

## COMMUNITY DEVELOPMENT

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

### MEMORANDUM

**To:** Mayor and City Council Members  
**From:** Andrew Fangman, City Planner  
**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director  
**Date:** November 15, 2018  
**Re:** Resolution Approving Peters Subdivision– Preliminary/Final Plat

**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for Peters Subdivision.

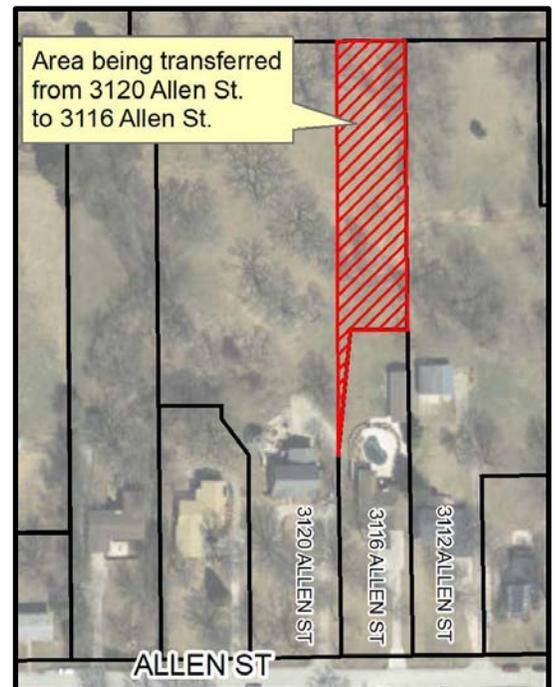
**BACKGROUND:** A preliminary/final plat for a 1 subdivision, located at 3120 Allen Street was filed. If approved this subdivision will transfer approximately 26,500 square feet of land from the parcel located at 3120 Allen Street to the parcel 3116 Allen Street. No new parcels will be created as result of this subdivision, nor is it likely to result in any new construction. An ingress-egress easement is included on the for the portion of the existing driveway to 3120 Allen Street that extends onto the parcel containing 3116 Allen Street.

#### RECOMMENDATION/RATIONALE:

The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission. Staff concurs with this It is therefore recommended that the final plat for Peters Subdivision as attached hereto

#### BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificated of Acceptance of the Final Plat
3. Certificated of the Planning Commission
4. Certificated of True Copy
5. Plat



**PRELIMINARY / FINAL PLAT - PETERS SUBDIVISION**

PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN - CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA  
± 1.261 ACRES

**SURVEY INFORMATION:**  
OWNER OF RECORD:  
3116 ALLEN STREET  
MUSCATINE, IA 52761  
PROPERTY ADDRESS:  
3116 ALLEN STREET  
MUSCATINE, IA 52761  
SURVEY FOR:  
SUBDIVISION FACTOR  
DATE OF SURVEY:  
DECEMBER 1, 2017

**ZONING INFORMATION:**  
ZONING DESIGNATION:  
R-2 RESIDENTIAL DISTRICT  
LOT WIDTH = 80 FT. MIN.  
BUILDING HEIGHT = 25 FT. MAX.  
25' FRONT YARD SETBACK  
15' SIDE YARD SETBACK  
25' REAR YARD SETBACK

**UTILITY NOTE:**  
WHEN ADDITIONAL UTILITY EASEMENTS ARE REQUIRED FOR THIS PLAT OF SUBDIVISION.

**CITY OF MUSCATINE PLANNING & ZONING**  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF MUSCATINE MUNICIPAL  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

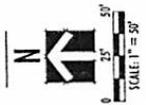
POINT OF COMMENCEMENT  
FOR THE SUBDIVISION  
SEE SEC. 33, 17TH, 17TH, 30TH P.M.  
PAGES 417, 418, 419

POINT OF BEGINNING - PETERS SUBDIVISION  
NE CORNER - LOT 3 OF WOLFE'S ADDITION  
(BOOK 6 OF PLATS, PAGE 417)  
N 29°25'59"  
E 230°26'21"  
(P.D. 172' FROM P.M. W/YELLOW CAP)

**LEGEND**

- 1 000.00'
- 1 000.00' E (100' W/INTL. MARK)
- SECTION LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINES
- INCREASE-DECREASE EASEMENT

SET NO. 4, KERRA W/YELLOW CAP #1550  
FOUND SURVEY MONUMENT  
MEASURED BEARING / DISTANCE  
MEASURED BEARING / DISTANCE  
BOUNDARY OF PARCEL



**LEGAL DESCRIPTION - PETERS SUBDIVISION**  
A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 33 FOUND CUT "X" IN CONCRETE (PAGE 417), THENCE SOUTHWEST 89°00'00" ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 TO THE NORTHWEST CORNER OF LOT 3 OF WOLFE'S ADDITION (P.D. 172' FROM P.M. W/YELLOW CAP) AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE IN BOOK 6 OF PLATS, PAGE 417 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
THENCE SOUTH 00°30'14" EAST, 607.90 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3 (P.D. 172' FROM P.M. W/YELLOW CAP) AND THE RIGHT-OF-WAY LINE OF ALLEN STREET, THENCE SOUTH 89°00'00" WEST, 80.00 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF PARCEL "C" (P.D. 172' FROM P.M. W/YELLOW CAP) AS RECORDED IN THE MUSCATINE COUNTY RECORDER'S OFFICE (AS FILE NO. 19912131); THENCE NORTH 89°55'59" WEST, 725.00 FEET ALONG THE WEST LINE OF SAID PARCEL "C" TO THE NORTHWEST CORNER OF SAID PARCEL "C"; THENCE NORTH 89°27'11" WEST, 462.25 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, THENCE NORTH 89°08'28" EAST, 80.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.  
SAID PARCEL OF LAND CONTAINING 1.261 ACRES MORE OR LESS, AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

**PROFESSIONAL LAND SURVEYOR OF IOWA**  
Licensed  
07550  
Ben D. Holliday  
IOWA

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  
BEN D. HOLLIDAY, P.L.S.  
IOWA LICENSE NUMBER 07550 SHEETS COVERED BY THIS SEAL: 1  
DATE: 12/01/2017  
MY LICENSE RENEWAL DATE IS: 12/01/2017

