



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 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

S - 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  
C/O Heath Van Zandt, Jr., McCay, Agt  
10. Box 500, Nevada, IA 50301  
319.361.2409*

Name

Address

Phone

NOTE:

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

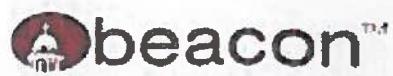
1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00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

**LEGAL DESCRIPTION**

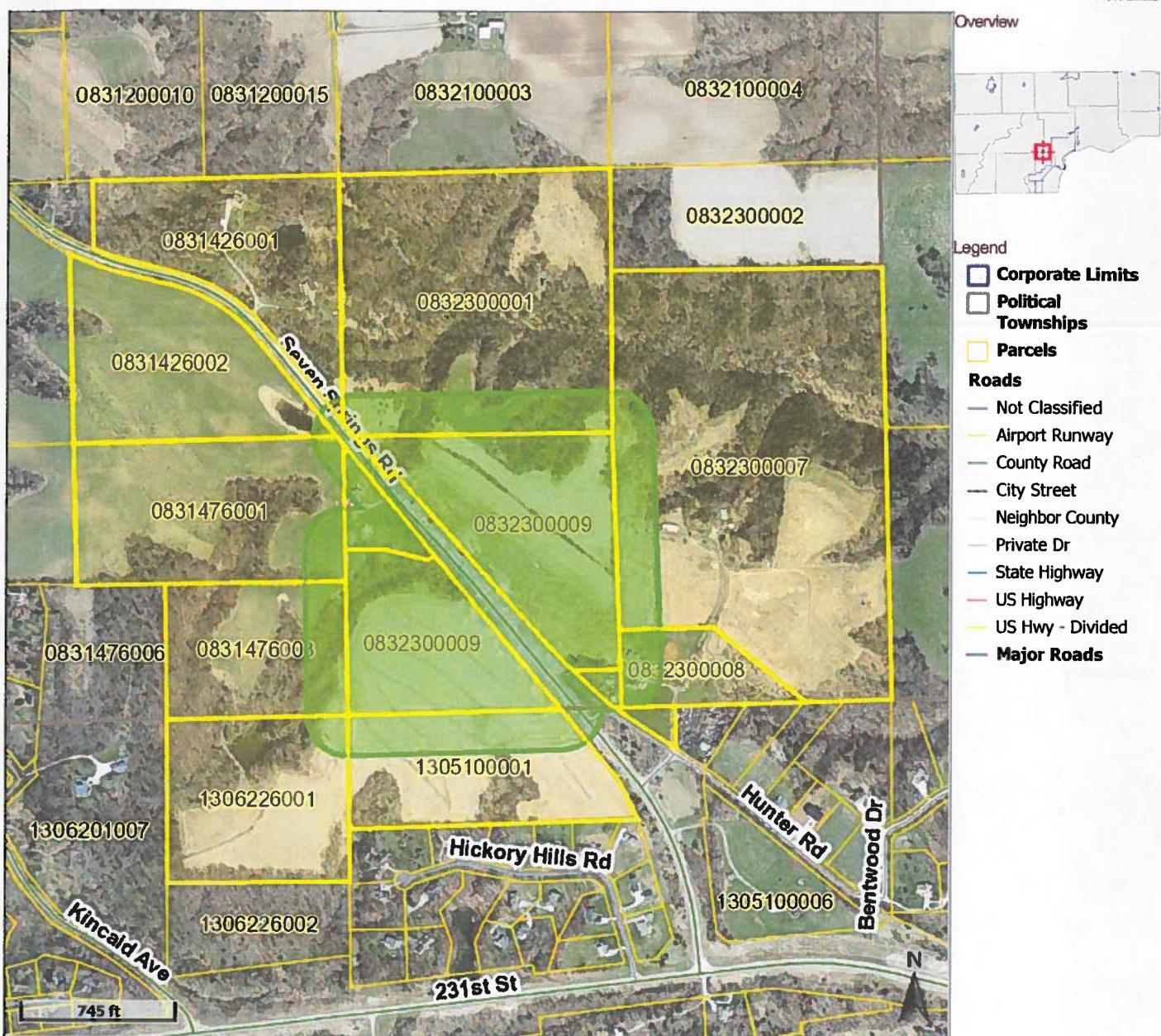
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 EASTERN 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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PRELIMINARY AND FINAL PLAT  
VAN ZANDT ROLLING ACRES  
MUSCATINE COUNTY, IOWA



