

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

Date Filed 8/07/12

Fee Paid 8/07/12

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: Lot 2 of the Subdivision of Parcels 'C' & 'D' in the East half of Section 4, T76N, R2W of the 5th Principal Meridian, City of Muscatine, Muscatine County, Iowa.

be subdivided into 2 lots. The real estate is presently zoned M-1 District.

The purpose of the subdivision request is to replat Lot 2 of a Subdivision of Parcels 'C' & 'D' to provide for 2 separate lots 2A & 2B.

Respectfully submitted,

Loretta Mealy

LBM Storage, LLC

Name

301 E. 2nd St., Muscatine, IA 52761

Address

563/263-0804

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.

REPLAT OF LOT 2 OF A SUBDIVISION OF PARCELS "C" & "D"
PRELIMINARY/FINAL PLAT
NARRATIVE

Mike Phelps/Phelps Laundry intends to purchase Lot 2B of the proposed LBM/Phelps Subdivision. The property is located off Hershey Avenue on Newcomb Boulevard.

The purpose of this subdivision is to replat Lot 2 of a Subdivision of Parcels "C" & "D" to provide for 2 separate lots 2A & 2B. Both lots will have frontage on Hershey Avenue. Existing Lot 1 and new Lots 2A & 2B will enter into an agreement for access and maintenance of Newcomb Boulevard.

LBM / PHELPS SUBDIVISION A REPLAT OF LOT 2 OF A SUBDIVISION OF PARCELS "C" & "D" IN THE EAST HALF OF SECTION 4, T76N, R2W PRELIMINARY - FINAL PLAT



LAND DESCRIPTION - FILE NO. 2011-05562

LOT 2 OF THE SUBDIVISION OF PARCELS "C" AND "D" IN THE EAST HALF OF SECTION 4, TOWNSHIP 76 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

LEGEND

- FOUND REBAR W/CAP
- FOUND CITY MONUMENT
- FOUND CONCRETE MONUMENT
- FOUND REBAR
- SET 1/2" X 3/8" REBAR W/CAP
- ⊗ FOUND "X" IN CONCRETE
- ⊕ FIRE HYDRANT
- PROPERTY LINE
- - - ORIGINAL LOT LINE
- - - EXISTING PROPERTY LINE
- SAN
- WATER MAIN OR SERVICE
- ST
- STORM SEWER / CULVERTS
- FM
- FORCE MAIN
- - - SECTION LINE
- - - EASEMENT
- (NAME) ADJACENT PROPERTY OWNER

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 Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre
Date _____ Reg. No. 10316
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1



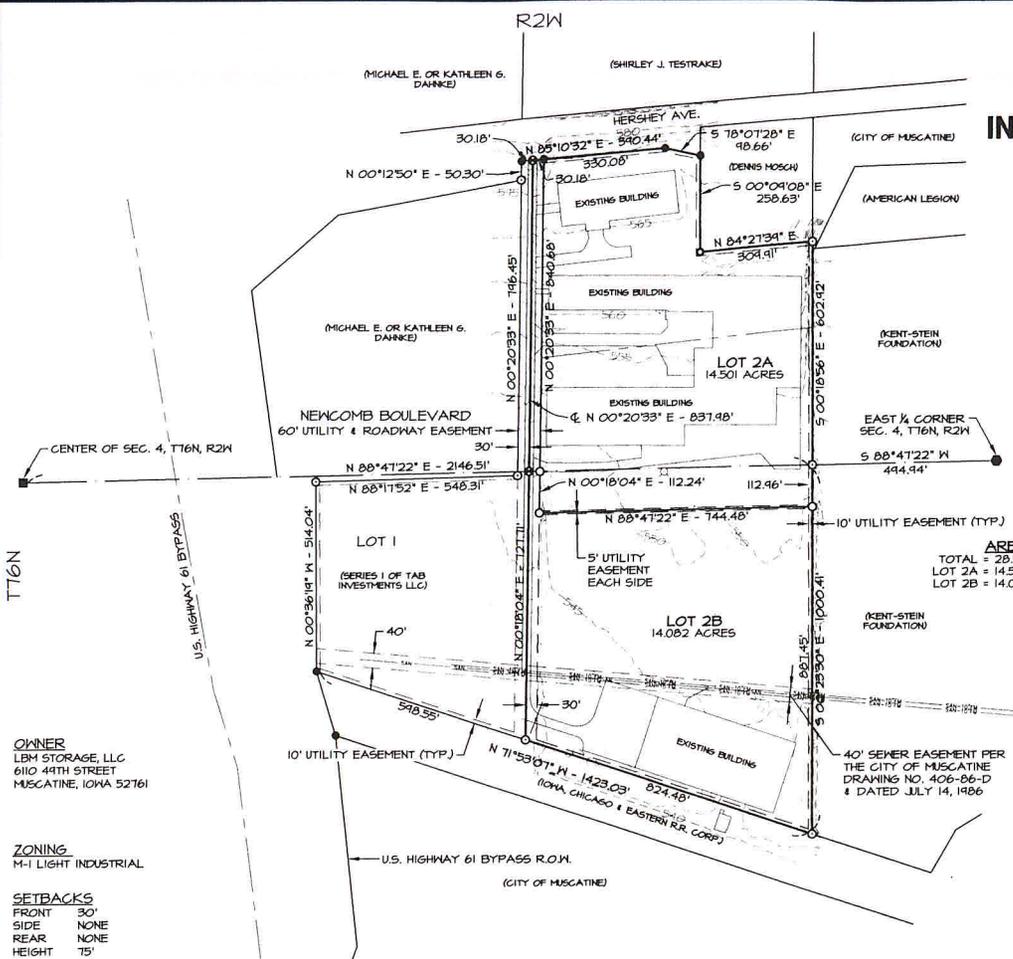
Martin & Whitacre Surveyors & Engineers, Inc.

P.O. BOX 413 (563)283-7891 MUSCATINE, IOWA

LBM STORAGE, LLC PRELIMINARY-FINAL PLAT
A SUBDIVISION IN THE EAST 1/2 OF SECTION 4, MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
LBM/PHLS	---	1"=200'	FM	GW	8/6/12	1555.12
REV.	0				7555 SURVEY.DWG	SHEET 1 OF 1

PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-283-7891



OWNER
LBM STORAGE, LLC
6110 49TH STREET
MUSCATINE, IOWA 52761

ZONING
M-1 LIGHT INDUSTRIAL

SETBACKS
FRONT 30'
SIDE NONE
REAR NONE
HEIGHT 75'

The utility easements as shown are acceptable to the following utilities:

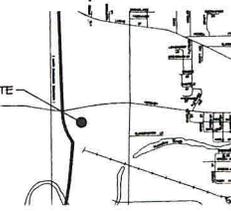
CENTURYLINK, LC		
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

NOTE:
DATE OF MAPPING IS MARCH 29, 2000

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

PROJECT SITE



VICINITY MAP
NOT TO SCALE

AREAS
TOTAL = 28.583 ACRES
LOT 2A = 14.501 ACRES
LOT 2B = 14.082 ACRES