



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

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**COMMUNITY DEVELOPMENT**

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

**MEMORANDUM**

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** January 13, 2015  
**Re:** Van Zandt Rolling Acres Subdivision

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County at the northwest corner the intersection of North Mulberry Road and Bayfield Road, but within two miles of the City of Muscatine.

**BACKGROUND:** On December 10, 2014 Van Zandt Farms, LLC filed a combined Preliminary/Final Plat for the Van Zandt Rolling Acres Subdivision, a 14.53 acre one lot subdivision that is zoned R-1 (Single Family Residential) within unincorporated Muscatine County. The intent is to split the existing parcel which is currently divided by Seven Springs Road into two separate parcels. 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 Van Zandt Rolling Acres Subdivision

**BACKUP INFORMATION:**

1. Application
2. Plat

5-223-14

**CITY OF MUSCATINE, IOWA  
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed \_\_\_\_\_

Fee Paid \_\_\_\_\_

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to-wit:

Legal Description: See attached sheet

be subdivided into 1 lots. The real estate is presently zoned R1 Res-Single Family District.

The purpose of the subdivision request is To divide the Van Zandt property in the SW 1/4 SW 1/4 of Sec. 32-T77N-R2W southwesterly and northeasterly of Seven Springs Road.

Respectfully submitted,

Van Zandt Family Farms, LLC  
Clifford Van Zandt, Agent  
Name  
P.O. Box 500, Nevada, IA 50201  
Address  
314-361-2409  
Phone

**NOTE:**

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

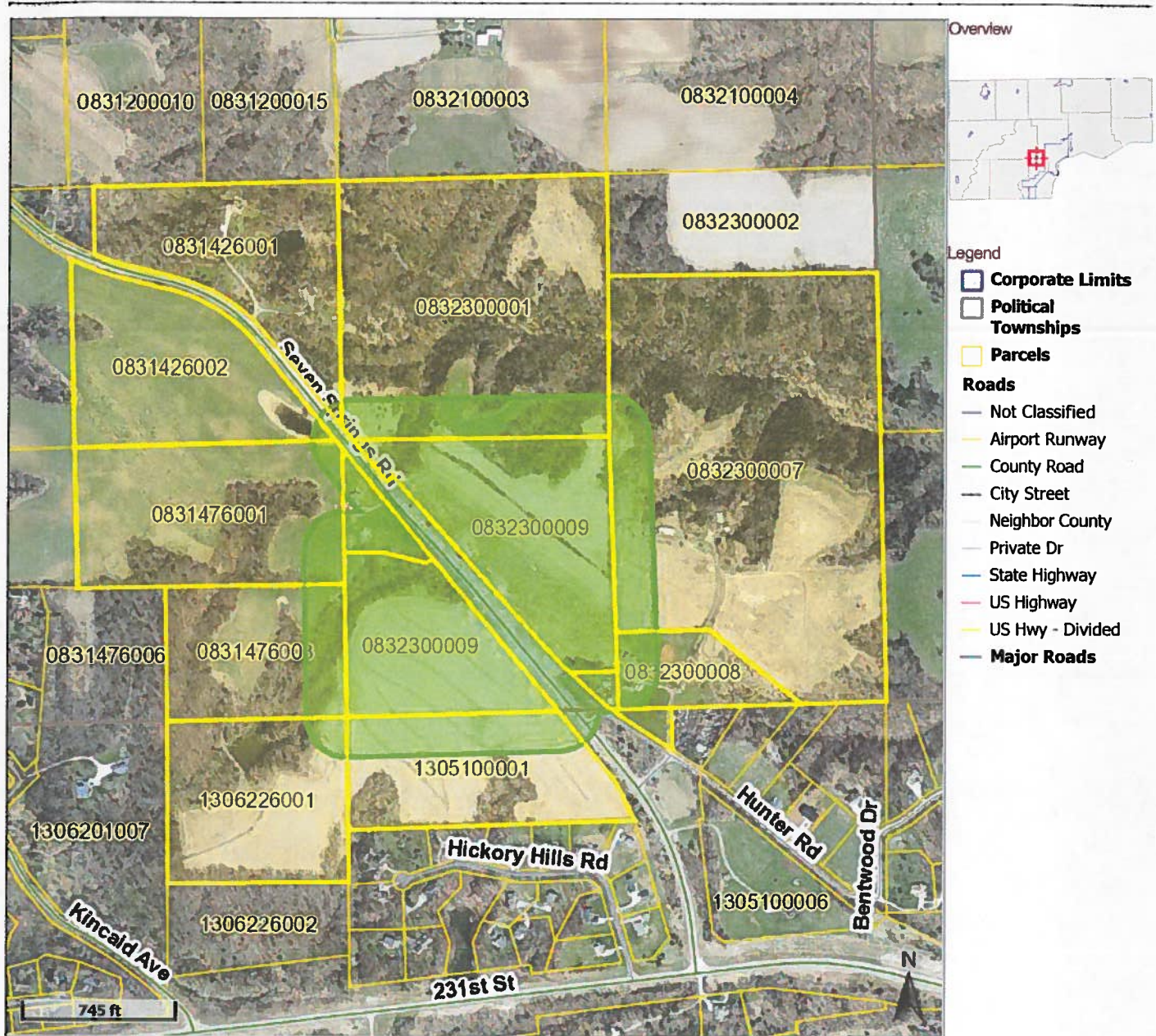
BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE N01°39'08"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-06335 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE S89°59'00"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE S76°14'27"E, ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE N50°24'58"E, ALONG SAID SOUTHERLY LINE, 86.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE S39°34'44"E, ALONG SAID CENTERLINE, 1023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S88°25'31"W, ALONG SAID SOUTH LINE, 1105.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



