



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

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: January 12, 2016
Re: Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates

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

BACKGROUND: Benjamin Clove has filed a combined Preliminary/Final Plat for Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates, an 11.6 acre two-lot replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates. The subject area is zoned R-2 (Residential) within unincorporated Muscatine County.

The intent is to create two lots for residential purposes by combining Lots 16 and 17 with a 3 acre portion of Lot 23 (formerly a golf hole), leaving the remaining 7.46 acres of Lot 23 as a residential lot. Certain utility easements are being proposed for vacation. 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 Replat of Lots 16, 17, & 23 of Ramsgate Replat of Kent Estates

BACKUP INFORMATION:

1. Plat

"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain

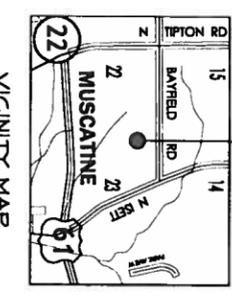
REPLAT OF LOTS 16, 17 & 23 OF RAMSGATE REPLAT OF KENT ESTATES

PRELIMINARY - FINAL



100 0 100
BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

OWNERS
TRADE WINDS LLC
2450 HOLIDAY ROAD - SUITE 200
CORALVILLE, IOWA 52241
BENJAMIN & ANY CLOVE
3306 MACKINAC COURT
MUSCATINE, IOWA 52761



DEVELOPER
BEN CLOVE
3306 MACKINAC CT
MUSCATINE, IOWA 52761

SETBACKS
FRONT YARD 35'
SIDE YARD 12'
REAR YARD 40'

ZONING
R-2 RESIDENTIAL DISTRICT
* EXCEPT WHERE RESTRICTED BY EASEMENT

LEGEND

- SET 1/2" X 3/8" REBAR W/O RANGE CAP #15401
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/CAP
- FOUND 12" SPIKE
- EXISTING UTILITY EASEMENT
- ORIGINAL LOT LINES
- PROPOSED LOT LINES
- PROPOSED UTILITY EASEMENT

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

The utility assessments as shown are acceptable to the following utilities:
CENTURILINK, LC

Title	Date	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		This plat and subdivision provisions are acceptable to the Muscatine County Board of Health.	
EASTERN IOWA LIGHT & POWER COOPERATIVE			

PROPRIETORS: TRADE WINDS LLC AND BENJAMIN & ANY CLOVE

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.

