



City Hall, 215 Sycamore
Muscatine, IA 52761-3840
(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: March 12, 2019
Re: Combined Preliminary/Final Plat Blessings Point Subdivision (PZS-15)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a one lot subdivision in unincorporated Muscatine County on North Isett Avenue. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND: Debbie and Don Reiner have filed a combined preliminary/final plat for Blessings Point Subdivision a 1.16-acre one lot subdivision on North Isett Avenue. The subject area is zoned R-1 Residential. The purpose of is to create a residential lot for the construction of a new home by Debbie and Don Reiner.

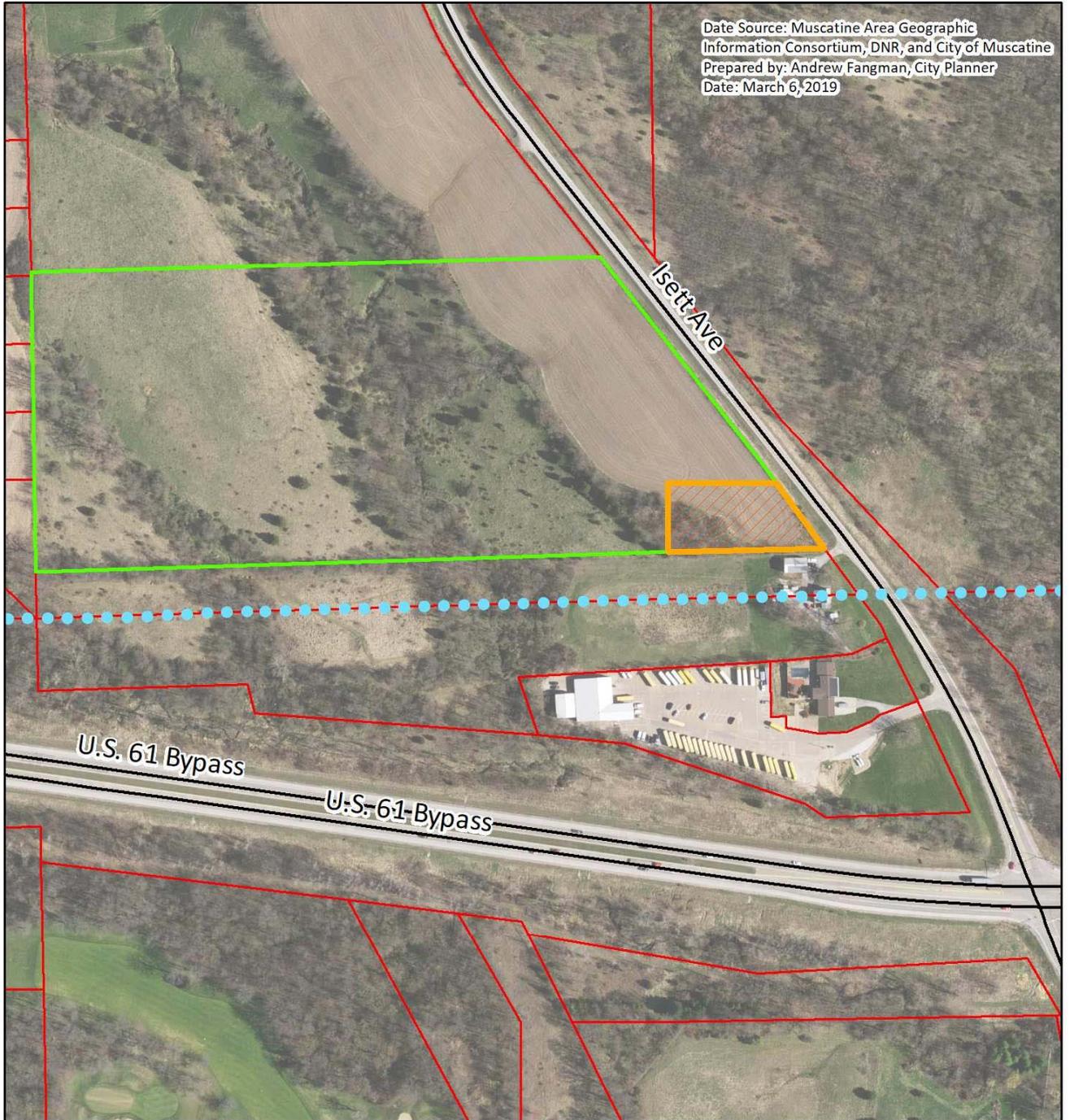
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Blessings Point Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

