



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

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: February 10, 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 of 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

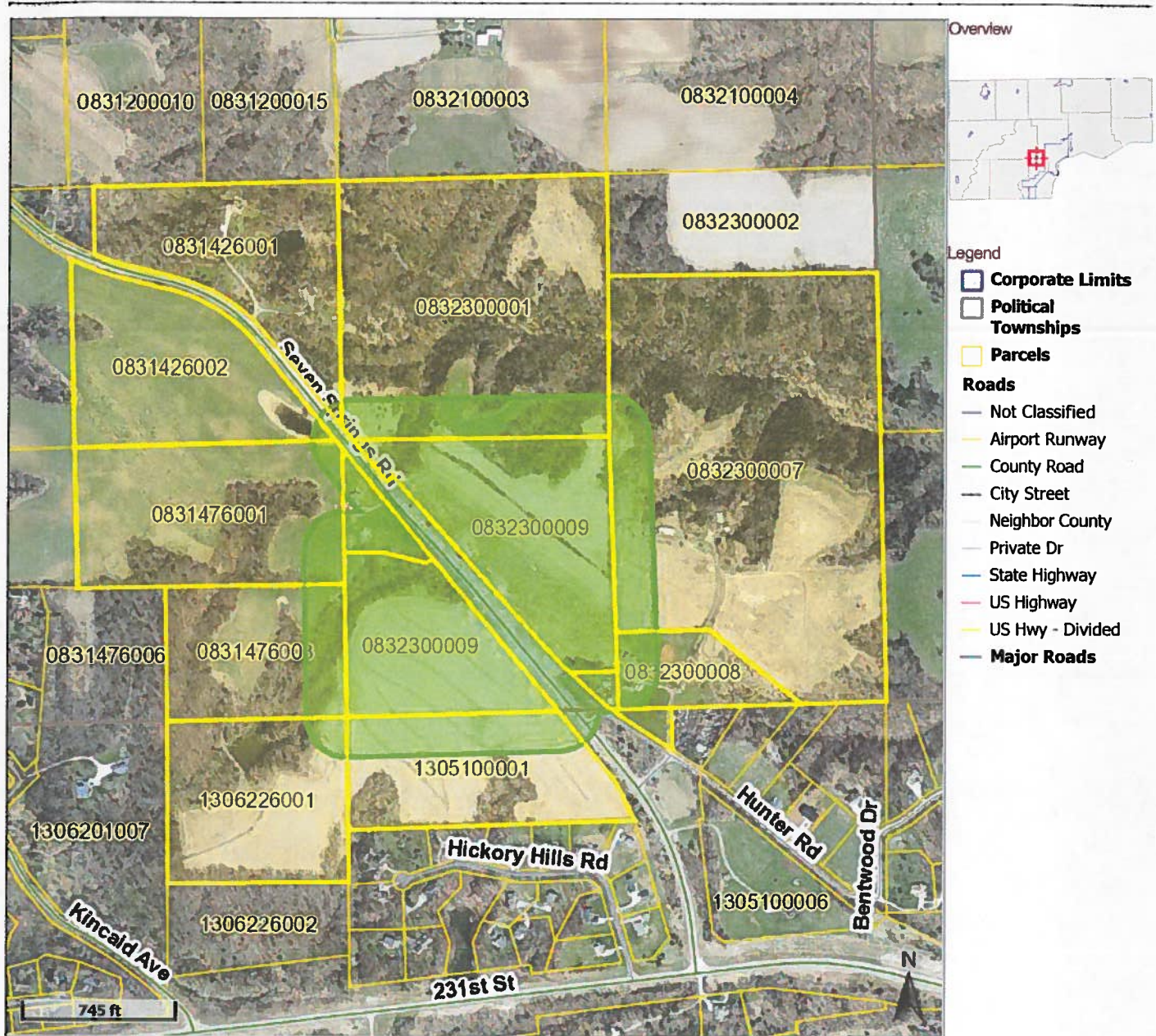
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH 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)



Date Created: 12/8/2014



Last Data Upload: 12/5/2014 11:49:31 PM



developed by
The Schneider Corporation
www.schneidercorp.com

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

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 5TH 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 5TH 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. 2004-0633 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°23'31"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.

