



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** November 12, 2013  
**Re:** Barko Subdivision– Preliminary/Final Plat

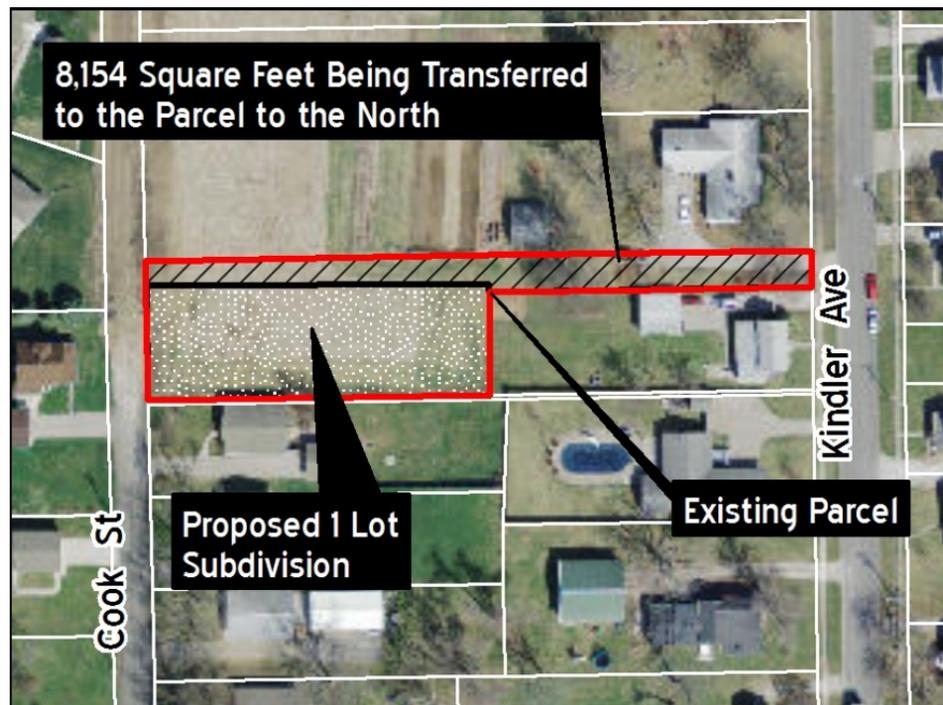
**INTRODUCTION:** A request has been filed for a combined preliminary/final plat for Barko Subdivision.

**BACKGROUND:** Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Don Barko has submitted a preliminary/final plat for a 1 subdivision, located on Cook Street was filled. This subdivision represents the readjustment of the boundaries of an existing parcel, transferring approximately 8,154 square feet of land to the parcel located directly north of it.

**RECOMMENDATION/RATIONALE**

Staff recommends approval of the proposed subdivision, as it brings parcel lines into line with the way the land is being uses. The proposal is in compliance with both the Zoning Ordinance and the Comprehensive Plan

**BACKUP INFORMATION:**  
1. Plat Map



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

PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-7691

# BARKO SUBDIVISION

## FINAL PLAT



BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE

**LAND DESCRIPTION -**

A PARCEL OF LAND BEING A PART OF LOT 20 OF COOK MUSSER & CO'S SUBDIVISION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. BEGINNING AT THE SOUTHWEST CORNER OF LOT 20; THENCE NORTH 00°41'44" WEST 78.10 FEET ALONG THE WEST LINE OF LOT 20; THENCE NORTH 89°43'53" EAST 230.15 FEET; THENCE SOUTH 00°43'28" EAST 78.10 FEET TO THE SOUTH LINE OF LOT 20; THENCE SOUTH 89°43'53" WEST 230.19 FEET ALONG THE SOUTH LINE OF LOT 20 TO THE POINT OF BEGINNING; CONTAINING 0.413 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC

	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		
MUSCATINE POWER & WATER		
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	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 personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre

