



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
Date: June 12, 2012
Re: Lake View Estates – 1 Lot Re-plat Preliminary/Final Plat

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a replat of Lot 1 of Lake View Estates

BACKGROUND: On May 2, 2012 Brian Wegener, t filed a combined Preliminary/Final Plat for a replat of Lot 1 of Lake View Estates. This replat would combine the original Lot 1 with the southern 75' of the parcel to the north and vacate the utility easement along the north line of the original Lot 1. The intent is to construct a single family home. This subdivision is located in unincorporated Muscatine County, but falls within the two limit requiring City Approval.

RECOMMENDATION/RATIONALE: Staff recommends approval of the proposed replat of Lot 1 of Lake View Estates

.

BACKUP INFORMATION:

1. Narrative
2. Plat Map

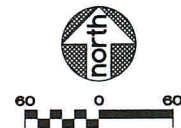
REPLAT OF LOT 1 OF LAKE VIEW ESTATES
PRELIMINARY/FINAL PLAT
NARRATIVE

Brian Wegner intends to purchase Lot 1 of Lake View Estates and the south 75' of the property adjoining on the north to construct a single family residence. The property is located on Tipton Road and in Muscatine County, but falls within the two mile limit requiring City approval.

The purpose of this subdivision is to replat Lot 1 of Lake View Estates to include the additional 75 feet and vacate the existing easement along the north line of the original Lot 1.

REPLAT OF LOT 1 OF LAKE VIEW ESTATES

PRELIMINARY - FINAL PLAT



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

ZONING
R-2 RESIDENTIAL DISTRICT

SETBACKS
FRONT 35'
SIDE 12'
REAR 40'

DEVELOPER
BRIAN WEGNER
2602 ASHFORD AVE.
MUSCATINE, IOWA 52761

OWNER
BRISK LLC
BRYAN BRAUNS
15051 W. CLOVER LN
LIBERTYVILLE, IL 60048

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions requiring underground facilities:
Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 25 foot wide strip along all exterior lot lines and a 25 foot wide strip along and adjacent to all platted streets or roads and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date
CENTURY LINK, LC Date

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

CHAIRPERSON Title Date

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Board of Health.

Title Date

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.

