



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: January 13, 2015
Re: Finley's Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on 41st Street North, but within two miles of the City of Muscatine.

BACKGROUND: On December 30, 2014 James D. & Marion M. Finley filed a combined Preliminary/Final Plat for the Finley's Subdivision, a 5.503 one lot subdivision that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is to allow for the house and buildings located within the proposed subdivision to be split from the adjoining farm ground and sold. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Finley's Subdivision

BACKUP INFORMATION:

1. Application
2. Plat

S- 224 -14

CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE

Date Filed 12/30/14

Fee Paid _____

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: Finelys Subdivision Part of Government
Lot 1 of the Northeast Quarter of Section 23,
Township 36 North Range 3 West (see attached)

be subdivided into 1 lots. The real estate is presently zoned A-1
District.

The purpose of the subdivision request is to separate the buildings from
the tillable acres.

Respectfully submitted,

Dick Meade - Meade Real Estate (AGENT)
Name
1855 W Penn St North Liberty, Iowa
Address
0-319-626-2250 C-319-430-8903
Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

Muscatine Area Geographic Information Consortium (MAGIC)



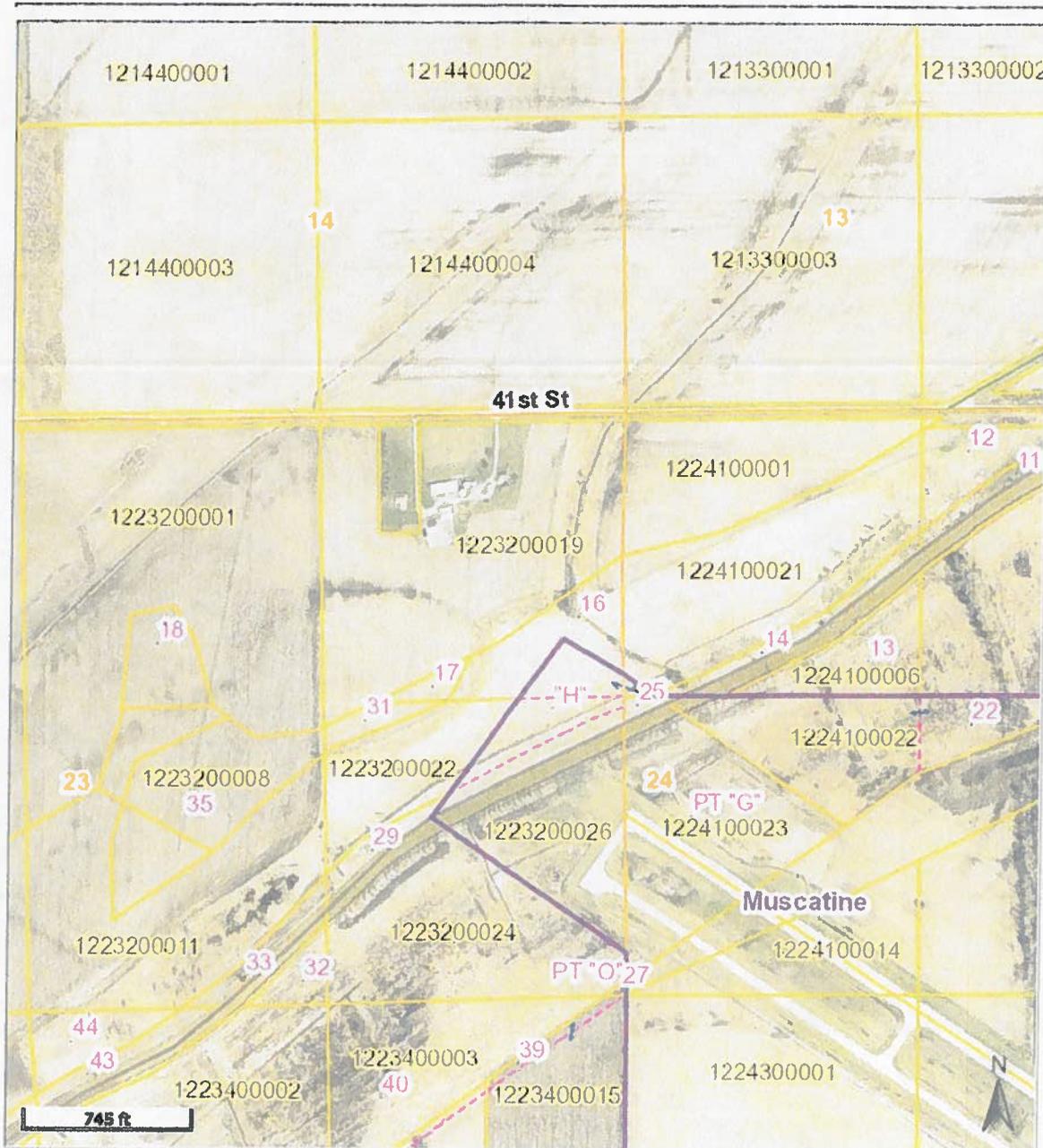
Date Created: 11/4/2014

Overview



Legend

- Corporate Limits
- Political Townships
- PLSS Sections
- Dimension Leader**
- 2
- 3
- Land Hook**
- 0
- 1
- PIN Leader**
- 4
- 5
- Lot Numbers
- Parcels
- Subdivision Names**
- Buildings on Leased Land
- 998
- 999
- Subdivisions
- Lot Lines
- Roads**
- Not Classified
- Airport Runway
- County Road