Date \_\_\_\_\_ Reg. No. 10316

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1

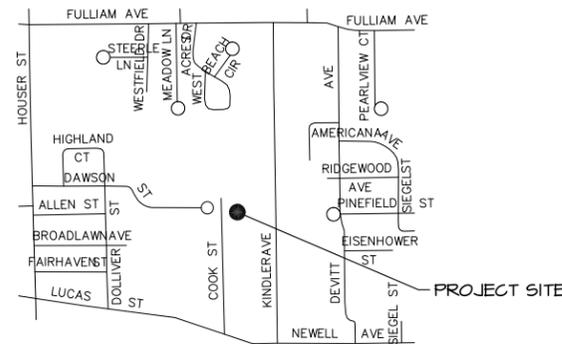
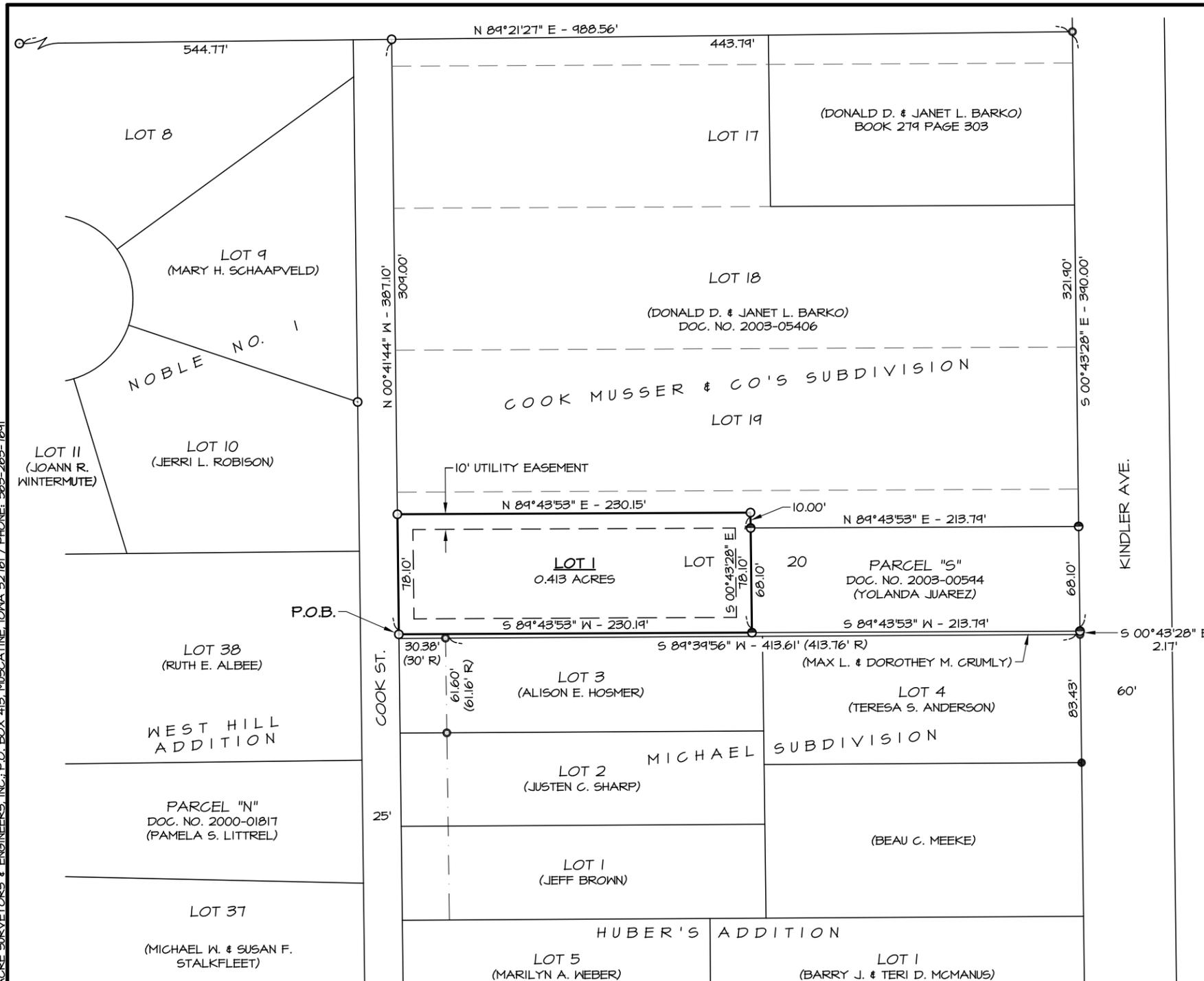


### Martin & Whitacre Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

**DON BARKO** BARKO SUBDIVISION  
PART OF LOT 20 COOK MUSSER & CO'S SUBD., MUSCATINE, IA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	CITY 43	1"=50'	PM	GWW	11/4/13	7720.13
REV.	0		T120 SURVEY.DWG		SHEET	1 OF 1



VICINITY MAP  
NOT TO SCALE

**OWNER & DEVELOPER**  
DONALD D. & JANET L. BARKO  
330 KINDLER AVE.  
MUSCATINE, IOWA 52761

**ZONING**  
R-3 RESIDENTIAL DISTRICT

**SETBACKS**  
FRONT 25'  
SIDE 6'  
REAR 25'  
HEIGHT 35'

**TOTAL AREA**  
0.413 ACRES

**LEGEND**

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR
- FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" X 36" REBAR W/ORANGE CAP #15421
- FOUND IRON PIPE
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT