

LAND SURVEYOR'S CERTIFICATE

Each final plat submitted to the Council for approval shall carry a certificate signed by a registered land surveyor in substantially the following form:

I, _____, hereby certify that I am a registered
(Name)
land surveyor, licensed in compliance with the laws of the
State of Iowa; that this plat of _____,
(Name of Addition)
an addition to the City of Muscatine, Iowa, correctly
represents a survey completed by me on _____; that all of the
(Date)
monuments and pins shown thereon (will exist by _____ as
(Date)
required by the Code of Iowa) (do exist) and that their
location, size, type, and material are accurately shown; and
that the correct metes and bounds description of said
addition is as follows:

(SEAL)

(Signature)

(Registration Number)

DEDICATION CERTIFICATE OF OWNER

Each final plat submitted to the Commission and the Council for approval shall carry a certificate of owner in substantially the following form:

We, the undersigned, _____, owners of the real estate
(Names)
shown and described herein, do hereby certify that we have platted
and subdivided, and hereby lay off, plat, and subdivide, said real
estate in accordance with the within plat. We do further certify
that this plat is made and submitted with our free consent and
desires.

This subdivision shall be known and designated as _____
(Name of
_____, an addition to the City of Muscatine,
Subdivision)
Iowa. All streets and alleys shown and not heretofore dedicated,
are hereby dedicated to the public. Front yard building setback lines
are hereby established as shown on this plat, between which lines
and the property lines of the street there shall be erected or
maintained no buildings or structures.

A perpetual easement is hereby granted to any local public utility
or municipal department, their successors and assigns, within the
area shown on the plat and marked as an easement, to install,
lay, construct, renew, operate, maintain, and remove conduits,
cables, pipes, poles, and wires with all necessary braces, guys,
anchors, manholes, and other equipment for the purpose of serving
the subdivision and other property with the underground telephone,
storm sewer, cable television, electric, gas, sanitary

sewer, water, or other service as a part of the respective utility system; (Further, as an overhead easement is hereby granted for those overhead utilities in existence at the time of this platting); also is granted, subject to the prior rights of the public therein, the right to use the streets and lots with underground service lines to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent buildings shall be placed on said area as shown on the plat and marked "Easement", but same may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

Dated at Muscatine, Iowa, this _____ day of _____ 20____.
(Date) (Date) (Year)

(Husband)

(Wife)
or

(Office)

(SEAL)

(Office)

STATE OF IOWA)
County of Muscatine) ss:

Before me, the undersigned, a Notary Public, in and for the County
and State, personally appeared _____ and each
(Names)
separately and severally acknowledged the execution of the
foregoing instrument as his or her voluntary act and deed, for the
purpose therein expressed.

Witness my hand and notarial seal this _____ day of _____,
 (Date) (Month)
 20_____.
 (Year)
 (SEAL)

(Notary Public)

OR

[illegible]

Before me, the undersigned, a Notary Public in and for the
County and State, personally appeared _____ and
_____, to me personally known, who being
(Name)
(Name)

by me duly sworn did say that they are the _____ and
(Office)

_____ respectively of said corporation executing the
(Office)
within and foregoing instrument, (no seal has been procured by the
said) (the seal affixed thereto is the seal of said) corporation;
that said instrument was signed (and sealed) on behalf of said
corporation by authority of its Board of Directors and that the

(SEAL)

TAX CERTIFICATE

The certificate reflecting the paid taxes on the subdivided property shall be in the following form:

STATE OF IOWA)
County of Muscatine) ss:

_____, Treasurer for the County of Muscatine, State of Iowa,
(Name)
hereby certify that I have examined the records of said County, and
find that the following described real estate, to-wit: _____
(Name of Addition)
is free from taxes.

(SEAL)

Date

Treasurer, Muscatine County
Iowa

LIEN CERTIFICATE

The certificate reflecting liens on the subdivided property shall be in the following form:

STATE OF IOWA)
) ss:
County of Muscatine)

I _____, Clerk of the District Court for County of
 (Name)
Muscatine, State of Iowa, hereby certify that I have examined the
records of this Court, and find that the following described real
estate, to-wit: _____ is free from all judgments, mechanic's
 (Name of Addition)
or other liens, or attachments as shown by the records of my office.

(SEAL)

Clerk of District Court

Date

The certificate reflecting encumbrances on the subdivided property shall be in the following form:

I _____, Recorder for the County of Muscatine, State of
(Name)
Iowa, hereby certify that I have examined the records of said County,
and find that title in fee to the following described real estate, to-
wit: _____ is found in _____ and _____
(Name) (Name)
and I further find that said real estate is either free from
encumbrance or free from encumbrance other than that secured by an
encumbrance bond properly executed and filed with me on _____,
(Date)
20____, and that said bond has been given instrument number or free
(Year)
from encumbrance other than that shown if the plat is accompanied by a
consent to such platting by the holder of the encumbrance and a release
from the encumbrance of all streets, easements, and other areas to be
conveyed or dedicated to the City.

