

## 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 38/170<sup>th</sup> 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





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. HARGRAFFEN  
1102 PARK AVENUE  
MUSCATINE, IOWA 52761

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"W, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 11, A DISTANCE OF 80.00 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.

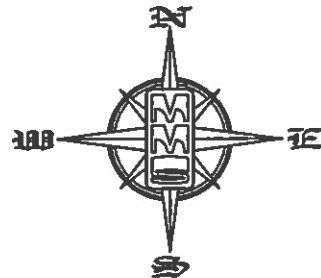
NOTE: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SEC. 11-T77N-R2W OF THE 5TH P.M., MUSCATINE COUNTY, IOWA, BEARS S01°09'49"E, BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATION ON APRIL 17, 2017, USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND 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" 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
- (R) - RECORDED DIMENSIONS
- (M) - MEASURED DIMENSIONS
- C22-1 - CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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



GRAPHIC SCALE IN FEET  
1"=300'

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

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

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

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

PLAT OF SURVEY  
PARCEL "E" AS RECORDED  
AS DOCUMENT #: 2011-01250  
IN THE RECORDS OF THE  
MUSCATINE COUNTY  
RECORDER'S OFFICE  
DENNIS R. HETZLER

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

POINT OF  
BEGINNING

N: 552331.68'  
E: 2314325.50'

NE CORNER  
SE 1/4 NE 1/4  
SEC. 11-T77N-R2W  
SET "MAG" NAIL  
IN ASPHALT,

N89°15'28"E

180.00'

129.10'

112.00'

S89°39'01"W

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

TRACT OF LAND  
ACQUIRED 9/10/1972  
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"W	80.00'
L2	S1°09'49"E	110.00'

TRACT OF LAND  
ACQUIRED 12/22/1971  
BY WARRANTY DEED  
BOOK 148, PAGE 718  
IN THE RECORDS OF  
THE MUSCATINE COUNTY  
RECORDER'S OFFICE

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

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

FOUND 1/2" Ø PIN

2687.03'

1325.48'  
2650.95'(M) 2650.82'(R)

LORRYANN M. EIS

Date Revision

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:	Field Book No:
RRN	1173
Drawn by:	Scale:
MAS	1" = 300'
Checked by:	Sheet No:
GDM	2
Project No:	of:
IC 10219-001	2



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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