

COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: October 13, 2015
Re: Martin'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 South, but within two miles of the City of Muscatine.

BACKGROUND: Terry T. & Carmen D. Martin have filed a combined Preliminary/Final Plat for the Martin's Subdivision, a 20.122 acre two 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 Martins' Subdivision

BACKUP INFORMATION:

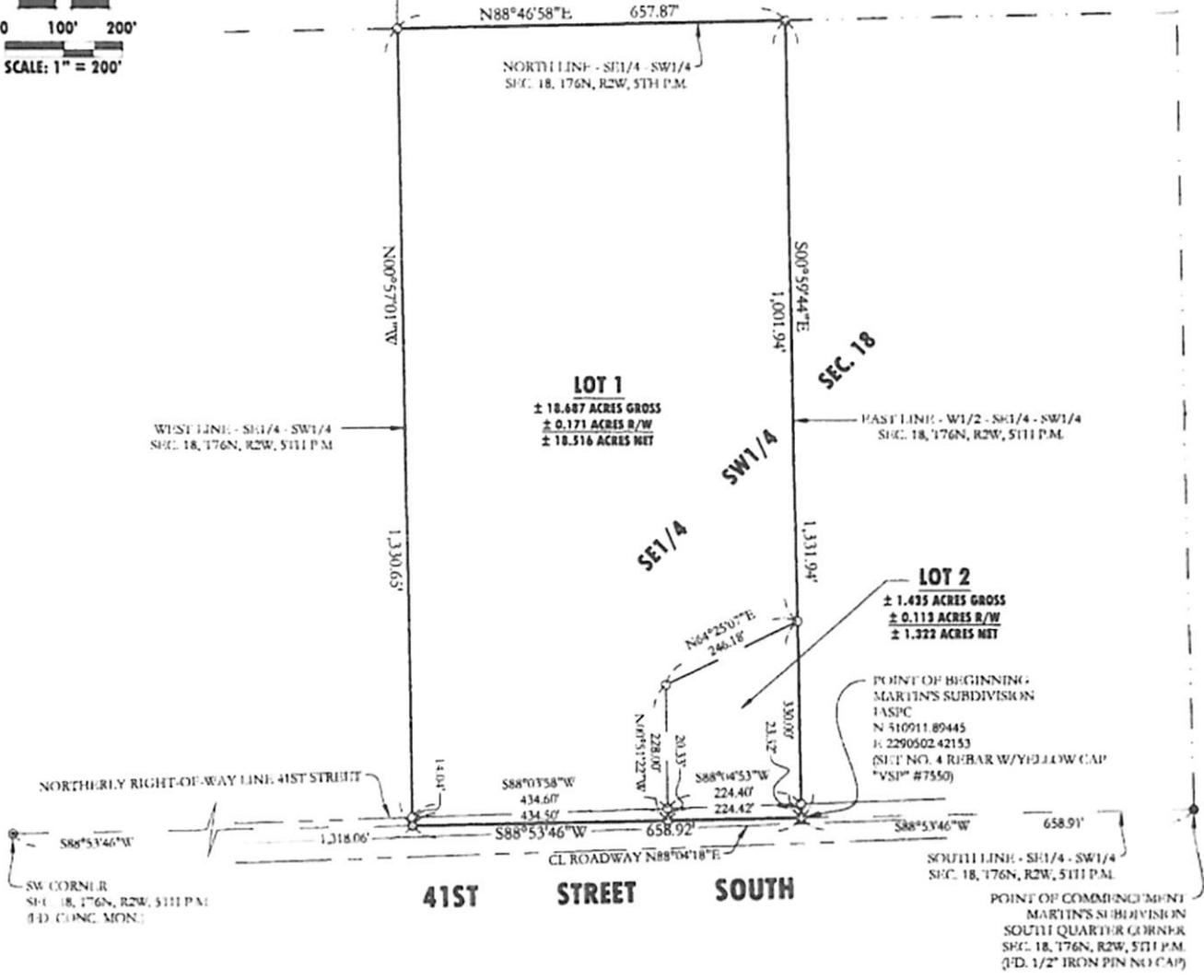
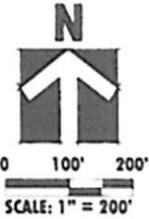
1. Plat

