



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:** June 13, 2017  
**Re:** J&J Subdivision (County)

**INTRODUCTION:** A request has been filed for a combined Preliminary/Final Plat for a one-lot subdivision in unincorporated Muscatine County in the 2600 block of Crimson Avenue. This proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

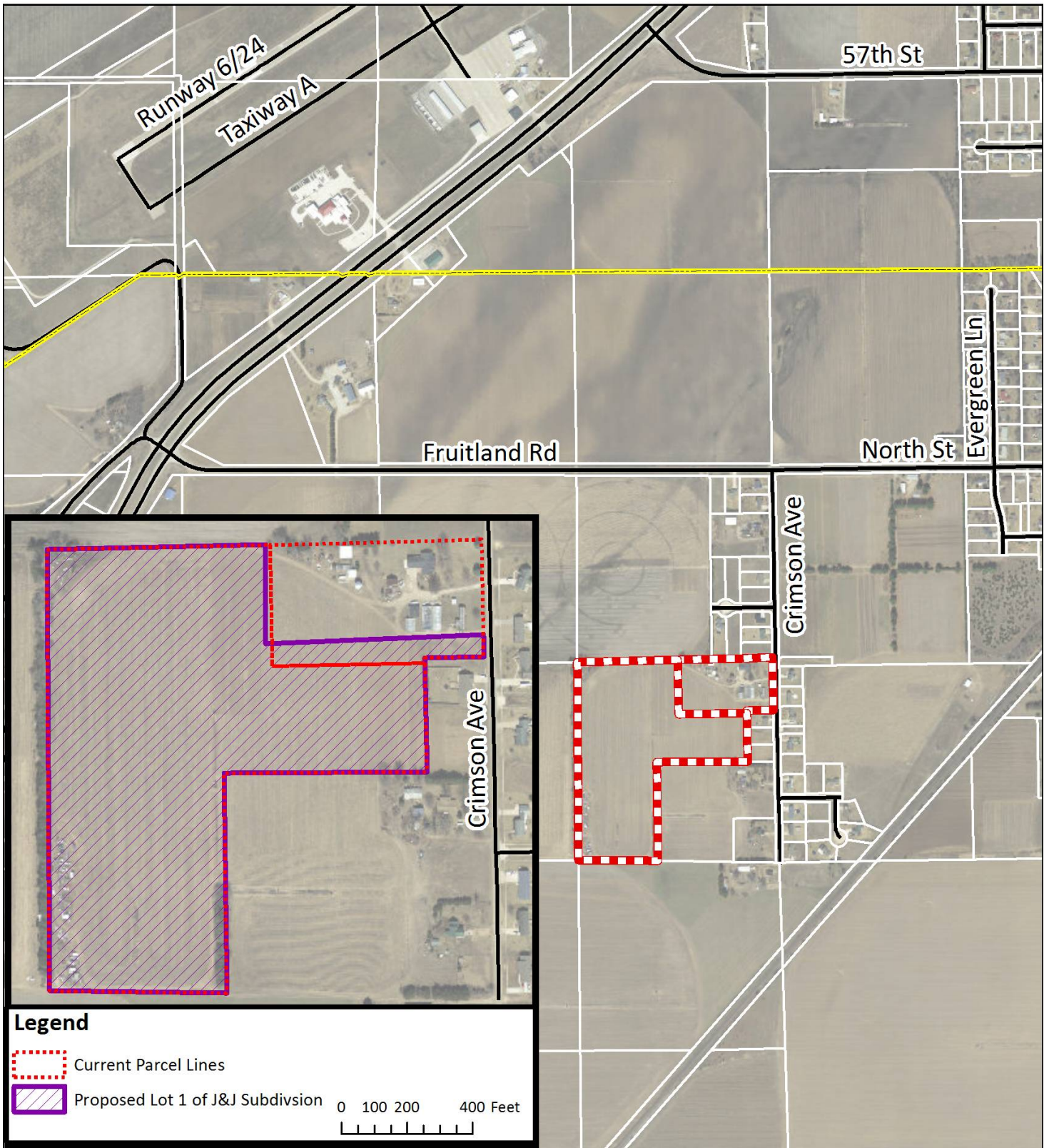
**BACKGROUND:** James and Julie Bartenhagen have filed a combined Preliminary/Final Plat for J&J Subdivision, a 23.61 acre one lot subdivision in unincorporated Muscatine County in the 2600 block of Crimson Avenue. The subject area is zoned A-1 (Agriculture) within unincorporated Muscatine County. The proposed subdivision will facilitate the sale of farm ground by giving it access to a public street.