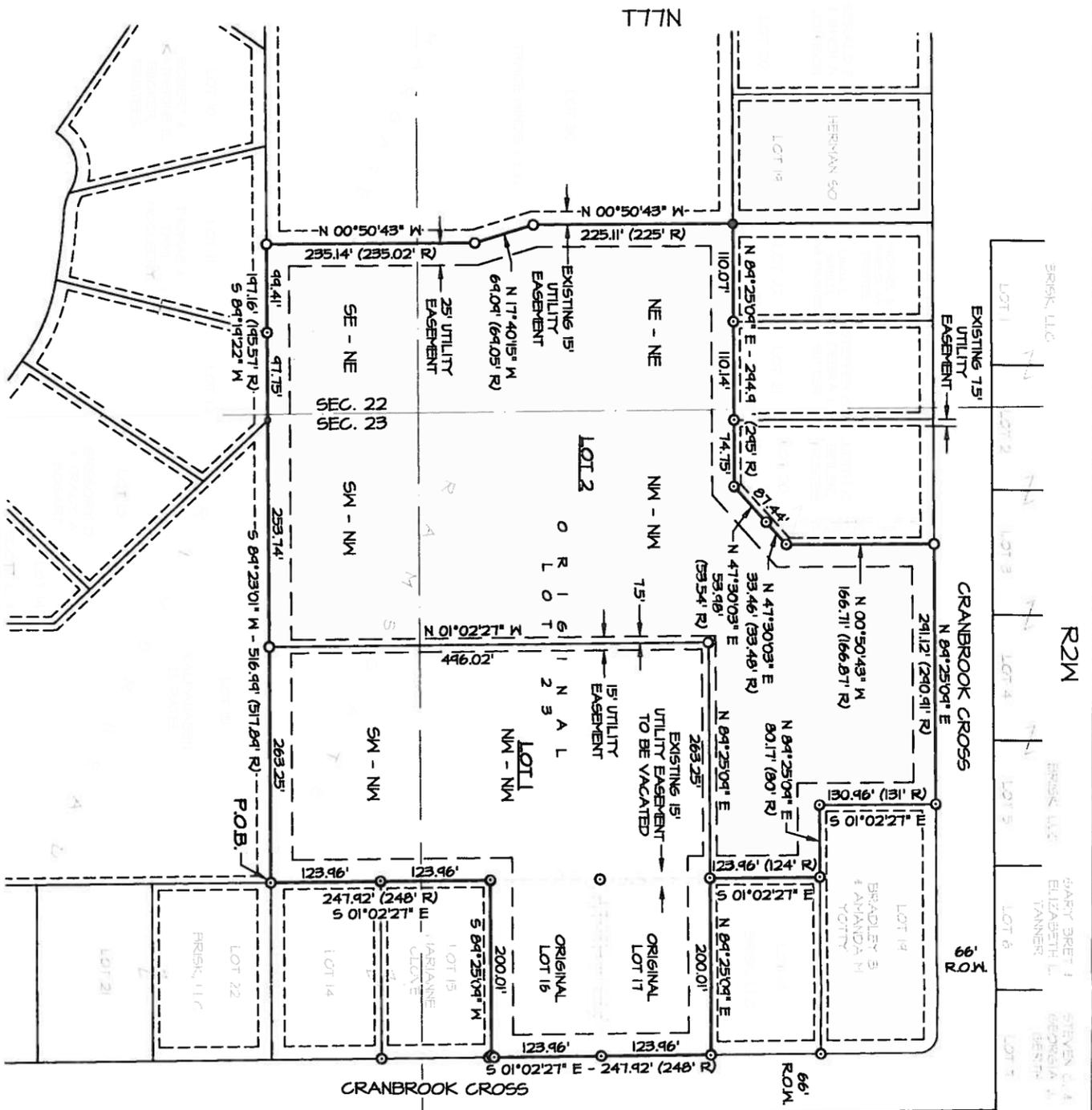


Matthew W. Krause
Date: _____ Reg. No. 15981
My license renewal date is December 31, 2017
Pages or sheets covered by this seal: 1

**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

BEN CLOVE REPLAT OF LOTS 16, 17 & 23 OF
RAMSGATE REPLAT OF KENT ESTATES IN MUSCATINE CO, IOWA

FILE	BOOK	SCALE	DRN	CHKD	DATE	JOB NO.
545D	KENT EST. #1	1"=100'	JRM	MWK	12/6/15	147215
REV.	0					1



LAND DESCRIPTION -

A PARCEL OF LAND, BEING A REPLAT OF LOTS 16, 17 AND 23 OF RAMSGATE ADDITION, IN KENT ESTATES, A SUBDIVISION IN MUSCATINE COUNTY, IOWA, ACCORDING TO REPLAT RECORDED AS DOCUMENT NO. 2003-03177, IN THE MUSCATINE COUNTY RECORDER'S OFFICE BEGINNING AT THE SOUTHEAST CORNER OF LOT 23, AS PREVIOUSLY PLATTED IN DOCUMENT 2003-03177, THENCE SOUTH 89°23'01" WEST 616.89 FEET ALONG THE SOUTH LINE OF SAID LOT 23; THENCE SOUTH 89°19'22" WEST 187.16 FEET ALONG THE SOUTH LINE OF SAID LOT 23 TO THE WEST LINE OF SAID LOT 23; THENCE NORTH 0°50'43" WEST 235.14 FEET ALONG SAID WEST LINE; THENCE NORTH 17°40'15" WEST 64.05 FEET ALONG SAID WEST LINE; THENCE NORTH 0°50'43" WEST 225.11 FEET ALONG SAID WEST LINE TO THE NORTHERLY LINE AND THE EASTERLY LINE OF PARCEL "P", AS RECORDED IN DOCUMENT 2008-05904; THENCE NORTH 0°50'43" WEST 225.11 FEET ALONG SAID WEST LINE TO THE NORTHERLY LINE OF SAID LOT 23; THENCE NORTH 89°23'09" EAST 284.86 FEET ALONG SAID NORTHERLY LINE; THENCE NORTH 47°30'03" EAST 87.44 FEET ALONG SAID NORTHERLY LINE OF SAID LOT 23; THENCE NORTH 89°25'09" EAST 291.12 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 23; THENCE SOUTH 01°02'27" EAST 123.96 FEET ALONG SAID EASTERLY LINE TO THE INTERSECTION WITH THE NORTH LINE OF LOT 17 AS PREVIOUSLY PLATTED IN DOCUMENT 2003-03177; THENCE SOUTH 01°02'27" EAST 123.96 FEET ALONG SAID EASTERLY LINE TO THE INTERSECTION WITH THE NORTH LINE OF LOT 17 AS PREVIOUSLY PLATTED IN DOCUMENT 2003-03177; THENCE SOUTH 01°02'27" EAST 247.92 FEET ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF LOT 16; THENCE SOUTH 89°25'09" WEST 200.01 FEET ALONG SAID SOUTH LINE TO THE INTERSECTION WITH THE EAST LINE OF LOT 23; THENCE SOUTH 01°02'27" EAST 247.92 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 11.80 ACRES AND SUBJECT TO EASEMENTS OF RECORD.