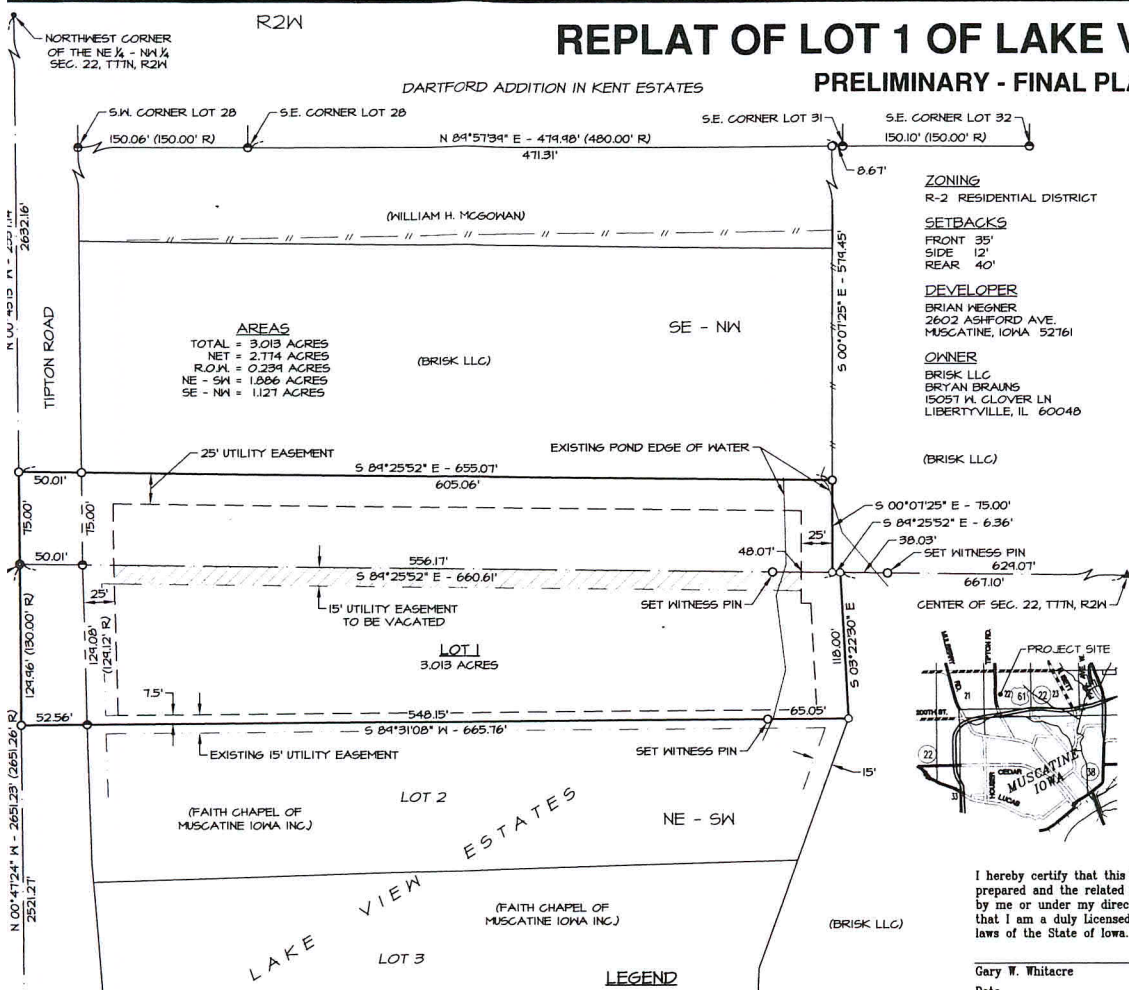
P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

BRIAN WEGNER PRELIMINARY - FINAL PLAT
IN THE WEST 1/2 OF SECTION 22, T17N, R21W, MUSCATINE CO., IA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
22-T17N-21W	T17N21W11	1"=60'	PM	GW	5/2/12	7506.12
REV.	0				7506.DWG	SHEET 1 OF 1

LAND DESCRIPTION -
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 22, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA. BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 00°45'15" WEST 75.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89°25'52" EAST 655.07 FEET; THENCE SOUTH 00°07'26" EAST 75.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22; THENCE SOUTH 89°25'52" EAST 6.36 FEET ALONG SAID SECTION LINE; THENCE SOUTH 03°22'30" EAST 118.00 FEET; THENCE SOUTH 89°31'06" WEST 665.76 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE NORTH 00°47'24" WEST 129.96 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 3.013 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

- LEGEND**
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
 - FOUND 1/2" X 36" REBAR W/YELLOW CAP #7550
 - FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
 - FOUND STEEL T-BAR W/CAP #6282
 - SET MAG. P.K. NAIL
 - FOUND 20d NAIL
 - ▲ FOUND STONE
 - PROPERTY CORNER NOT SET IN POND
 - FENCE
 - ADJACENT PROPERTY OWNER
 - (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT
 - PROPOSED UTILITY EASEMENT
 - EXISTING UTILITY EASEMENT



BY: Dudley P. Sindt, State
Quartermaster,

UTILITY EASEMENT.

Dated October 2, 1989.

to

Filed October 4, 1989.

The Board of Water and Light
Trustees of the City of Muscatine,
Iowa.

Recorded Book 339 Lots, page 1105

Grants:-

A perpetual right-of-way and easement in, over, under and upon the land owned by grantor lying and being in the County of Muscatine, Iowa, to-wit:

I. A strip of land 10 feet wide or 5 feet on each side of a centerline described as follows:

Commencing at the Southwest corner of the National Guard Armory property in the Southeast Quarter of Section 25, Township 77 North, Range 2 West of the 5th Principal Meridian in Muscatine County, Iowa; thence East to a point on the South property line of said property located 248.4 feet east of the Southwest property corner of said property and centerline of a riser pole as constructed and a point of beginning; thence northwesterly 118.0 feet to a padmount transformer near the South side of the Armory building.