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



PRELIMINARY / FINAL PLAT - MARTIN'S SUBDIVISION

PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA
+/- 20.122 ACRES



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

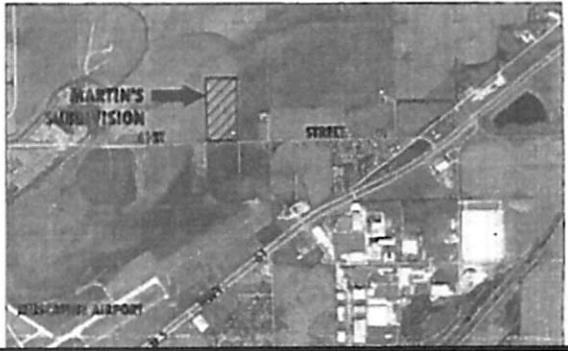
LEGEND

- SURVEY MARKER
- FOUND SURVEY MONUMENT
- N00°00'00" 000.00' MEASURED BRG/DIST
- N00°00'00" 000.00' RECALCULATED BRG/DIST
- BOUNDARY OF SUBDIVISION
- NEW LOT LINES
- SECTION LINE
- - - RIGHT-OF-WAY LINE

APPLICANT
 TERRY J. & CARMEN D. MARTIN
 2351 BURLINGTON ROAD
 MUSCATINE, IA 52761
 (563) 299-5624

APPLICANT'S ATTORNEY
 JOHN RICH BURGER
 2206 LUCAS STREET
 MUSCATINE, IA 52761
 (563) 763-6900

ZONING CLASSIFICATION
 A-1 AGRICULTURAL DISTRICT

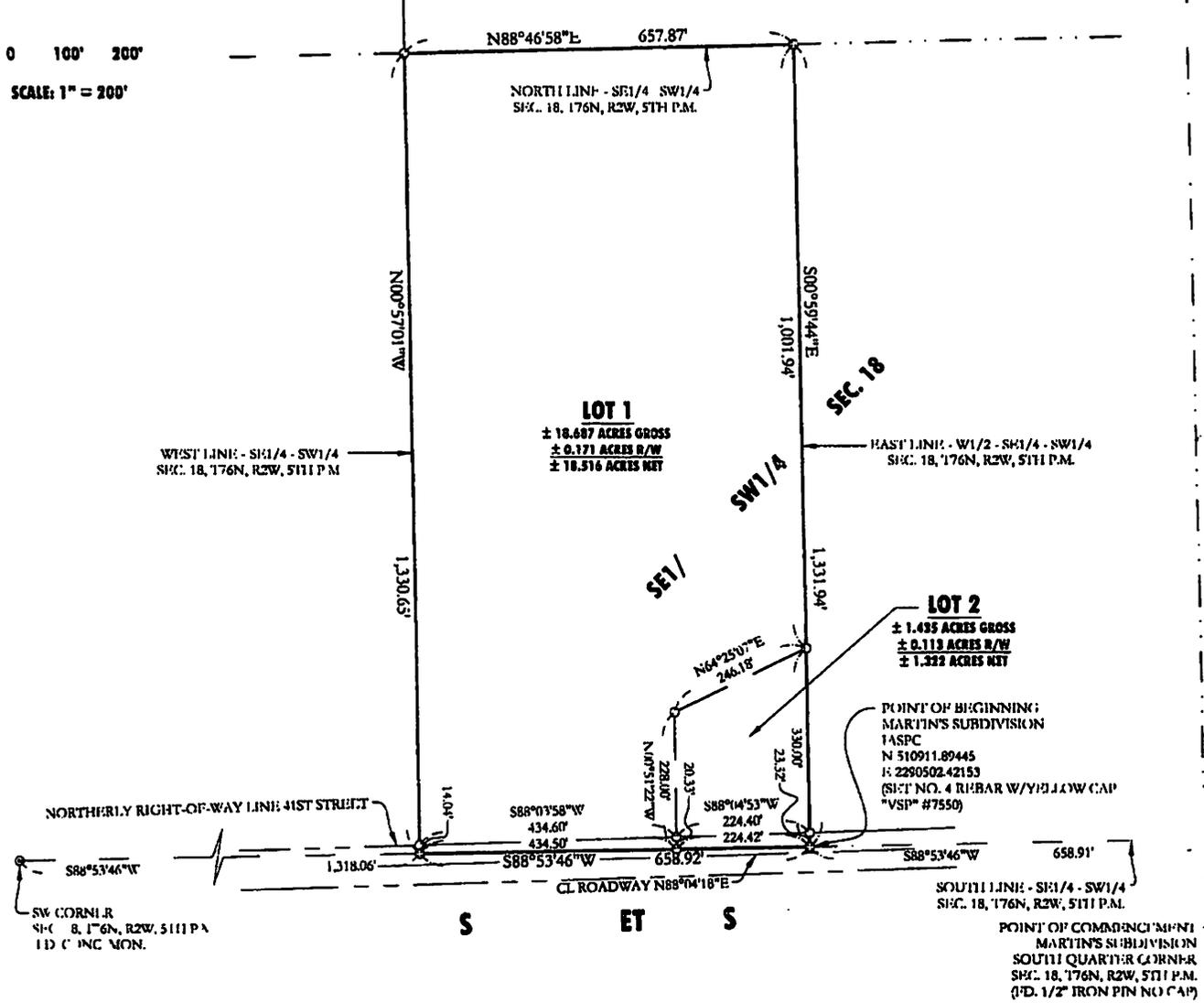


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P L I N R F I T I N ' S B D I I

PART OF THE S T O E-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOW SHIP 76 ORTH, GE 2 EST, FIFTH PRINCIPAL MERIDIA, MUSCATINE COUNTY, IO A +/- 20.12 CS

0 100' 200'
SCALE: 1" = 200'



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

LEGEND

○	SECTION 4 R/R BAR W/YELLOW CAP "VSP" #7550
●	FOUND SURVEY MONUMENT
○	ADJUSTED BKG/DIST
○	RECORDED BKG/DIST
---	BOUNDARY OF SUBDIVISION
---	NEW LOT LINES
---	SECTION LINE
---	RIGHT-OF-WAY LINE

APPLICANT
TERRY L & CARMEN D. MARTIN
2331 BURLINGTON ROAD
MUSCATINE, IA. 52761
(563) 299-5624

APPLICANT'S ATTORNEY
JOHN RICHIE BURGER
2206 LUCAS STREET
MUSCATINE, IA. 52761
(563) 763 6900

ZONING CLASSIFICATION
A-1 AGRICULTURAL DISTRICT 1

Surveyed By: Ben D. Holliday - VSP Engineering, 309 1/2 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

LI R / FI AT - ARTI ' D VISIO

PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA +/- 20.12 ACRES

