



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 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:

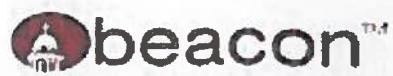
1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00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

LEGAL DESCRIPTION

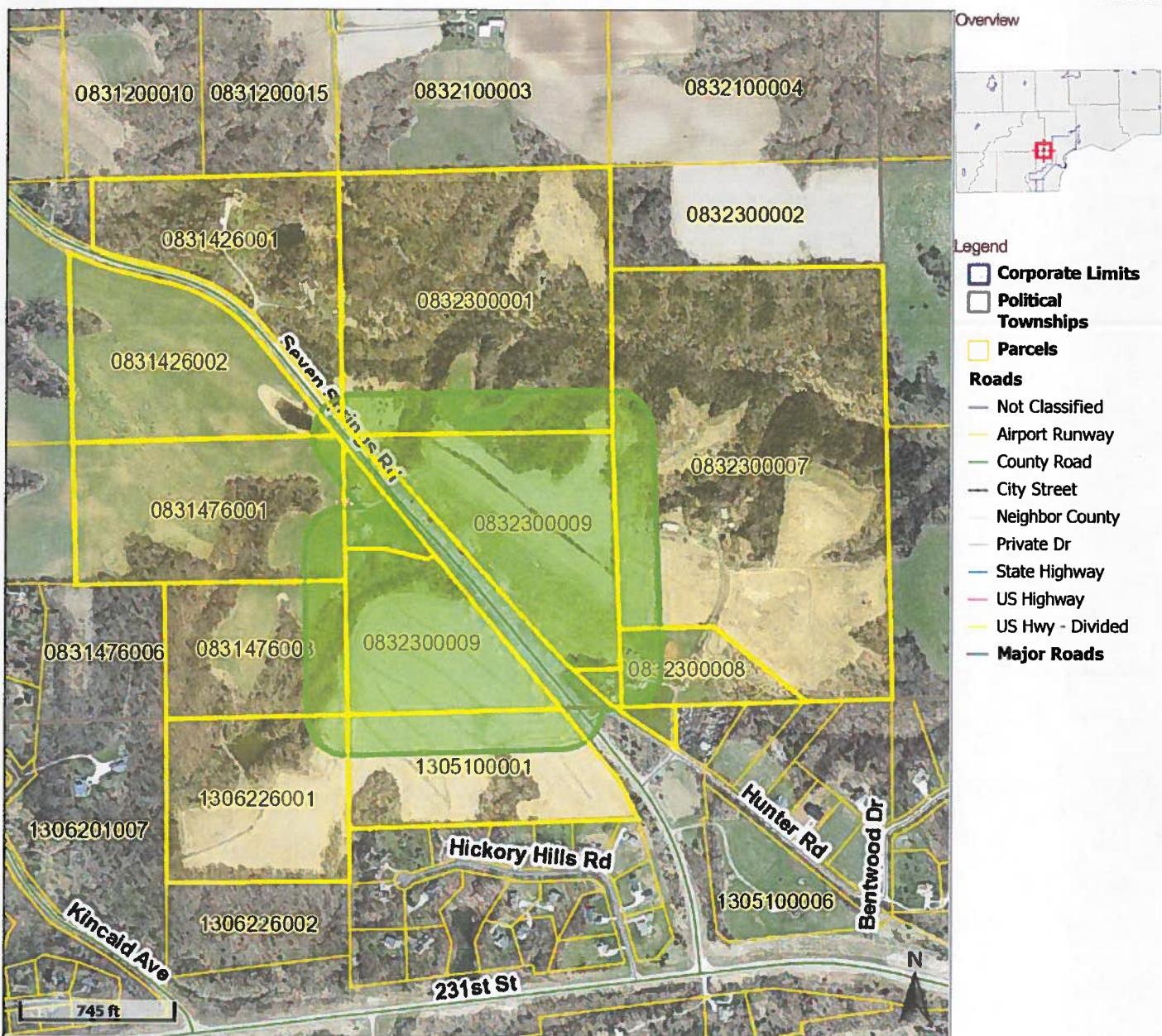
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 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)



Date Created: 12/8/2014



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PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF HEALTH	
CHARPERSON	
PLAT APPROVED BY:	
MUSCATINE COUNTY BOARD OF SUPERVISORS	
CHARPERSON	
PLAT APPROVED BY:	
MUSCATINE COUNTY ENGINEER	
ENGINEER	

DATE

(B)

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

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

FOUND 1"Ø PIN
4"± DEEP
7"Ø
SOUTH LINE OF THE SW 1/4 SW 1/4 SEC. 32
197.9' 7.9' 22.99' 22.99'

60.00'

76.15'

1105.80'

1029.65'

SOUTH LINE OF THE SW 1/4 SW 1/4 SEC. 32

(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

VAN ZANDT FARMS, LLC
NO1°39'08" W(M) NO1°39'29" W(R)

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

ROLAND L SCHENKEL III & MARSHA SCHENKEL
817.59'(M) 817.53'(R)

WEST LINE OF THE SW 1/4 SEC. 32

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