



City Hall, 215 Sycamore St.  
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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:**

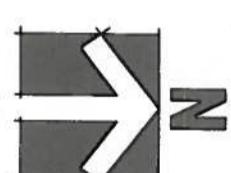
1. Application
2. Plat

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

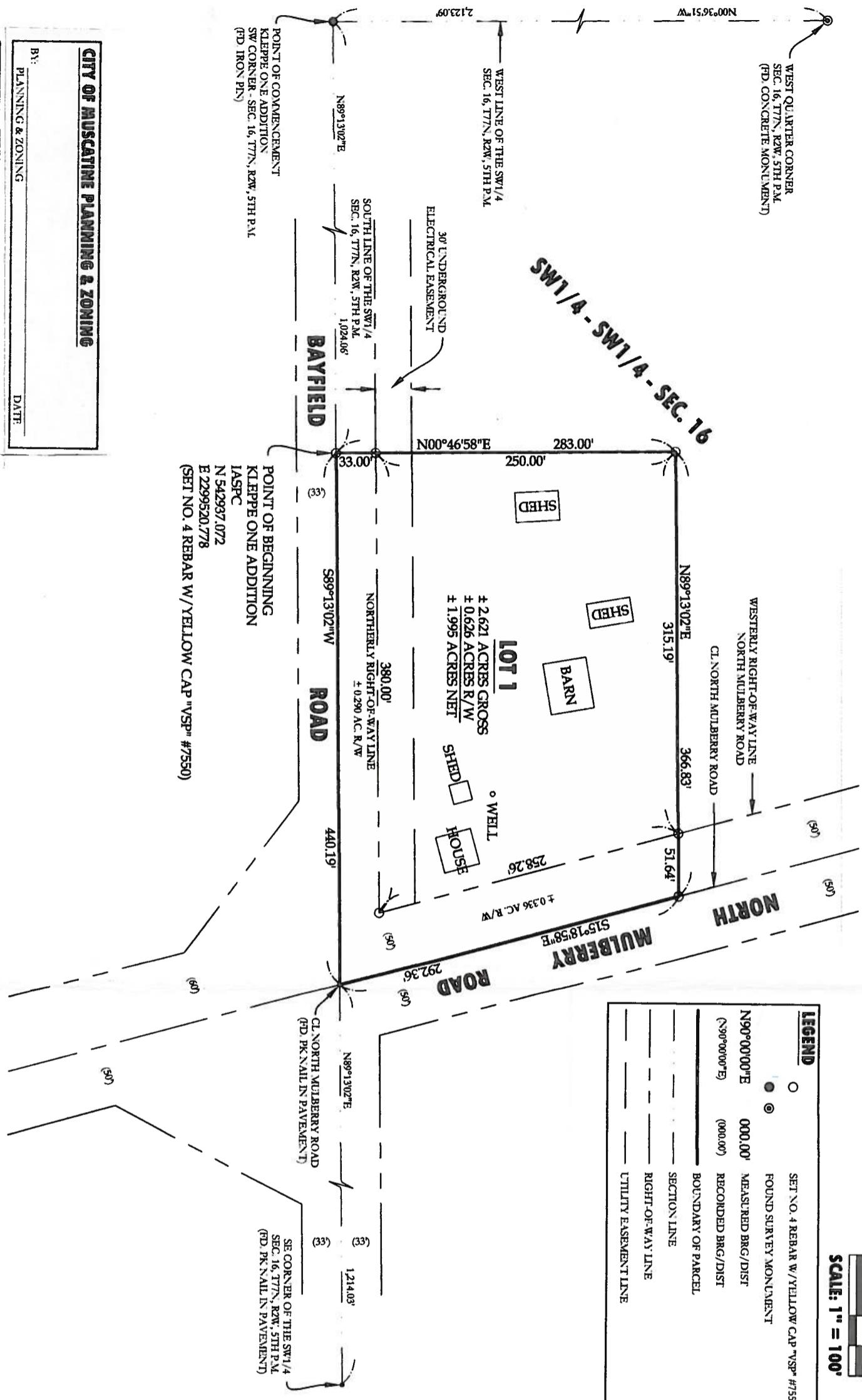
**PRELIMINARY / FINAL PLAT - KLEPPE ONE ADDITION**  
**PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER**  
**SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST, FIFTH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA**