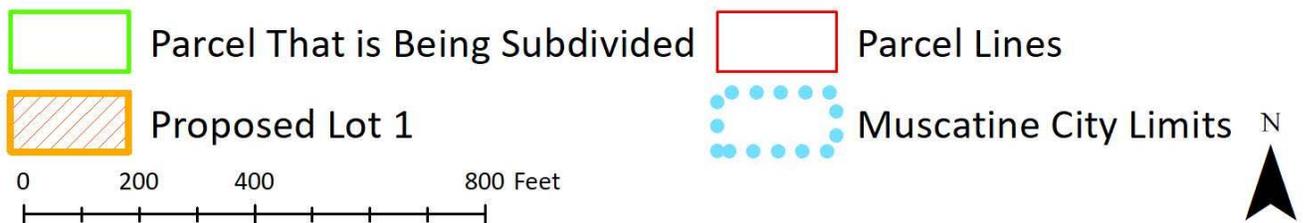
BACKUP INFORMATION:

1. Plat

Date Source: Muscatine Area Geographic Information Consortium, DNR, and City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: March 6, 2019



Blessings Point Subdivision (PZS #15)



CENTER OF SEC. 23,
TTN, R2M
DOC. # 2010-03574

R2M

BLESSINGS POINT SUBDIVISION
PRELIMINARY / FINAL PLAT



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



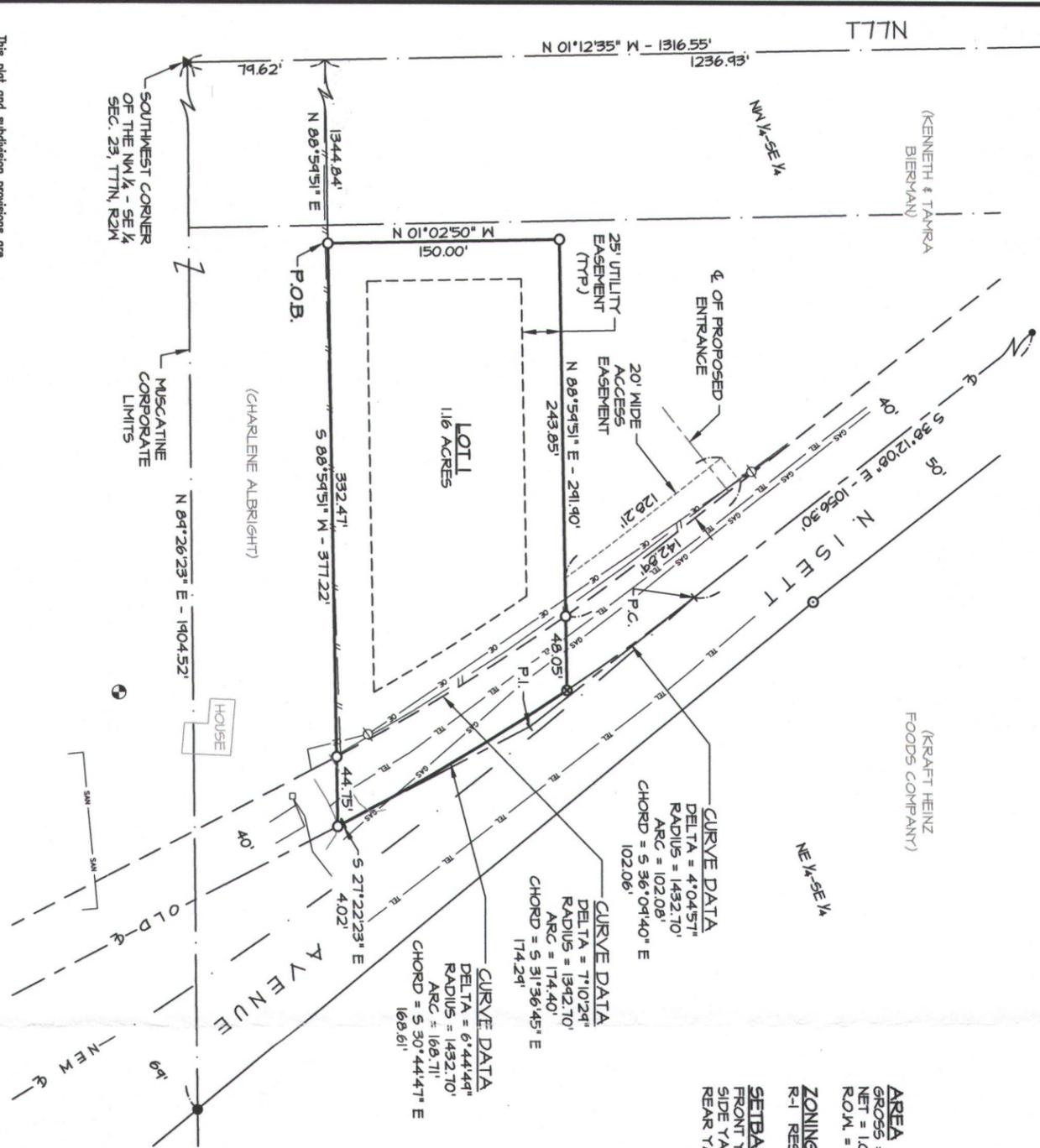
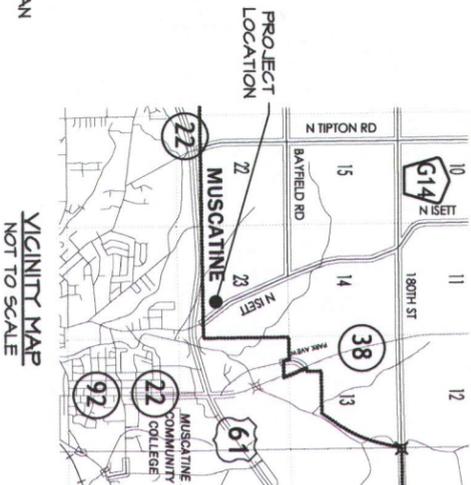
AREA
GROSS = 116 ACRES
NET = 1.00 ACRES
R.O.M. = 0.16 ACRES