II. A perimeter easement 10 feet wide within and adjacent to the exterior property lines of the following described property:

A certain tract or parcel of land in the Southeast Quarter of Section 25, Township 77 North, Range 2 West of the 5th Principal Meridian, described as follows:

Commencing at a point on the West line of the Southeast Quarter of said Section 25, 533.8 feet South of the center of said Section 25, the place of beginning, running thence East to the East line of Park Avenue in the City of Muscatine, Iowa, to a point 800.0 feet Northerly measured along the East line of said Park Avenue from a point where the North line of Fair Oaks Addition to the City of Muscatine, Iowa, intersects the East line of said Park Avenue, thence continuing East a distance of 400.0 feet, thence North 200.0 feet, thence West to a point on the North and South centerline of said Section 25, 333.8 feet South of the center of said Section 25, thence South along the North and

South center line of said Section 25, 200.0 feet to the place of beginning.

Recites:- "Said tract of land is to be used for the purpose of constructing, reconstructing, operating, repairing, maintaining, patrolling or removing an electric and water transmission or distribution line(s) or system(s), associated appurtenances or accessories, above or below ground, used and useful in the transmission, transformation and distribution of electricity and water.

Grantors further grants unto said grantee the right of reasonable ingress and egress to, from, over, along and across said premises and any adjoining lands of the grantor herein at all times for the purpose of transporting, erecting, maintaining, repairing, patrolling and removing of said electric lines and water mains, equipment, appurtenances and any parts thereof.

* * * * *

Consideration is shown as "the sum of one dollar (\$1.00) and other valuable consideration".

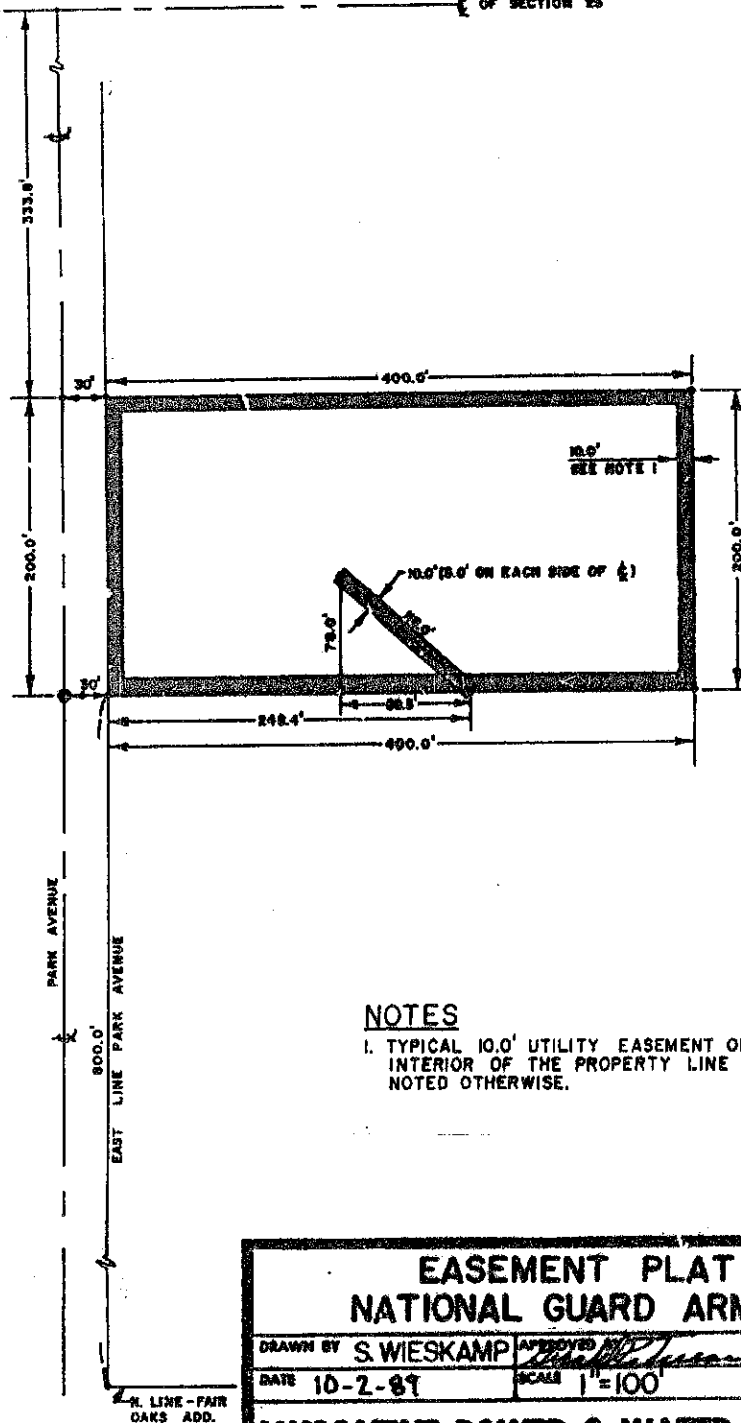
Corporate acknowledgment affixed.

