



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: June 13, 2017
Re: River Valley Tanks Subdivision (County)

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a one lot subdivision in unincorporated Muscatine County on Highway 38, approximately 1,400 feet south of the Highway 38/170th Street intersection. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

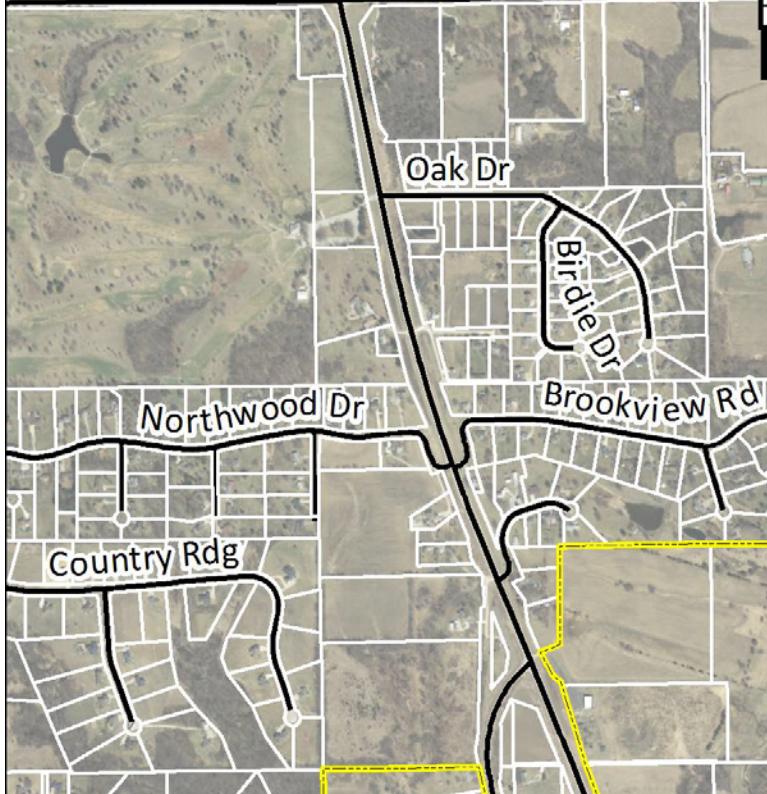
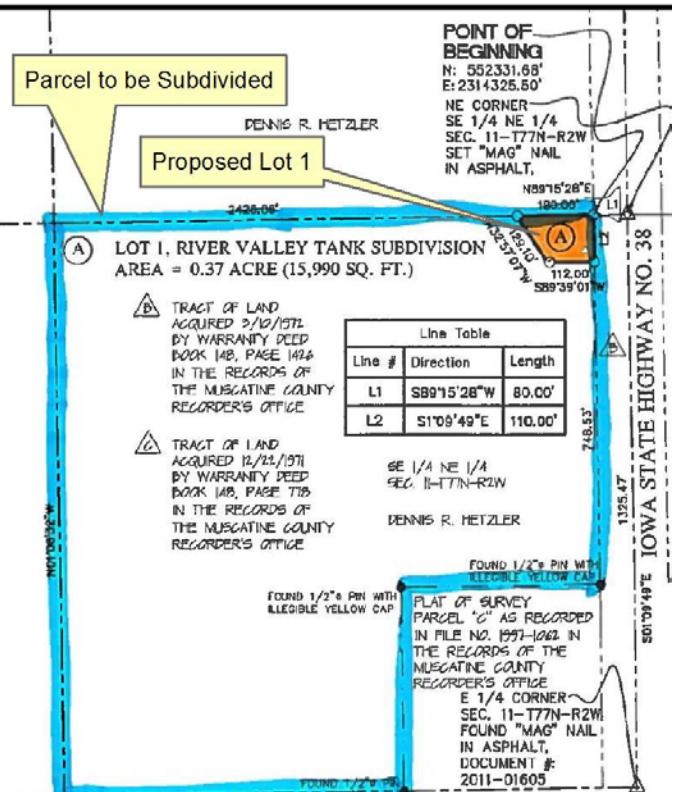
BACKGROUND: Dennis Hetzler has filed a combined Preliminary/Final Plat for River Valley Tanks Subdivision a .36 acre one-lot subdivision, in unincorporated Muscatine County along Highway 38. The subject area is zoned A-1 (Agriculture) within unincorporated Muscatine County. The proposed subdivision would create a new .36-acre lot with the purpose providing of splitting off the LP tank from the remaining farm land.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed River Valley Tanks Subdivision. The proposed subdivision would not interfere with the orderly development of the City of Muscatine and is consistent with adopted Comprehensive Plan

BACKUP INFORMATION:

1. Plat



MUSCATINE



Parcel to be Subdivided



City Limits

River Valley Tanks Subdivision

PZS 4-060717

0

0.25

0.5

1 Miles

25

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: June 7, 2017

PRELIMINARY AND FINAL PLAT
RIVER VALLEY TANK SUBDIVISION
MUSCATINE COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
DENNIS R. HETZLER
1671 HWY 38
MUSCATINE, IOWA 52761