**+/- 2.621 ACRES**

**SCALE: 1" = 100'**



<b>LEGEND</b>	
○	SET NO. 4 REBAR W/YELLOW CAP "VSP" #7550
◎	FOUND SURVEY MONUMENT
000.00'	MEASURED BRG/DIST
(N90°00'00"E)	RECORDED BRG/DIST
—	BOUNDARY OF PARCEL
—	SECTION LINE
—	RIGHT-OF-WAY LINE
—	UTILITY EASEMENT LINE



**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. IRONPIN IN PAVEMENT); THENCE NORTH 89°13'02" WEST, 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 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.

<b>CITY OF MUSCATINE PLANNING &amp; ZONING</b>	
BY:	PLANNING & ZONING
DATE:	
POINT OF COMMENCEMENT KLEPPE ONE ADDITION SW CORNER - SEC. 16, T77N, R2W, 5TH P.M. (FD. IRON PIN)	
<i>9/17/14</i>	

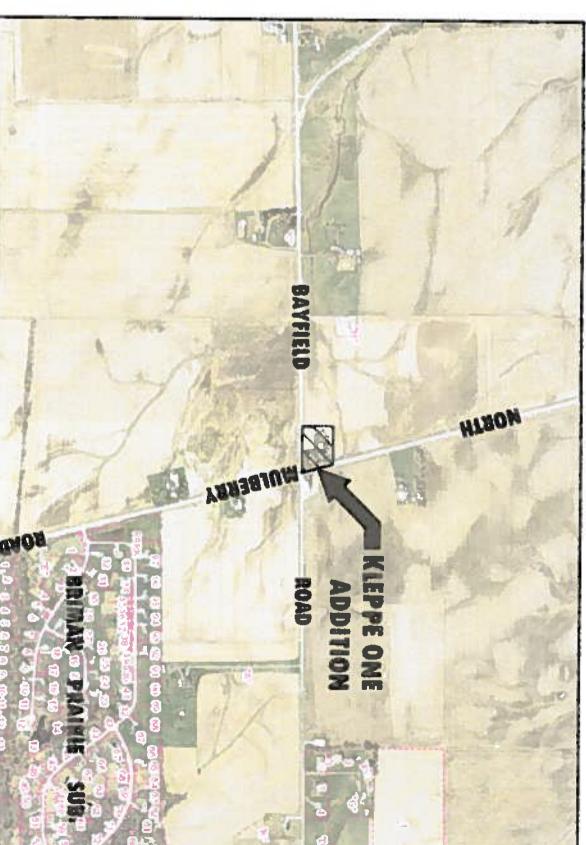
<b>COUNTY BOARD OF HEALTH</b>	
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY BOARD OF HEALTH.	
BY:	<i>John Kleppe</i>
DATE:	<i>9/17/14</i>

<b>COUNTY SUPERVISORS</b>	
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY SUPERVISORS.	
BY:	<i>John Kleppe</i>
DATE:	<i>9/17/14</i>

<b>COUNTY ZONING BOARD</b>	
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ZONING BOARD.	
BY:	<i>John Kleppe</i>
DATE:	<i>9/17/14</i>

<b>COUNTY ENGINEER</b>	
THIS PLAT & SUBDIVISION PROVISIONS ARE ACCEPTABLE TO THE MUSCATINE COUNTY ENGINEER PROVIDED ALL ROADS REMAIN PRIVATE.	
BY:	<i>John Kleppe</i>
DATE:	<i>9/17/14</i>

<b>PROFESSIONAL LAND SURVEYOR</b>	
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.	
<i>Ben D. Holliday</i>	
IOWA LICENSE NUMBER #5530	DATE
MY LICENSE RENEWAL DATE IS: <i>12/31/15</i>	
PAGES OR SHEETS COVERED BY THIS SEAL: _____	



**SITE VICINITY MAP**