Grantor's name appears in the body of the instrument as NATIONAL GUARD ARMORY, STATE OF IOWA.

Copy of plat attached to the above instrument is attached hereto.

BOOK 339 PAGE 1108

OF SECTION 25

**NOTES**

1. TYPICAL 10.0' UTILITY EASEMENT ON THE INTERIOR OF THE PROPERTY LINE UNLESS NOTED OTHERWISE.

EASEMENT PLAT NATIONAL GUARD ARMORY

DRAWN BY S. WIESKAMP

APPROVED BY *[Signature]*

REVISED BY

DATE 10-2-89

SCALE 1" = 100'

DATE

SECTION NO.

MUSCATINE POWER & WATER**3456**

Eastern Iowa Community College District BY Kirby Kleffmann, Board
President and Pacia Sauer, Board Secretary,

EASEMENT AGREEMENT.

Dated October 17, 1994.

to

Filed November 22, 1994.

Recorded Book 399, page 242.

STATE OF IOWA.

Grants:-

An easement for construction, maintenance, security, operation, repair, replacement, and removal of communications equipment, lines, cables and related facilities, from time to time, as GRANTEE may require under, across and through the following described parcel of land which the GRANTOR has and interest in the County of Muscatine, State of Iowa, to wit:

Part of the NE 1/4 of the SE 1/4 of section 25, T77N, R2W, more specifically described in book 204 pages 111 and 112 in the Muscatine County recorder's office.

Limited as follows:

The cable shall be buried within a strip of land 10 feet wide extending Northerly and Westerly from the Southeast corner of Larson Hall to the Westerly boundary of the property described above with the cable being the centerline of said 10 foot strip.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above-described property. Grantee shall be responsible for all damage caused to Grantor arising from Grantee's exercise of the rights and privileges herein granted.

"The rights granted herein may be assigned in whole or in part. By any such assignment, the liabilities assumed hereby by the original grantee shall continue until a written release therefrom is executed by the grantor or its successor. The terms of this agreement shall constitute covenants running with the land and shall be binding upon

and inure to the benefit of the parties hereto, their respective heirs, successors, and assigns and personal representatives."

The Grantor reserves the right to occupy, use and cultivate said easement for all purposes not inconsistent with, nor interfering with the rights herein granted.

Consideration is shown as "the sum of One and 00/100 dollars (\$1.00) and other good and valuable consideration".

The Board President and Board Secretary's names are not typed under their signatures.

The Corporate acknowledgment shows: "That (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation", however no corporate seal is affixed.

Joel 515-457-0158

BOOK 204 PAGE 111

22238

FILED APR 17 1962

10:25 A.M.

P.M.