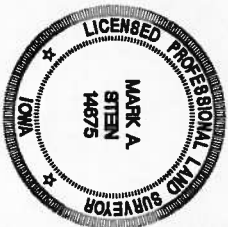
LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - △ CONGRESSIONAL CORNER, REESTABLISHED
 - 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)
(N)
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 STERN
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.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date Revision

PRELIMINARY AND FINAL PLAT
VAN ZANDT ROLLING ACRES
A PORTION OF THE
SW 1/4 SW 1/4 OF
SEC. 32-177N-R2W
OF THE 5TH P.M.
MUSCATINE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:

11/26/2014

Surveyed by: Field Book No.

RRN 1089

Drawn by: Scale:

MAS 1"=120'

Checked by: Sheet No.

GDM 1

Project No. of:

IC 0859-038 1

PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF HEALTH	
CHAIRPERSON	DATE

PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERVISORS	
CHAIRPERSON	DATE

PLAT APPROVED BY:	
MUSCATINE COUNTY ENGINEER	
ENGINEER	DATE

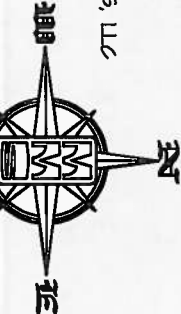
PLAT APPROVED BY:	
MUSCATINE COUNTY ZONING COMMISSION	
CHAIRPERSON	DATE

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC., 1917 S. GILBERT ST., IOWA CITY, IOWA 52240 (319)351-8282

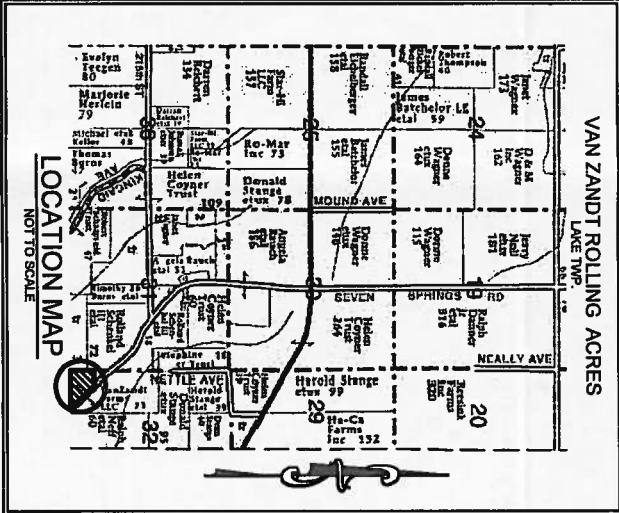
PLAT PREPARED BY: MMS CONSULTANTS, INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER: VAN ZANDT FARMS, LLC
C/O JOE VAN ZANDT
1869 215TH ST.
MUSCATINE, IOWA 52761

OWNER'S ATTORNEY: JOHN L. HINTERMEISTER
HINTERMEISTER & KUNDEL
300 EAST SECOND ST., SUITE 300
MUSCATINE, IOWA 52761-4108



GRAPHIC SCALE IN FEET
1"=120'



LOT 1
AREA = 14.53 ACRES
13.15 ACRES W/O ROW

(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

SW CORNER
SEC. 32-177N-R2W
FOUND 1/2" Ø REBAR WITH
YELLOW CAP NO. 10316
OVER CONCRETE MONUMENT
6" ± DEEP, MARTIN & WHITACRE TIE

POINT OF BEGINNING

588'25'31"W
VAN ZANDT FARMS, LLC

1029.65'
SOUTH LINE OF THE SW 1/4 SW 1/4 SEC. 32
1105.80'

222.99'
588'25'31"W

76.15'
197.87'
60.00'
4" ± DEEP
FOUND 1" Ø PIN
& 1/2" Ø REBAR
BY E. PROXERSON
& S. A. SNYDER

11/26/2014
RRN 1089
MAS 1"=120'
GDM 1
IC 0859-038 1