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

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

Date Revision

LEGAL DESCRIPTION

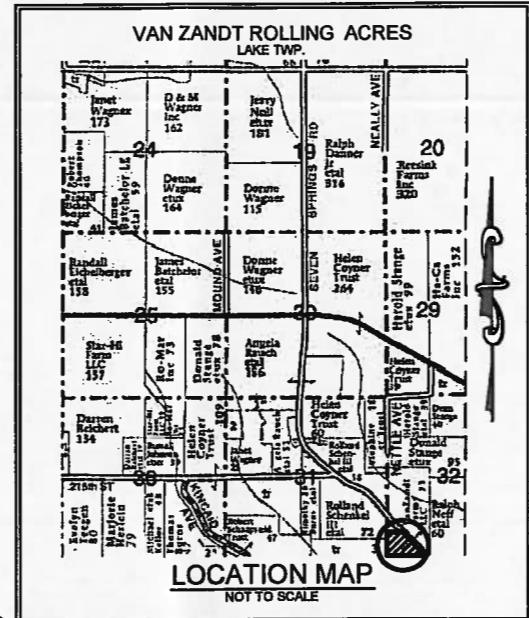
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°25'07"W, 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-T77N-R2W OF THE 5<sup>TH</sup> 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.

LEGEND AND NOTES

- ▲ 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
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



LOT 1

AREA = 14.53 ACRES  
13.15 ACRES W/O ROW

PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF HEALTH	
CHAIRPERSON	DATE
PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERBORDS	
CHAIRPERSON	DATE
PLAT APPROVED BY:	
MUSCATINE COUNTY ENGINEER	
ENGINEER	DATE
PLAT APPROVED BY:	
MUSCATINE COUNTY ZONING COMMISSION	
CHAIRPERSON	DATE

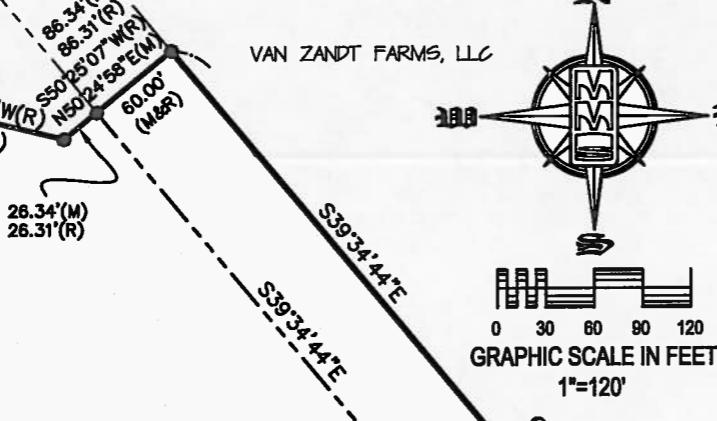
PARCEL "E" AS RECORDED AS  
DOCUMENT NO. 2004-06335 IN  
THE RECORDS OF THE MUSCATINE  
COUNTY RECORDER'S OFFICE

N89°58'30"W(R) MATTHEW J. & MELINDA L. MILLER  
S89°59'00"E(M)

193.91'(M) 194.00'(R)

S76°14'27"E(M) N76°15'22"W(R)  
222.81'(M) 222.76'(R)

SW 1/4 SW 1/4  
SEC. 32-T77N-R2W



817.59'(M) 817.53'(R)

WEST LINE OF THE SW 1/4 SEC. 32

VAN ZANDT FARMS, LLC

SW CORNER  
SEC. 32-T77N-R2W  
FOUND 1/2"Ø REBAR WITH  
YELLOW CAP NO. 10316  
OVER CONCRETE MONUMENT  
6"± DEEP, MARTIN & WHITACRE TIE

B N: 526899.72' E: 2293562.56'  
IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)  
COMBINATION SCALE FACTOR: 0.99992139  
USING MUSCATINE COUNTY GPS CONTROL POINTS  
NO. 129 AND NO. 313

1029.65'  
S88°25'31"W  
VAN ZANDT FARMS, LLC

ROLAND L. SCHENKEL III & MARSHA SCHENKEL

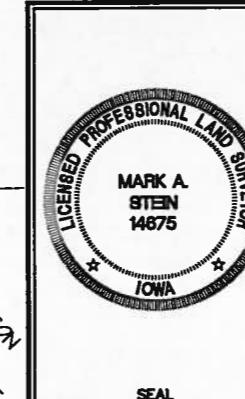
POINT OF BEGINNING

A SE CORNER  
SW 1/4 SW 1/4  
SEC. 32-T77N-R2W  
FOUND STONE 14"± DEEP  
SET 5/8"Ø REBAR WITH  
YELLOW CAP NO. 14675  
OVER THE STONE

1023.46'  
197.61'  
60.00'  
197.61'  
76.15'  
222.99'

FOUND 1"Ø PIN  
4"± DEEP

ROY E. BROWNSON  
AND SISTER  
SANDER



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  
I.D. No. 14675  
My license renewal date is December 31, 2014.

Pages or sheets covered by this seal:

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

Notary Public, in and for the State of Iowa.

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 5<sup>TH</sup> P.M.  
MUSCATINE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 11/26/2014

Surveyed by: RRN Field Book No. 1089

Drawn by: MAS Scale: 1"=120'

Checked by: GDM Sheet No. 1

Project No. IC 0859-038 of 1