LUCILE FREYBLER, RECORDER

JL 50

WARRANTY DEED

THIS DEED, Made and executed this 1st day of February, A. D. 1962, by and between VERA I. HEINZ, a widow, and HENRY J. HEINZ, II, and DRUE ENGLISH HEINZ, husband and wife, all of Allegheny County, Pennsylvania, grantors, and THE COMMUNITY SCHOOL DISTRICT OF THE CITY OF MUSCATINE, in Muscatine County, in the State of Iowa, a school corporation, grantees;

WITNESSETH:

That the grantors, in consideration of their interest in the welfare and development of the public schools and in the young people of Muscatine County, Iowa, do hereby give, grant and convey unto The Community School District of the City of Muscatine, in Muscatine County, State of Iowa, its successors and assigns forever, the following described real estate lying and being situated in the City and County of Muscatine, in the State of Iowa, to-wit:

Commencing at the center of Section Twenty-five (25), in Township Seventy-seven (77) North, Range Two (2) West of the Fifth (5th) P. M.; thence East, along the center line of said Section 25, one thousand two hundred thirty three and five tenths (1233.5) feet to the true point of beginning; thence due South, parallel with the North-South center line of said Section 25, one thousand three hundred thirty three and eight tenths (1333.8) feet to the North line of Fair Oaks Addition to the City of Muscatine, Iowa; thence West, along the North line of said Addition, four hundred four and five tenths (404.5) feet, more or less, to a point on the North line of said Addition which is the Southeast corner of a tract heretofore conveyed by grantors to The Independent School District of the City of Muscatine, Iowa, by deed dated September 20, 1946, recorded in Book 120 of Lots, at page 10, in the office of the Recorder of Muscatine County, Iowa; thence North eight hundred (800) feet along the East line of the tract conveyed by said deed, parallel to the North-South center line of said Section 25; thence West, along the North line of the tract conveyed by said deed, two hundred eighty-five (285) feet, more or less, to the Southeast corner of a tract heretofore conveyed by the grantors to Albertus W. Barnes by deed dated May 5, 1961, recorded in Book 194 of Lots, at page 300, in the office of the Recorder of Muscatine County, Iowa; thence North, parallel with the North-

BOOK 204 PAGE 112

South center line of said Section 25, along the East line of the tract conveyed by said deed, a distance of five hundred thirty three and eight tenths (533.8) feet to the East-West center line of said Section 25; thence East along said center line of said Section 25 a distance of six hundred forty three and five tenths (643.5) feet, more or less, to the point of beginning, subject to all recorded easements and to the rights of the public and of the City of Muscatine, Iowa, in Colorado Street on and along the North line of the South-east Quarter of Section 25, Township 77 North, Range 2 West of the Fifth (5th) P.M., containing fifteen and four tenths (15.4) acres. The bearing of the North-South center line of Section 25, Township 77 North, Range 2 West of the 5th P. M. is taken as due North and South.

The grantee expressly agrees, in accepting this conveyance and as a part of the consideration therefor, that the premises herein conveyed shall never be used for commercial purposes except as related to school purposes and that no vehicular entrance shall ever be made to said tract from the South.

It is the intention of the grantors to convey hereby an absolute title in fee simple to said real estate, including any right of homestead or any right or contingent interest had therein.

And we, the grantors, warrant the title against all persons whomsoever, except as above stated.

IN WITNESS WHEREOF, the grantors have hereunto set their hands the day and year first hereinabove written.

Vira I. Heins
Vira I. Heins
Henry J. Heins
Henry J. Heins
Drue English Heins
Drue English Heins

STATE OF PENNSYLVANIA, ALLEGHENY COUNTY: ss:

On this 10th day of March, A. D. 1962, before me, the undersigned, a Notary Public in and for Allegheny County, State of Pennsylvania, personally appeared Vira I. Heins, a widow, and Henry J. Heins, II, and Drue English Heins, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they each executed the same as their voluntary act and deed.

JOSEPH F. FRANK, Notary Public
PITTSBURGH, ALLEGHENY COUNTY, PA.
MY COMMISSION EXPIRES JUL. 7, 1963

Joseph F. Frank
Notary Public in and for said County
My Commission Expires