- City Street
- Neighbor County
- Private Dr
- State Highway
- US Highway
- US Hwy - Divided
- Major Roads

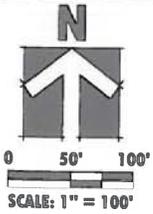


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Surveyed By: Ben D. Holliday - VSP Engineering, 303 1/2 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

PRELIMINARY / FINAL PLAT - FINLEY'S SUBDIVISION

**PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 23, TOWNSHIP 76 NORTH, RANGE 3 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
+/- 5.738 ACRES**



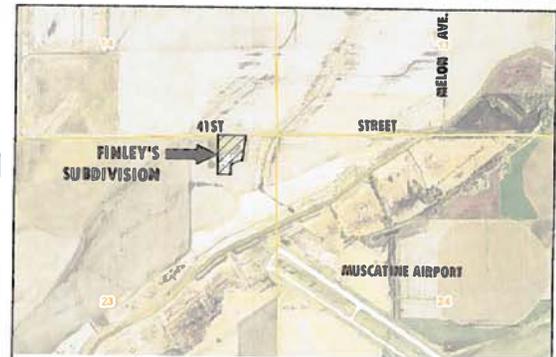
N88°55'44"E
NORTH LINE - NE1/4 - NE1/4
SEC. 23, T76N, R3W, 5TH P.M.
POINT OF COMMENCEMENT
FINLEY'S SUBDIVISION
NW CORNER - NE1/4 - NE1/4
SEC. 23, T76N, R3W, 5TH P.M.
(FD. NO. 4 REBAR NO CAP)

N88°55'44"E 365.26'
NE CORNER
SEC. 23, T76N, R3W, 5TH P.M.
(FD. CONC. MON. ± 1 FT.
BELOW GRAVEL SURFACE)

NOTES:
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS. COMBINATION FACTOR - 0.999933

LEGEND

| | |
|-------------------------|--|
| ○ | SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550 |
| ● | FOUND SURVEY MONUMENT |
| N90°00'00"E 000.00' | MEASURED BRG/DIST |
| (N90°00'00"E) (000.00') | RECORDED BRG/DIST |
| --- | BOUNDARY OF SUBDIVISION |
| --- | EXISTING PARCEL LINES |
| --- | SECTION LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | 25' U.E.L. --- UTILITY EASEMENT LINE |



APPLICANT
JAMES D. & MARION M. FINLEY
2080 41ST STREET SOUTH
MUSCATINE, IA. 52761
(563) 263-1335

APPLICANT'S ATTORNEY
WILLIAM J. HARGRAFEN
1102 PARK AVENUE
MUSCATINE, IA. 52761
(563) 264-5523

ZONING CLASSIFICATION
A-1 AGRICULTURAL DISTRICT

DATE: NOVEMBER 6, 2014
VSP JOB NO.: VM-14-329
SHEET NO.: 1 OF 2

I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME 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.

