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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: August 6, 2015
Re: Finley's Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a three lot subdivision in unincorporated Muscatine County at the northwest corner of the intersection 49th Street and Stewart Road, but within two miles of the City of Muscatine.

BACKGROUND: On August 3, 2015, Michael Riggan filed a combined Preliminary/Final Plat for the Riggan Subdivision, a 27.74 acre 3 lot subdivision located within unincorporated Muscatine County, at the northwest corner of the intersection 49th Street and Stewart Road. The intent is to bring the real estate into compliance with the Muscatine County Zoning Ordinance. The usage of the property will be unchanged. This subdivision is located in unincorporated Muscatine County, but falls within the two mile limit requiring City of Muscatine review and approval.

Michael Riggan purchased this property from long-time owners Mernon and Blanche Peck on September 30, 2014. The Pecks built a house on the property in 1958. In 1980, the Pecks put a double wide manufactured home on another part of the property. The manufactured home was placed on the county tax rolls in 1980 and has been taxed as a residence ever since. It has a separate well, septic system, garage and is surrounded by a fence. The majority of the property has always been used for agricultural purposes.

Approval of this subdivision will allow the existing uses to continue. Lot 1 is the location of the manufactured home, Lot 2 is the location of the original house and Lot 3 is the farm land.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Riggan Subdivision, as it does not negatively impact the City of Muscatine.

BACKUP INFORMATION:

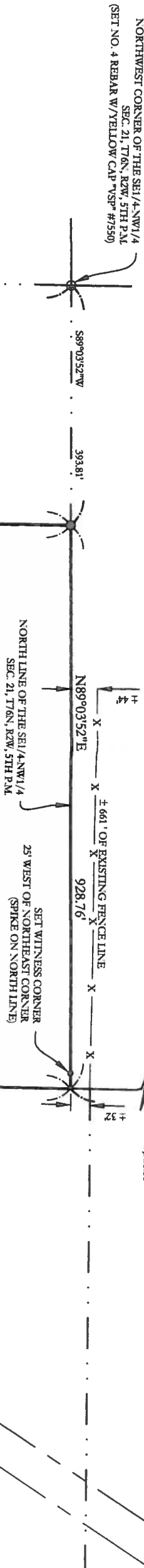
1. Application
2. Plat

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

Surveyed By: Ben D. Holliday, VSP Engineering - 303 1/2 Cleveland Street, Muscatine, IA. 52761 (563) 288-6427

PRELIMINARY / FINAL PLAT - RIGGAN SUBDIVISION

Part of the Southeast Quarter of the Northwest Quarter, Section 21, Township 76 North, Range 2 West, 5th Principal Meridian, Muscatine County, Iowa
+/- 27.794 ACRES