ZONING
R-1 RESIDENTIAL DISTRICT

SETBACKS
FRONT YARD 50'
SIDE YARD 15'
REAR YARD 40'

DEVELOPER
DEBBIE AND DON REINIER
610 MIER STREET
MUSCATINE, IA 52761

OWNER
KENNETH C. AND TAMARA J. BIERMAN
1438 N. ISETT AVENUE
MUSCATINE, IA 52761



LAND DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, THENCE NORTH 01°12'35" WEST 79.82 FEET; THENCE NORTH 88°59'51" EAST 1344.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°02'50" WEST 150.00 FEET; THENCE NORTH 88°59'51" EAST 291.90 FEET TO THE CENTERLINE OF NORTH ISETT AVENUE AND THE BEGINNING OF A 1432.70 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE 168.61 FOOT CHORD BEARS SOUTH 30°44'47" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 168.71 FEET ALONG SAID CENTERLINE; THENCE SOUTH 27°22'23" EAST 4.02 FEET ALONG SAID CENTERLINE; THENCE SOUTH 88°59'51" WEST 377.22 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE MAPPING.

LEGEND

- SET 1/2" X 3/8" REBAR WYTELLOW CAP #10316
- SET "X" IN CONCRETE
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR WYTELLOW CAP #10316
- FOUND T-BAR W/CAP #6282
- FOUND P.K. NAIL W/MASHER #10435
- FOUND CONCRETE MONUMENT W/BASS CAP
- ▣ FOUND I.D.O.T. RIGHT OF WAY RAIL
- ▲ FOUND STONE
- EXISTING FENCE OF LONGSTANDING
- ⊕ POWER POLE
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- APPARENT SEPTIC DRAIN FIELD AREA
- TELEPHONE RISER
- WATER WELL
- EXISTING ENTRANCE

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

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions.

The utility easements as shown are acceptable to the following utilities:
CENTURYLINK, LC
ALLIANT ENERGY

This plat and subdivision provisions are acceptable to the Mascotine County Zoning Commission.

EASTERN IOWA LIGHT & POWER COOPERATIVE

Title Date

Title Date

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct professional supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

GARY W. WHITACRE Reg. No. 10318
Date: _____ My license renewal date is December 31, 2019

Pages or sheets covered by this seal: 1



SURVEY COMPANY/RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. Box 413 MUSCATINE, IOWA 52761
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE
PROPRIETOR(S): KENNETH C. AND TAMARA J. BIERMAN

REQUESTOR: DEBBIE & DON REINIER

LOCATION: NE 1/4 OF THE SE 1/4 OF SEC. 23, T7N, R2M

SURVEY TYPE: PRELIMINARY / FINAL PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
23-7N-2M	2275	1"=60'	JRW	GWM	03/04/19	5960214
REV.	0					
						2360 SURVEYING SHEET 1 OF 1