OWNER'S ATTORNEY:
WILLIAM J. HARGRAFEN
1102 PARK AVENUE
MUSCATINE, IOWA 52761

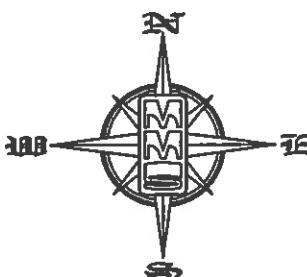
N 1/4 CORNER
SEC. 11-T77N-R2W
FOUND 3/4" Ø ROD,
12" ± DEEP, REPORTEDLY OVER
A CONCRETE MONUMENT
BOOK 1, PAGE 333

N89°19'01"E

170TH STREET

2685.10'(M) 2685.04'(R)

NE CORNER
SEC. 11-T77N-R2W
FOUND "MAG" NAIL IN
ASPHALT SURFACE
DOCUMENT #: 2011-01605



2656.48' 1328.24' 2653.71' 1325.48'
GRAPHIC SCALE IN FEET
1"=300'

NW CORNER
SW 1/4 NE 1/4
SEC. 11-T77N-R2W
SET 5/8" Ø REBAR WITH
YELLOW PLASTIC CAP NO. 8165
EXPOSED 2" ±, DUE WEST OF
A ROUND IRON POST

DENNIS R. HETZLER

N89°15'28"E

NE 1/4 NE 1/4
SEC. 11-T77N-R2W

LORIANN M. EIS

SW 1/4 NE 1/4
SEC. 11-T77N-R2W
DENNIS R. HETZLER

CENTER OF SECTION
SEC. 11-T77N-R2W
FOUND 6"x8"x12" GRANITE
STONE LYING ON ITS SIDE, 12" ± DEEP
JUST EAST OF CORNER POST
RAISED & UPRIGHTED STONE
SET CUT "X" IN TOP OF STONE

S89°11'55"W

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, MUSCATINE COUNTY, IOWA; THENCE S89°15'28"E, ALONG THE NORTHEAST LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, A DISTANCE OF 180.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF IOWA STATE HIGHWAY NO. 38 AND THE POINT OF BEGINNING; THENCE S01°09'49"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 110.00 FEET; THENCE S89°39'01"W, 112.00 FEET; THENCE N32°57'07"W, 129.10 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11; THENCE N89°15'28"E, ALONG SAID NORTH LINE, 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.37 ACRE (15,990 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SEC. 11-T77N-R2W OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, BEARS S01°09'49"E, BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATION ON APRIL 17, 2017, USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES. THE COMBINATION SCALE FACTOR IS 0.9999327422.

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - ▲ CONGRESSIONAL CORNER, REESTABLISHED
 - ▲ CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET
 - (5/8" Ø) IRON PIN w/ yellow, plastic LS Cap embossed with "MMS")
 - CUT "X"
 - PROPERTY &/OR BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - RIGHT-OF-WAY LINES
 - CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- (R)
(M)
C22-1
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

(A) LOT 1, RIVER VALLEY TANK SUBDIVISION
AREA = 0.37 ACRE (15,990 SQ. FT.)

▲ TRACT OF LAND
ACQUIRED 3/10/1972
BY WARRANTY DEED
BOOK 148, PAGE 1426
IN THE RECORDS OF
THE MUSCATINE COUNTY
RECORDER'S OFFICE

Line Table		
Line #	Direction	Length
L1	S89°15'28"E	80.00'
L2	S1°09'49"E	110.00'

▲ TRACT OF LAND
ACQUIRED 12/21/1971
BY WARRANTY DEED
BOOK 148, PAGE 718
IN THE RECORDS OF
THE MUSCATINE COUNTY
RECORDER'S OFFICE

DENNIS R. HETZLER

FOUND 1/2" Ø PIN WITH
ILLEGIBLE YELLOW CAP

PLAT OF SURVEY
PARCEL "C" AS RECORDED
IN FILE NO. 1997-1062 IN
THE RECORDS OF THE
MUSCATINE COUNTY
RECORDER'S OFFICE
E 1/4 CORNER
SEC. 11-T77N-R2W
FOUND "MAG" NAIL
IN ASPHALT,
DOCUMENT #: 2011-01605

PRELIMINARY AND FINAL PLAT
RIVER VALLEY TANK SUBDIVISION

A PORTION OF THE
SE 1/4 NE 1/4 OF
SEC. 11-T77N-R2W
OF THE 5TH P.M.,
MUSCATINE COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 4/28/2017

Surveyed by: RRN Field Book No: 1173

Drawn by: MAS Scale: 1" = 300'

Checked by: GDM Sheet No: 2

Project No: IC 10219-001 of: 2



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

Date Revision

4/28/2017