Date _____

ATTORNEY'S CERTIFICATE

The attorney's certificate shall be in the following form:

STATE OF IOWA)
) ss:
County of Muscatine)

_____, certify that I have examined the records of Muscatine
(Name)
County, Iowa, and from such examination find title in fee simple to the
real estate identified as _____, an Addition to the
(Name of Subdivision)
City of Muscatine, Iowa, free from encumbrance or from encumbrance
other than that secured by bond or free from encumbrance other than
that shown if the plat is accompanied by a consent to such platting by
the holder of the encumbrance and a release from the encumbrance of all
streets, easements, and other areas to be conveyed or dedicated to the
City, as of this date, to be vested in _____
(Name of Owner)

DATED this _____ day of _____, 20_____.
(Date) (Month) (Year)

By _____
(Name)
Attorney-At-Law

MAINTENANCE BOND

The maintenance bond shall be in the following form:

KNOW ALL MEN BY THESE PRESENTS THAT WE, _____,
(Contractor's Name)
as PRINCIPAL, and _____,
(Surety)
transact business in the State of Iowa, as surety, are held and firmly
bound unto the City of Muscatine, Iowa, as obligee, in the sum of
\$ _____ for payment whereof well and truly to be made, the
principal and the surety bind themselves, their heirs, executors,
administrators, successors, and assigns jointly and severally firmly by
these presents.

SIGNED and sealed and dated this _____ day of _____, 20____.
(Date) (Month) (Year)

WHEREAS, the principal has entered into contract for the construction
of _____ to the City of Muscatine, Iowa.
(Improvement to an Addition)

WHEREAS, the obligee has required said principal to furnish a bond
guaranteeing remedy of any defect in material or workmanship within a
period of two (2) years from the date of official acceptance of the
improvements by the City Council of the City of Muscatine, Iowa.

NOW, THEREFORE, the condition of this obligation is such that if the
said principal does and shall at his own cost and expense remedy any
and all defects that may develop in said work, then this obligation

shall be null and void; otherwise, it shall remain in full force and effect.

By _____
Principal

By _____
Surety

By _____
Agent & Attorney-In-Fact

STATE OF IOWA)
County of Muscatine) ss:

On this _____ day of _____, 20____, A.D., before me, the undersigned,
 (Date) (Month) (Year)
 a Notary Public, personally appeared the above named _____
 (Name)
 Principal (Agent or Attorney for Principal), and/or _____
 (Name)
 Surety (Agent or Attorney for Surety), to me known to be the person or
 persons named in and who executed the foregoing instrument, and
 acknowledged that he (they) executed the same as his (their) voluntary
 act and deed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my
Notarial Seal the day and year last above written.

(SEAL)

Notary Public in and for
County, State of

RESOLUTION NO. _____

WHEREAS, there has been presented before the City Council of the City of Muscatine, Iowa, a dedication and plat of a subdivision of the following described real estate situated in the County of Muscatine, and State of Iowa, to-wit:

(Insert Legal Description)

which dedication and plat lay out and subdivide said real estate into (# of lots) lots; and

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

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

WHEREAS, the platting of said subdivision is conducive to an orderly development within the City of Muscatine, Iowa; is not in conflict with any extensions of the established street system of the City of Muscatine, Iowa; and is in harmony with the Comprehensive Plan of zoning now in effect within the City of Muscatine, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, as follows:

Section 1. That the dedication and plat of (name of subdivision), be, and the same area, hereby accepted and approved, and that in filing of approved bonds or other security guaranteeing to the City that all of the improvements required by Title 11 of the City Code of the City of

Muscatine, Iowa, will be installed within two (2) years from the date hereof and in accordance with the plans and specifications for the installation thereof now on file in the Office of the Planning Administrator.

Section 2. That said subdivision be, and the same is hereby designated as (name of subdivision) to the City of Muscatine, in Muscatine County, Iowa; and that the descriptions of the lots and parcels of land located therein shall be according to the number and designation thereof as set forth on said plat.

Section 3. That, upon the filing of approved surety bonds, the Mayor and City Clerk of the City of Muscatine, Iowa, be and they 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, APPROVED AND ADOPTED this _____ day of _____, 20__.

BY THE CITY COUNCIL OF THE CITY OF
MUSCATINE, IOWA

Mayor

Attest:

City Clerk

CERTIFICATE OF THE MAYOR AND CITY CLERK

The certificate of the Mayor and City Clerk shall be in the following form:

STATE OF IOWA)
) ss:
County of Muscatine)

We, _____ and _____, do hereby certify that we are the Mayor and City Clerk, respectively of the City of Muscatine, Iowa; that the dedication and plat of Lots _____ of _____ (Name of Subdivision) to the City of Muscatine, in Muscatine County, Iowa, were presented to the City Council of the City of Muscatine, Iowa, on the _____ day of _____, 20__ that the following resolution was duly adopted by said City Council at a meeting thereof held on the _____ day of _____, 20__, at 7:30 o'clock P.M., at which meeting a quorum was present.

The dedication and plat of said subdivision were thereby accepted and approved by said City Council, approved surety bonds have been filed in accordance with the provisions of said resolution; and that the undersigned were authorized and directed to certify said 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.

Dated at Muscatine, Iowa, this _____ day of _____, 20__.

(SEAL)

Mayor

Attest:

City Clerk

CERTIFICATE OF THE EXECUTIVE SECRETARY
OF THE PLANNING AND ZONING COMMISSION

The certificate of the Executive Secretary of the Planning and Zoning Commission shall be in the following form:

STATE OF IOWA)
) ss:
County of Muscatine)

_____, do hereby certify that I am the
Executive Secretary of the Planning and Zoning Commission of the City of
Muscatine, Iowa; and that the attached plat of lots (# of lots) inclusive,
of _____ (Name of Subdivision) to the City of Muscatine, in
Muscatine County, Iowa, was approved by said Commission on the _____
day of _____, 20____, as shown by the records of said Commission now in
my possession.

Dated at Muscatine, Iowa, this _____ day of _____, 20____.

(Name)
Executive Secretary of
the Planning and Zoning
Commission of the City
of Muscatine, Iowa