**RECOMMENDATION/RATIONALE:**

Staff recommends approval of the proposed J&J 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:**

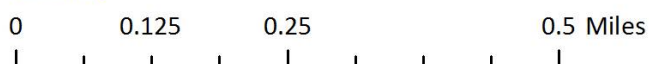
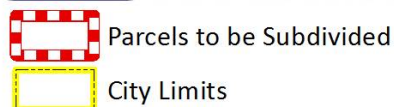
1. Plat



## ***J&J Subdivision***

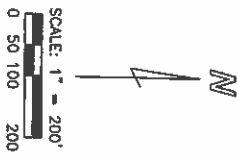
### ***PZS 3-051617***

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



# PRELIMINARY / FINAL PLAT

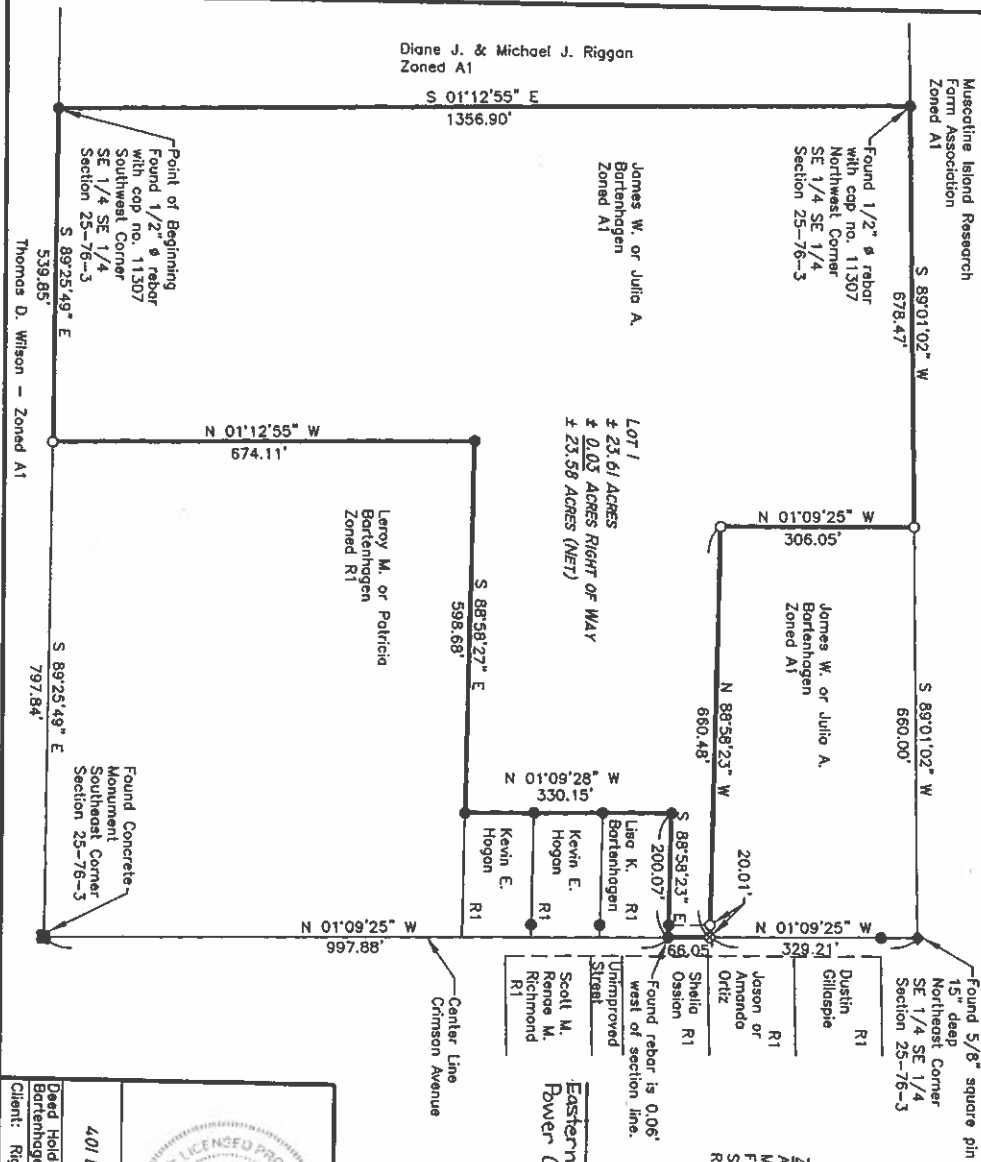
## J & J Subdivision



- Legend**
- Set 5/8" x 30" Rebar with blue cap no. 17767
  - MAG Nail (Set)
  - ◆ 1/2" x Rebar (Found)
  - ◆ 5/8" Square Pin (Found)
  - Concrete Monument (Found)

**OWNERS:**  
James W. or Julia Bartenhogen  
2682 Crimson Avenue  
Muscatine, Iowa 52761

**DEVELOPER:**  
Michael Riggan  
2144 Highway 61 South  
Muscatine, Iowa 52761



**DESCRIPTION:**  
J & J Subdivision, a one lot subdivision being a part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 76 North, Range 3 West, of the Fifth Principal Meridian in Muscatine County, Iowa and more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 25, said point being the POINT OF BEGINNING; thence South 88°25'49" East, a distance of 339.85 feet, coincident with the south line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence North 01°12'55" West, a distance of 674.11 feet; thence South 88°58'23" East, a distance of 598.68 feet; thence North 01°09'25" West, a distance of 330.15 feet, coincident with the west line of Sangria Subdivision; thence South 88°58'23" East, a distance of 200.07 feet, coincident with the north line of Sangria Subdivision; thence North 01°09'25" West, a distance of 68.05 feet, coincident with the east line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence North 88°58'23" West, a distance of 680.48 feet; thence North 01°09'25" West, a distance of 306.05 feet; thence South 89°01'02" West, a distance of 678.47 feet, coincident with the north line of the Southeast Quarter of the Southeast Quarter of said Section 25; thence South 01°12'55" East, a distance of 1356.90 feet, coincident with the west line of the Southeast Quarter of the Southeast Quarter of said Section 25, to the POINT OF BEGINNING; said described tract containing 23.61 Acres, more or less, including 0.03 acres more or less of county road right of way along Crimson Avenue. J & J Subdivision being subject to all easements, agreements or restrictions of record.

**ZONING:**  
A1 Setbacks  
Min. Lot Width: 150 feet  
Front yard depth: 50 feet  
Side yard depth: 10 feet  
Rear yard depth: 40 feet

**BASIS OF BEARINGS / SUBMISSION DATA**  
Iowa State Plane Coordinate System South Zone  
Iowa SPC coordinates for the Southwest Corner of SE 1/4 SE 1/4 Sec. 25 (P.O.B.)  
Northing - 500254.14  
Easting - 2287391.67  
Local Average combined Scale Factor - 0.9999299367

**APPROVAL SIGNATURES:**

CHAIR - BOARD OF SUPERVISORS	DATE
CHAIR - BOARD OF HEALTH	DATE
CHAIR - ZONING COMMISSION	DATE
COUNTY ENGINEER	DATE

**DEED HOLDER:**  
K & J SURVEYING  
401 E. MCININLEY STREET, MT. PLEASANT, IA  
519-385-9838

**Client:** Riggan, Mike

**Date of Survey:** 10-4-2016

**Drawn By:** K.J.K.

**Sheet:** 1 of 1

**PRELIMINARY / FINAL PLAT**  
Part of SE 1/4 SE 1/4  
Section 25-76N-3W  
Muscatine County, Iowa

**1** 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.

**Kevin J. Kipp** 10-19-16  
License number 17767  
My license renewal date is December 31, 2017  
Pages or sheets covered by this seal: 1