



MUSCATINE

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COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: November 9, 2021
Re: Combined Preliminary/Final Plat-
Muscatine Highway 61 South Subdivision (PZS-23)

INTRODUCTION: A request has been filed for a combined preliminary/final plat for a two-lot subdivision in unincorporated Muscatine County on the west side of the U.S. 61 Bypass between Mittman Road and Hershey Avenue. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

BACKGROUND: Cedar Street Investments has filed a combined preliminary/final plat for Muscatine Highway 61 South Subdivision a two-lot subdivision on the U.S. 61 Bypass. The subject area is zoned I-2 Heavy Industrial. The purpose of the subdivision is to allow for the two lots being split from the parent parcel to be sold.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Muscatine Highway 61 South 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

PZS-23

Muscatine Highway 61

South Subdivision

Parent Parcel

Proposed New Lots

Parcel Lines

Muscatine City Limit

0 250 500 1,000 Feet



Hershey Ave

U.S. 61 Bypass

Newcomb Blvd

Houser St

Musser St

Mittman Rd

Date Source: Muscatine Area Geographic
Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: November 3, 2021

**PRELIMINARY / FINAL
SUBDIVISION PLAT**

Muscatine Highway 61 South Subdivision
Part of Government Lot 3 located in the Northeast Quarter of the
Northwest Quarter of Section 9, Township 76 North, Range 2 West,
of the 5th Principal Meridian

Index Legend

Location: Section 9, T76N, R2W
Govt Lot 3, NE-NW
Requester: Pat Mealy
Proprietor: Cedar Street Investments, LLC
301 E. 2nd Street
Muscatine, Iowa 52661
Surveyor: Dennis Michael, PLS No. 23526
Company: Michael Surveying, LLC
Return to: Dennis Michael
2654 Crimson Avenue
Frutland, Iowa 52749
dennis@michaelsurveyingllc.com
(563) 506-4755

For County Recorder Use

See Note

See Note

For County Recorder Use

566.67' S 89°38'15" E

1326.34' S 89°38'15" E

NW Corner, NE-NW
Section 9
T76N R2W

CEDAR STREET INVESTMENTS, LLC
(Gas)

North 1/4 Corner
NE Corner, NE-NW
Section 9
T76N R2W
Point of Beginning

LUTHERAN HOMES SOCIETY

Muscatine Slough

Top of Bank

NOTE:
THESE CORNERS SHALL BE SET IN
LATE FALL OR EARLY WINTER OF
CALENDAR YEAR 2021 WHEN TREES
LOSE FOLIAGE AND CROPS ARE
HARVESTED.

N 1°15'05" E
446.94'

Lot 1
261523.64 SqFt
6.00 Acres

Proposed
Access Easement
25' Width
25.00'

Existing
Access
Easement

75.63' / N 89°38'15" W

[291.68] [291.53] [200.00] [200.16]

N 84°51'40" W N 89°44'02" W

S 11°15'06" W 470.59' [470.47']

55° E

UTILITY EASEMENT SETBACKS
INTERIOR LOT LINES - 7.5'
EXTERIOR LOT LINES - 25'

R RC, LLC

Muscatine Highway 61 South Subdivision

336310.83 SqFt
7.72 Acres

CEDAR STREET INVESTMENTS, LLC

132563 N 10359'E

INTERIOR LOT LINES - 7.5'
EXTERIOR LOT LINES - 25'

Muscatine Highway 61 South Subdivision

336310.83 SqFt
7.72 Acres

Diagram showing a circular survey point with various coordinates and distances from a central point. Key points include:

- Top: [5.00'] S 0°06'30"E
- Bottom: 69.95' S 1°15'06"W
- Left: [294.05'] 293.80' N 63°01'13"E
- Right: 0.31' S 89°44'02"E
- Center: [200.00'] 200.31' N 89°44'02"E

Detail "A"

BASIS OF BEARINGS
IOWA REGIONAL COORDINATE
SYSTEM
ZONE 14, BURLINGTON
DATUM: NAD 83 (NA2011)
GEOID: GEOID12B (CONUS)
COMBINED SCALE FACTOR:
0.9999960029

Diagram of Lot 2 showing dimensions, coordinates, and survey points. Key data points include:

- Length: 831.24'
- Width: 32.30'
- Coordinates: 74787.19 SqFt, 1.72 Acres, N 89°40'08" W, 1122.07'

1322.07' S 89°40'08" E

LEGEND

- Set 5/8" Dia by 30" Rebar w/Blue Cap PLS#23526
- Existing Well
- Found 1/2" Dia Rebar
- Found 1/2" Dia Rebar w/Yellow Cap PLS#7550
- Found 1/2" Dia Rebar w/Yellow Cap Illegible
- Found 4"x4" Concrete Monument w/Rebar in the Center
- Denotes Reference Distance
- Denotes Record Distance
- Existing PLSS Section Line
- Existing Parcel Boundary
- Proposed Subdivision and Lot Boundary
- Proposed Utility Easement Backs
- Set 3/8" Dia by 8" Magstripe w/Stainless Steel Washer PLS#23526
- Top of Bank, Muscatine Slough
- Power Pole
- Power Vault
- Advertising Billboard
- Phone Pedestal

Property Corner
MARY JEAN HYINK
REVOCABLE TRUST
SW Corner, SE-NW
Section 9
T76N R2W

93513' S 1°03'59" W

132563' S 1°03'59" W

LICENSED
DENNIS C.
MICHAEL
23526
IOWA
LAND SURVEYOR

I 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 Professional Land Surveyor under the laws of the State of Iowa.

Signed:  Date: Sept. 23, 2021.
Dennis C. Michael, PLS, No. 23526
My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: Sheets 1 and 2.

ZONING CLASS
I-2

SETBACKS
FRONT - 40'
SIDE - NONE
REAR - NONE

FILE NAME
Cedar Street Investment Survey.rvt

SCALE	DATE	DRAWN BY
150 FIn	9-23-2021	DM
JOB	REVISION	SHEET
210828-1	1/1	1/2

Survey map showing lot boundaries, property lines, and various survey points. Labels include:

- AUDITOR PARCEL "B", BIG TIMBER RC, LLC
- STATE OF IOWA
- HEUER CONSTRUCTION, INC.
- Existing Septic Tank
- Existing Utility Easement
- Property Corner
- SE Corner, NE-NW
NE Corner, SE-NW
Section 9
T76N R2W
- SW Corner, SE-NW
Section 9
T76N R2W
- 93523' S 1°15'06" W
- 93513' S 1°15'06" W
- 1324.20' N 1°15'06" E
- 1324.45' N 1°15'06" E
- 222.84' N 1°15'06" E
- 529' N 1°15'06" E
- 59.95' S 1°15'06" W
- 293.80' N 63°01'13"E
- 294.05' S 0°06'30"E
- 5.29' S 89°44'02"E
- 69.95' S 1°15'06" W
- 32.30' S 1°15'06" W
- 831.24' S 89°40'08" E
- 70.18' N 1°03'59" E
- 1.72 Acres
- 1322.07' S 89°40'08" E
- 132563' S 1°03'59" W
- 93513' S 1°03'59" W
- 132563' S 1°03'59" W

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