# Muscatine Area Geographic Information Consortium (MAGIC)



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The Schneider Corporation  
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VAN ZANDT FARMS, LLC  
917 50'N 817 53'(R)  
ROLAND L SCHENKEL III & MARSHA SCHENKEL

### LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE N01°39'08"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, A DISTANCE OF 817.59 FEET TO THE SOUTHWEST CORNER OF PARCEL "E" AS RECORDED IN DOCUMENT NO. 2004-06335 IN THE RECORDS OF THE MUSCATINE COUNTY RECORDER'S OFFICE; THENCE S89°59'00"E, ALONG THE SOUTHERLY LINE OF SAID PARCEL "E", A DISTANCE OF 193.91 FEET; THENCE S76°14'27"E, ALONG SAID SOUTHERLY LINE, 222.81 FEET; THENCE N50°24'58"E, ALONG SAID SOUTHERLY LINE, 86.34 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL "E", SAID POINT ALSO BEING ON THE CENTERLINE OF SEVEN SPRINGS ROAD; THENCE S39°34'44"E ALONG SAID CENTERLINE, 1023.46 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32; THENCE S88°25'31"W, ALONG SAID SOUTH LINE, 1105.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.53 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES: 1) THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32-177N-R2W OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, BEARS N01°39'08"W, BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND MUSCATINE COUNTY GPS CONTROL POINTS NO. 129 AND 313.

2) THIS PROPERTY IS ZONED R-1 RESIDENTIAL DISTRICT.

3) ALL FOUND PINS ARE 1/2"Ø REBAR WITH YELLOW CAPS NO. 10316, UNLESS NOTED OTHERWISE.

▲	- CONGRESSIONAL CORNER, FOUND
▲	- CONGRESSIONAL CORNER, REESTABLISHED
▲	- CONGRESSIONAL CORNER, RECORDED LOCATION
●	- PROPERTY CORNER(S), FOUND (as noted)
○	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS" )
⊗	- CUT "X"
—————	- PROPERTY &/or BOUNDARY LINES
-----	- CONGRESSIONAL SECTION LINES
- - - - -	- RIGHT-OF-WAY LINES
_____	- CENTER LINES
=====	- LOT LINES, INTERNAL
=====	- LOT LINES, PLATTED OR BY DEED
-----	- EASEMENT LINES, WIDTH & PURPOSE NOTED
-----	- EXISTING EASEMENT LINES, PURPOSE NOTED
-----	- RECORDED DIMENSIONS
-----	- MEASURED DIMENSIONS
-----	- CURVE SEGMENT NUMBER

(R)  
(M)  
C22-1

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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.

**MARK A STEIN**  
L.S. Iowa Lic. No. 14675

My license renewal date is December 31, 20\_\_\_\_.

Pages or sheets covered by this seal:

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**Notary Public, In and for the State of Iowa.**



1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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## PRELIMINARY AND FINAL PLAT VAN ZANDT ROLLING ACRES

**A PORTION OF THE  
SW 1/4 SW 1/4 OF  
SEC. 32-T77N-R2W  
OF THE 5TH P.M.  
MUSCATINE COUNTY, IOWA**

**MMS CONSULTANTS, INC.**

Date: 11/26/2014

Surveyed by: RRN	Field Book No: 1089
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Drawn by:	Scale:
MAS	1"=120'

Checked by: GDM	Sheet No: 1
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Project No:	
IC 0859-038	of: 1