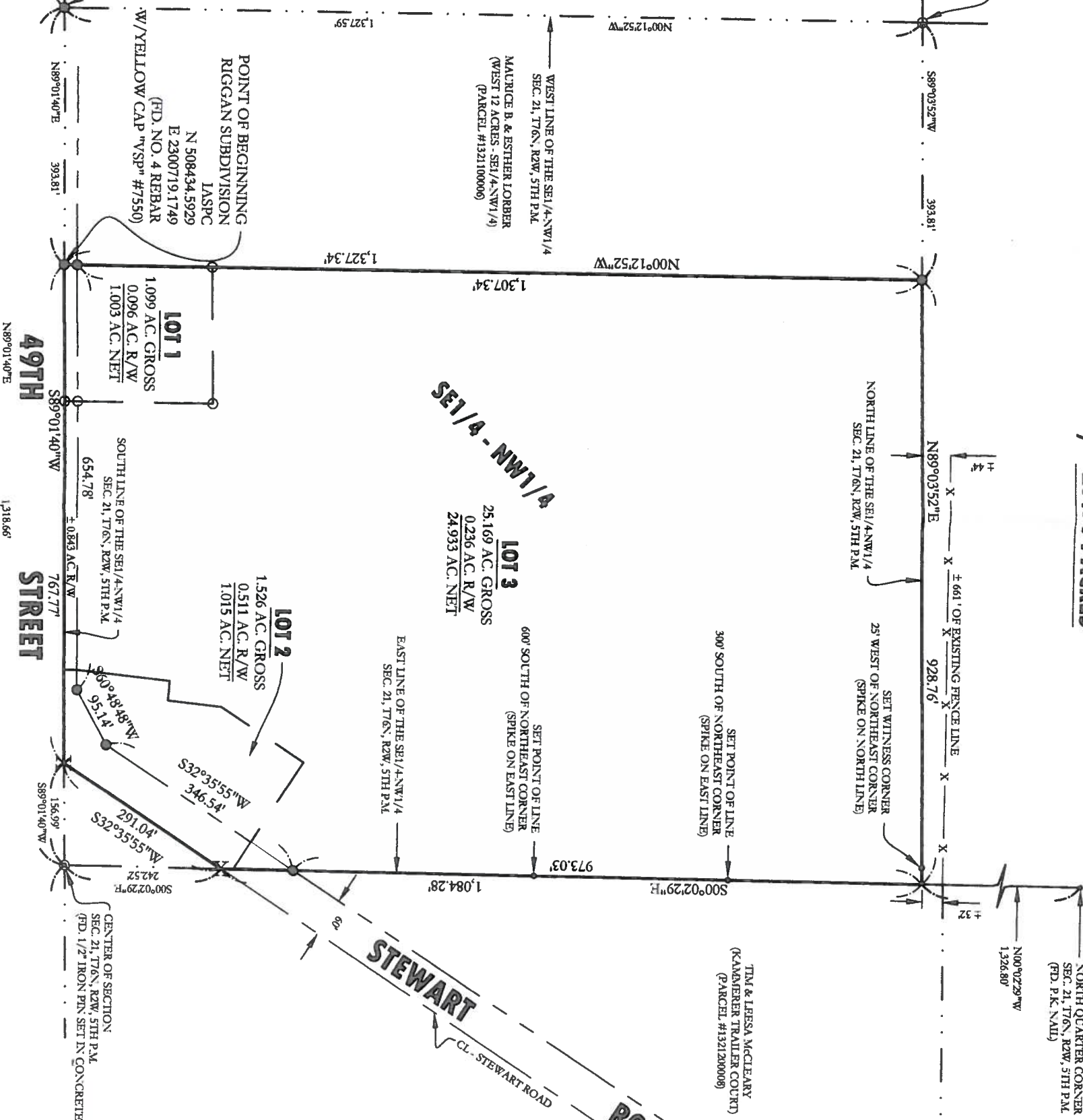
LEGAL DESCRIPTION
A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE NORTH 89°01'40" EAST, 393.81 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL.

THENCE NORTH 00°12'52" WEST, 1,327.34 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE NORTH 89°03'52" EAST, 928.76 FEET ALONG SAID NORTH LINE TO A POINT LYING ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550); THENCE SOUTH 00°02'29" EAST, 1,084.28 FEET ALONG SAID EAST LINE TO A POINT LYING IN THE CENTERLINE OF STEWART ROAD (CUT CHISELED "X" IN PAVEMENT); THENCE SOUTH 32°35'55" WEST, 291.04 FEET ALONG SAID CENTERLINE TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 (CUT CHISELED "X" IN PAVEMENT); THENCE SOUTH 89°01'40" WEST, 767.77 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 27.794 ACRES MORE OR LESS, INCLUDING 0.843 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

WEST QUARTER CORNER SEC. 21, T76N, R2W, 5TH P.M. (FD. 1" BOLT)



LOCATION MAP

LEGEND

○	SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
×	CUT "X" IN PAVEMENT
●	FD. SURVEY MONUMENT
—	BOUNDARY OF SURVEY
—	MEASURED DISTANCE / BEARING
—	RECORDED DISTANCE / BEARING
—	PROPOSED LOT LINES
—	SECTION LINE
—	EXISTING CL. HIGHWAY
—	EXISTING RIGHT-OF-WAY LINE



SURVEY INFO.

SURVEY FOR: MICHAEL J. RIGGAN
PROPRIETOR: MICHAEL J. RIGGAN
ADDRESS: 2144 HIGHWAY 61 S
MUSCATINE, IA 52761

SURVEY INFO.

COMBINATION FACTOR: 0.9999333
VSP JOB NO.: VJA-15-089
DATE: APRIL 27, 2015
SHEET NO.: 1 OF 1



I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME 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.

BEN D. HOLLIDAY
LICENSE NUMBER 7550
DATE