



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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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: November 12, 2014
Re: Kleppe One Addition 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 October 9, 2014, Carl Kleppe filed a combined Preliminary/Final Plat for the Kleppe One Addition Subdivision, a 2.261 one lot subdivision that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is to allow for the house and buildings located within the proposed subdivision to be split from the adjoining farm ground and sold. 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 Kleppe One Addition Subdivision

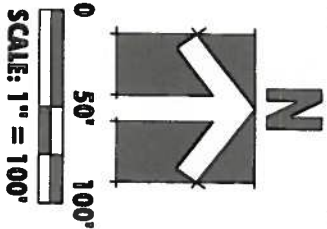
BACKUP INFORMATION:

1. Application
2. Plat

Surveyed By: Ben D. Holliday - 1621 Orange Street, Muscatine, IA. 52761 (563) 272-8590

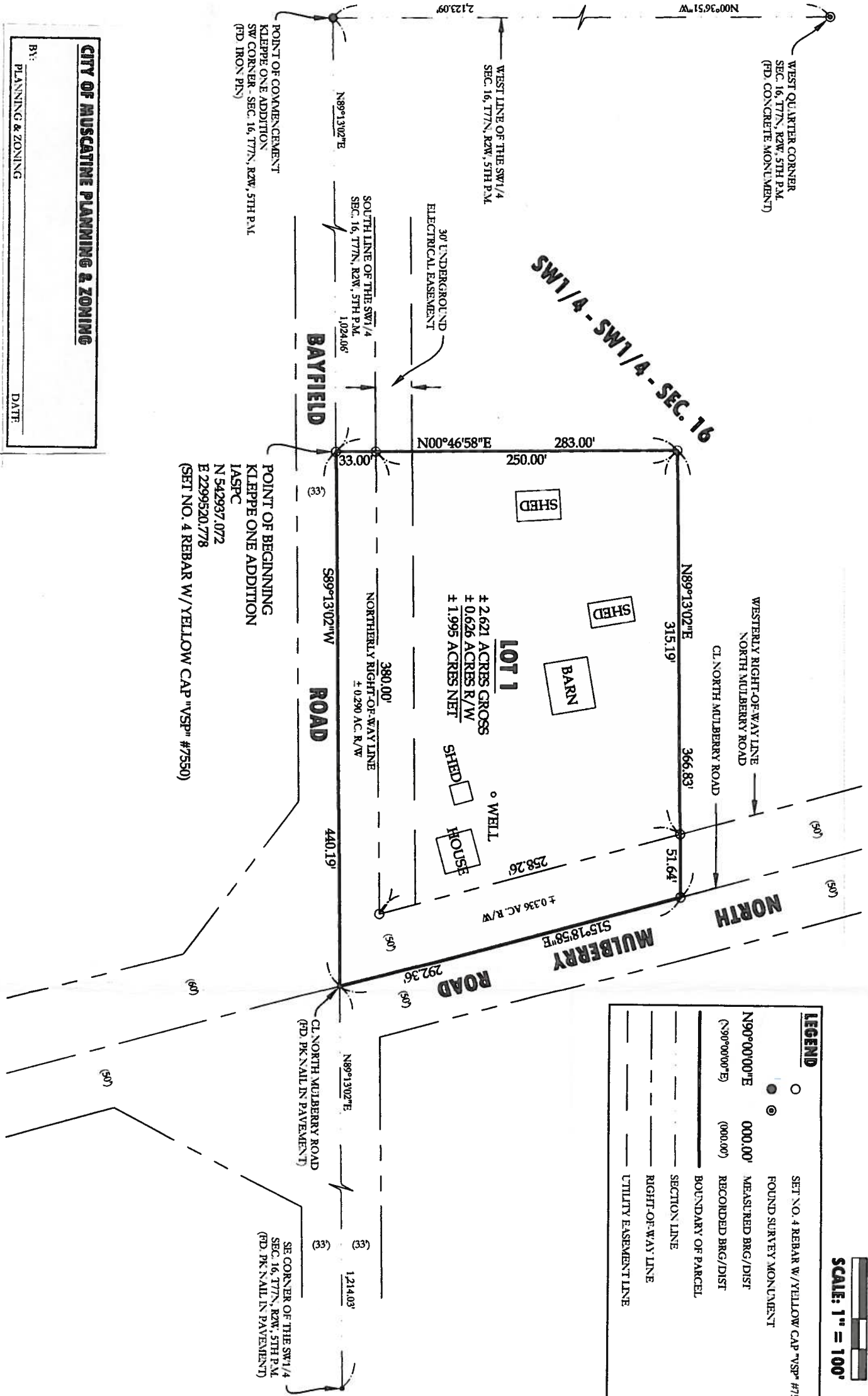
PRELIMINARY / FINAL PLAT - KLEPPE ONE ADDITION

**PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA**
+/- 2.621 ACRES



LEGEND

○	SET NO. 4 REBAR W/ YELLOW CAP "VSP" #7550
●	ROUND SURVEY MONUMENT
○	MEASURED BRG./DIST
○	RECORDED BRG./DIST
---	BOUNDARY OF PARCEL
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	UTILITY EASEMENT LINE



CITY OF MUSCATINE PLANNING & ZONING
BY: _____ DATE: _____
PLANNING & ZONING

COUNTY BOARD OF HEALTH
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY BOARD OF HEALTH.
BY: _____ DATE: 09-12-14
CHAIRMAN

COUNTY ZONING BOARD
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ZONING BOARD.
BY: _____ DATE: 9-5-2014
CHAIRMAN

COUNTY ENGINEER
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ENGINEER PROVIDED ALL ROADS REMAIN PRIVATE.
BY: _____ DATE: 9/3/14
COUNTY ENGINEER

COUNTY SUPERVISORS
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY SUPERVISORS.
BY: _____ DATE: 09-22-14
CHAIRMAN

PROFESSIONAL LAND SURVEYOR
BEN D. HOLLIDAY
IOWA 7550

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 DUTY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BEN D. HOLLIDAY
IOWA LICENSE NUMBER #7550
DATE: 12/31/15
MY LICENSE RENEWAL DATE IS: _____
PAGES OR SHEETS COVERED BY THIS SEAL: _____

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16 (FD. IRON PIN IN PAVEMENT); THENCE NORTH 89°13'02" EAST, 1,024.06 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO THE POINT OF BEGINNING (SET NO. 4 REBAR W/ YELLOW CAP "VSP" #7550) OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THENCE NORTH 00°46'58" EAST, 283.00 FEET; THENCE NORTH 89°13'02" EAST, 366.83 FEET TO A POINT LYING ON THE CENTERLINE OF NORTH MULBERRY ROAD (SET NO. 4 REBAR W/ YELLOW CAP "VSP" #7550); THENCE SOUTH 15°18'58" EAST, 292.36 ALONG SAID CENTERLINE TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 (FD. P.K. NAIL IN PAVEMENT); THENCE SOUTH 89°13'02" WEST, 440.19 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 2.621 ACRES MORE OR LESS, INCLUDING 0.626 ACRES MORE OR LESS OF COUNTY ROAD RIGHT-OF-WAY AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD.

APPLICANT

CARL KLEPPE
1896 NORTH MULBERRY ROAD
MUSCATINE, IA. 52761
(563) 272-8919

APPLICANT'S ATTORNEY

WILLIAM J. HARGRAFFEN
1102 PARK AVENUE
MUSCATINE, IA. 52761
(563) 264-5523

ZONING CLASSIFICATION

A-1 AGRICULTURAL DISTRICT

NOTES:

ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.
COMBINATION FACTOR - 0.999934