BEN D. HOLLIDAY DATE _____
IOWA LICENSE NUMBER #7550
MY LICENSE RENEWAL DATE IS: _____
PAGES OR SHEETS COVERED BY THIS SEAL: _____

Surveyed By: Don D. Holliday - VSP Engineering, 303 1/2 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

PRELIMINARY / FINAL PLAT - FINLEY'S SUBDIVISION

**PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 23, TOWNSHIP 76 NORTH, RANGE 3 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
+/- 5.738 ACRES**



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 3 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 (FD. NO. 4 REBAR - NO CAP); THENCE NORTH 88°55'44" EAST, 451.89 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING (FD. NO. 4 REBAR W/CAP #10316) OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUING NORTH 88°55'44" EAST, 513.12 FEET ALONG SAID NORTH LINE; THENCE SOUTH 06°35'42" WEST, 442.53 FEET; THENCE SOUTH 83°22'46" WEST, 235.53 FEET; THENCE SOUTH 01°29'01" EAST, 143.01 FEET; THENCE SOUTH 88°55'44" WEST, 216.34 FEET; THENCE NORTH 01°29'01" WEST, 89.53 FEET TO THE SOUTHEAST CORNER OF PARCEL "A" AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 186, PAGE 663 & PLAT BOOK 9, PAGE 347 (FD. NO. 4 REBAR W/CAP #10316); THENCE CONTINUING NORTH 01°29'01" WEST, 514.84 FEET ALONG THE EAST LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 5.738 ACRES MORE OR LESS, INCLUDING 0.235 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

CITY OF MUSCATINE PLANNING & ZONING
BY: _____ DATE: _____
PLANNING & ZONING

CITY OF FRUITLAND PLANNING & ZONING
BY: *Don Briggs* DATE: *12-16-14*
PLANNING & ZONING

COUNTY BOARD OF HEALTH
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY BOARD OF HEALTH.
BY: *Steve* DATE: *11/19/2014*
CHAIRMAN

CENTURYLINK
BY: _____ DATE: _____
CENTURYLINK

COUNTY ZONING BOARD
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ZONING BOARD.
BY: *Andy G. Gunk* DATE: *12-5-2014*
CHAIRMAN

EASTERN IOWA LIGHT & POWER COOPERATIVE
UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED STREETS OR ROADS & A 7-1/2 FOOT WIDE STRIP ALONG EACH SIDE OF ALL INTERIOR LOT LINES & A 25 FOOT STRIP ALONG ALL EXTERIOR LOT LINES & A 25 FOOT WIDE STRIP ALONG & ADJACENT TO ALL PLATTED STREETS OR ROADS, & A 15 FOOT WIDE STRIP OF LAND ON ALL LOTS, 7-1/2 FOOT EITHER SIDE OF THE ELECTRICAL SERVICE AS BUILT, FROM POINT OF ORIGIN TO POINT OF SERVICE ENTRANCE.
BY: _____ DATE: _____
EASTERN IOWA LIGHT & POWER COOPERATIVE

COUNTY ENGINEER
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ENGINEER PROVIDED ALL ROADS REMAIN PRIVATE.
BY: *Paul* DATE: *11/19/14*
COUNTY ENGINEER

COUNTY SUPERVISORS
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY SUPERVISORS.
BY: *R. E. Schuchert* DATE: *12/22/14*
CHAIRMAN