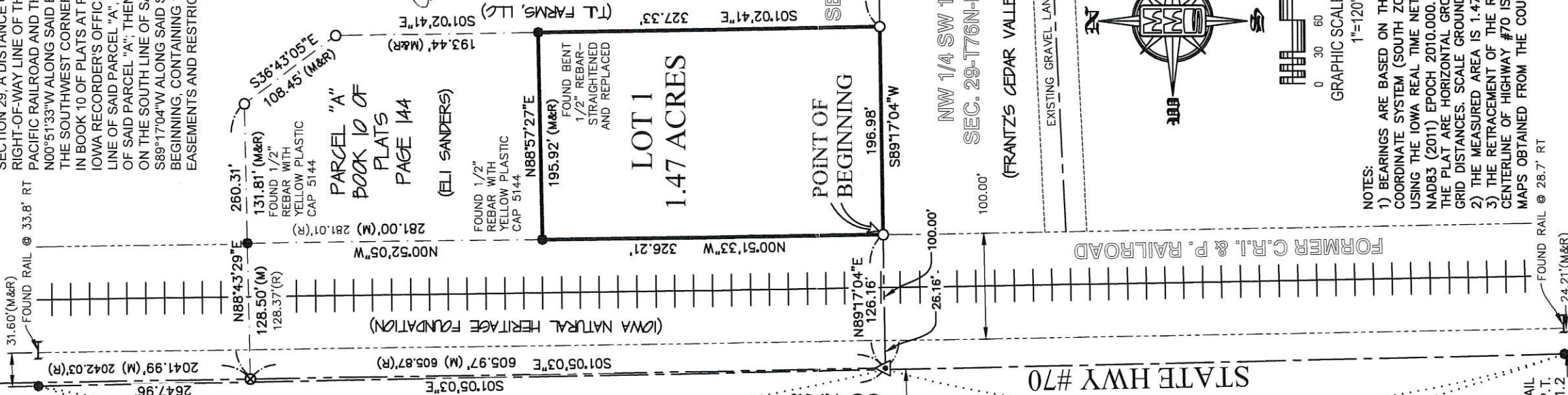
NORTHWEST CORNER SECTION 29-T76N-R4W FOUND RAILROAD SPIKE BOOK 1 PAGE 363

FOUND MAG NAIL 1" DEEP @ P.C. STA. 293+96.3= FOUND RAILROAD SPIKE BOOK 1 PAGE 363

SET MAG NAIL ON 1/4 SECTION LINE ON NORTH LINE OF PARCEL "A"

WEST 1/4 CORNER SEC. 29-T76N-R4W FOUND BRONZE PLUG 1.53'(M) EAST OF CENTERLINE 1.38'(R) STA. 285+86.6(R)

FOUND MAG NAIL 1" DEEP @ P.T. STA. 279+41.2



NOTES:
1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES. SCALE GROUND TO GRID=0.9999280952
2) THE MEASURED AREA IS 1.47 ACRES.
3) THE RETRACEMENT OF THE RIGHT-OF-WAY AND CENTERLINE OF HIGHWAY #70 IS BASED ON THE PLANS AND MAPS OBTAINED FROM THE COUNTY ENGINEER'S OFFICE.

Date	Revision

FRANTZ CEDAR VALLEY SUBDIVISION PRELIMINARY & FINAL PLAT

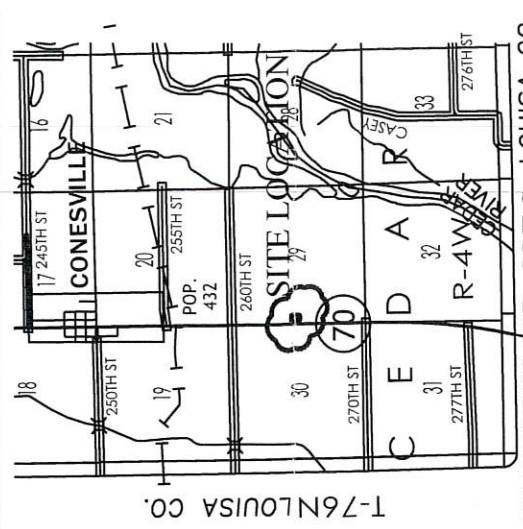
A PORTION OF THE SW 1/4 OF THE NW 1/4, SEC. 29-T76N-R4W OF THE 5th P.M., MUSCATINE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	12/24/24
Surveyed by:	Field Book No:
RRN	1404
Drawn by:	Scale:
DMW	1" = 120'
Checked by:	Sheet No:
RRN/DMW	1
Project No:	of:
11889-002	1

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST., IOWA CITY, IOWA 52240 (319)351-8282

LOCATION: A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29-T76N-R4W OF THE 5th P.M., MUSCATINE COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY: BARRY FRANTZ
PROPRIETOR(S) OR OWNER(S): TUL FARMS, LLC.
DATE OF SURVEY: DECEMBER 12, 2024
DOCUMENT RETURN INFORMATION: LAND SURVEYOR



VICINITY MAP - N.T.S. LOUISA CO.

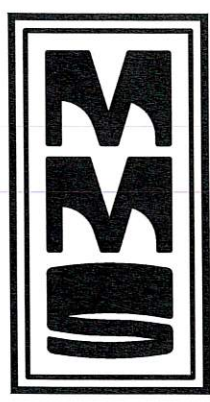
LEGEND AND NOTES

- CONGRESSIONAL CORNER
- FOUND IRON NAIL
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- FOUND PIPE(S), (as noted)
- PROPERTY CORNERS SET (5/8" x 24" REBAR WITH "MMS 17916" CAP EMBOSSED WITH "MMS 17916")
- CUT "X" OR MAG NAIL AS NOTED
- PROPERTY &/OR BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- MEASURED DIMENSIONS
- COMPUTED DIMENSIONS
- CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

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.

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: _____



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

[Signature] 2-17-25
Chair - Board of Supervisors