LEG 1 DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18 (I.D. 1/2" IRON PIN NO CAP); THENCE SOUTH 88°53'46" WEST, 658.91 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 88°53'46" WEST, 658.92 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 00°57'01" WEST, 1,330.65 FEET ALONG SAID WEST LINE TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 88°46'58" EAST, 657.87 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH 00°59'44" EAST, 1,331.94 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 20.122 ACRES MORE OR LESS, INCLUDING 0.284 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

CENTURYLINK
BY *Mitchell Kearney* 6/11/15
CENTURYLINK DA11

EASTERN IOWA LIGHT & POWER COOPERATIVE
UTILITY EASEMENTS SHALL CONSIST OF ALL PLANTED STRIPS FOR ROADS & A 7.5 FOOT WIDE STRIP ALONG EACH SIDE OF ALL LINES FOR EASEMENTS & A 25 FOOT STRIP ALONG ALL POWER LINES & A 5 FOOT STRIP ALONG & ADJACENT TO ALL PLANTED STRIPS FOR ROADS & A 15 FOOT STRIP OF LAND ON ALL LINES, 7.5 FOOT WIDE SIDES OF THE ELECTRIC UTILITIES AS BUILT, FROM POINT OF ORIGIN TO POINT OF SERVICE ENTRANCE.
BY *Dennis Hill* 6/22/15
EASTERN IOWA LIGHT & POWER COOPERATIVE DA11

CITY OF FRUITLAND PLANNING & ZONING
BY PLANNING & ZONING DA11

CITY OF MUSCATINE PLANNING & ZONING
BY PLANNING & ZONING DA11

MUSCATINE COUNTY BOARD OF HEALTH
THIS PLAN & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY BOARD OF HEALTH.
BY *Joe Feltz* 6/6/15
CHAIRMAN DA11

MUSCATINE COUNTY ZONING BOARD
THIS PLAN & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ZONING BOARD.
BY *Carl Bell* 6/5/15
CHAIRMAN DA11

MUSCATINE COUNTY ENGINEER
THIS PLAN & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ENGINEER'S PRELIMINARY RECORDS & RECORDS.
BY *Ben D. Holliday* 6/26/15
DA11