



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
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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 and Adjoining Property Owners
From: Andrew Fangman, City Planner
Date: August 14, 2012
Re: Site Visit Miller-Deahr Farm Subdivision

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat for a 4 lot subdivision in unincorporated Muscatine County, near the intersection of Bayfield Road and Tipton Road, but within two miles of the City of Muscatine

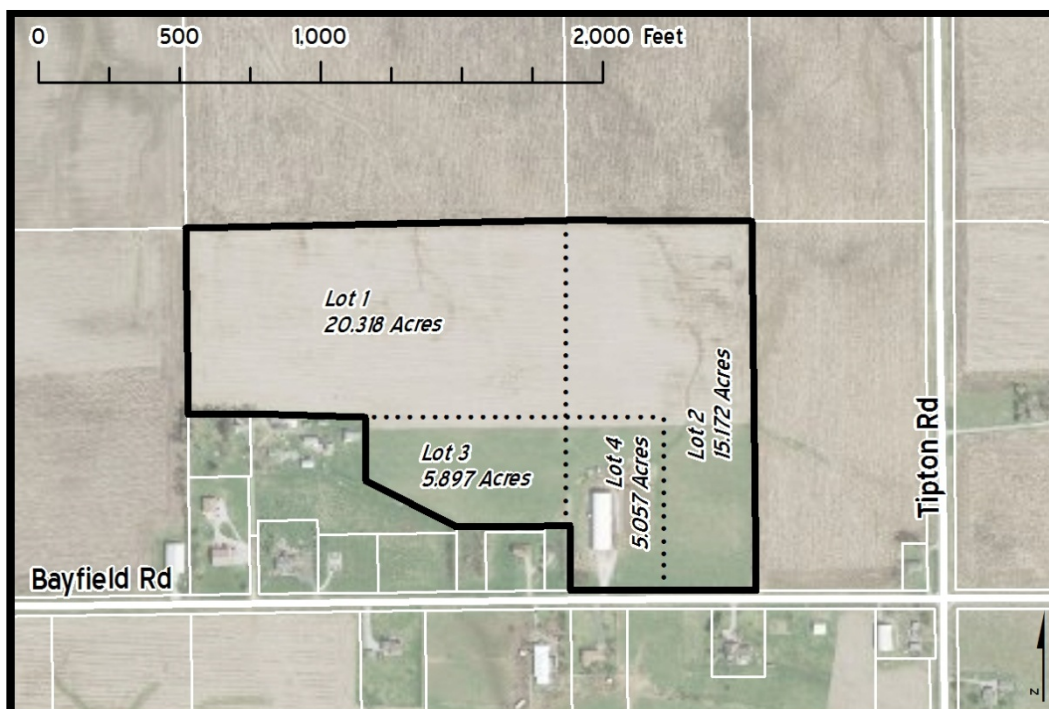
BACKGROUND: On June 27, 2012 Robert C. Miller filed a combined Preliminary/Final Plat for the Miller-Deahr Farm Subdivision, a four lot subdivision of a 46.444 acre parcel that is zoned A-1 (Agriculture) within unincorporated Muscatine County. The intent is two allow for the sale of the northern two lots (lots 1 & 2) to adjoining landowner to the north and for the continued agricultural uses on all four proposed lots. This subdivision is located in unincorporated Muscatine County, but falls within the two limit requiring City approval.

RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed Miller-Deahr Farm Subdivision

BACKUP INFORMATION:

1. Submittal Letter
2. Application
3. Plat



**CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE**

Date Filed _____

Fee Paid _____

TO: Muscatine Planning and Zoning Commission

Dear Commissioners:

Pursuant to Section 11-1-2 of the City Code of the City of Muscatine, Iowa, the undersigned hereby requests that the following described real estate in the City of Muscatine, Iowa, to- wit:

Legal Description: see attached plat

be subdivided into Four lots. The real estate is presently zoned A-1 District.

The purpose of the subdivision request is to create 4 lots for agricultural purposes.

Respectfully submitted,

Robert C. Miller

Name

2504 Bayfield Rd., Muscatine, IA 52761

Address

563/299-6177

Phone

NOTE:

The following must be attached with this application, processing will not be initiated until received:

1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00 per lot.

MILLER - DEAHR FARM SUBDIVISION
PRELIMINARY - FINAL PLAT



100 0 100

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

OWNER & DEVELOPER
ROBERT C. MILLER
2504 BAYFIELD ROAD
MUSCATINE, IOWA 52761

ZONING
A-1 AGRICULTURAL DISTRICT

AREAS (ACRES)	
DESCRIPTION	AREA
MILLER - DEAHR FARM SUBDIVISION	
TOTAL	46.444
NET	45.940
R.O.M.	0.504
SEC. 15 SW-1/4	20.224
SEC. 16 SE-1/4	26.215
LOT 1	20.316
LOT 2	15.172
NET	14.920
R.O.M.	0.252
LOT 3	5.847
LOT 4	5.057
NET	4.805
R.O.M.	0.252

This plat and subdivision provisions are acceptable to the Muscatine County Board of Supervisors.

CHARTERPERSON Title Date

This plat and subdivision provisions are acceptable to the County Engineer provided all roads are to remain in private maintenance.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Zoning Commission.

Title Date

This plat and subdivision provisions are acceptable to the Muscatine County Board of Health.

Title Date

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 Land Surveyor under the laws of the State of Iowa.

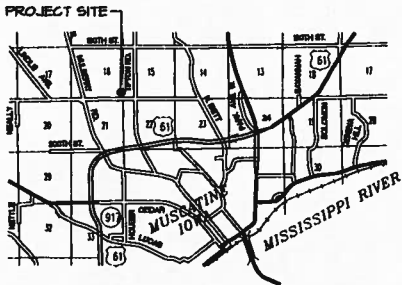
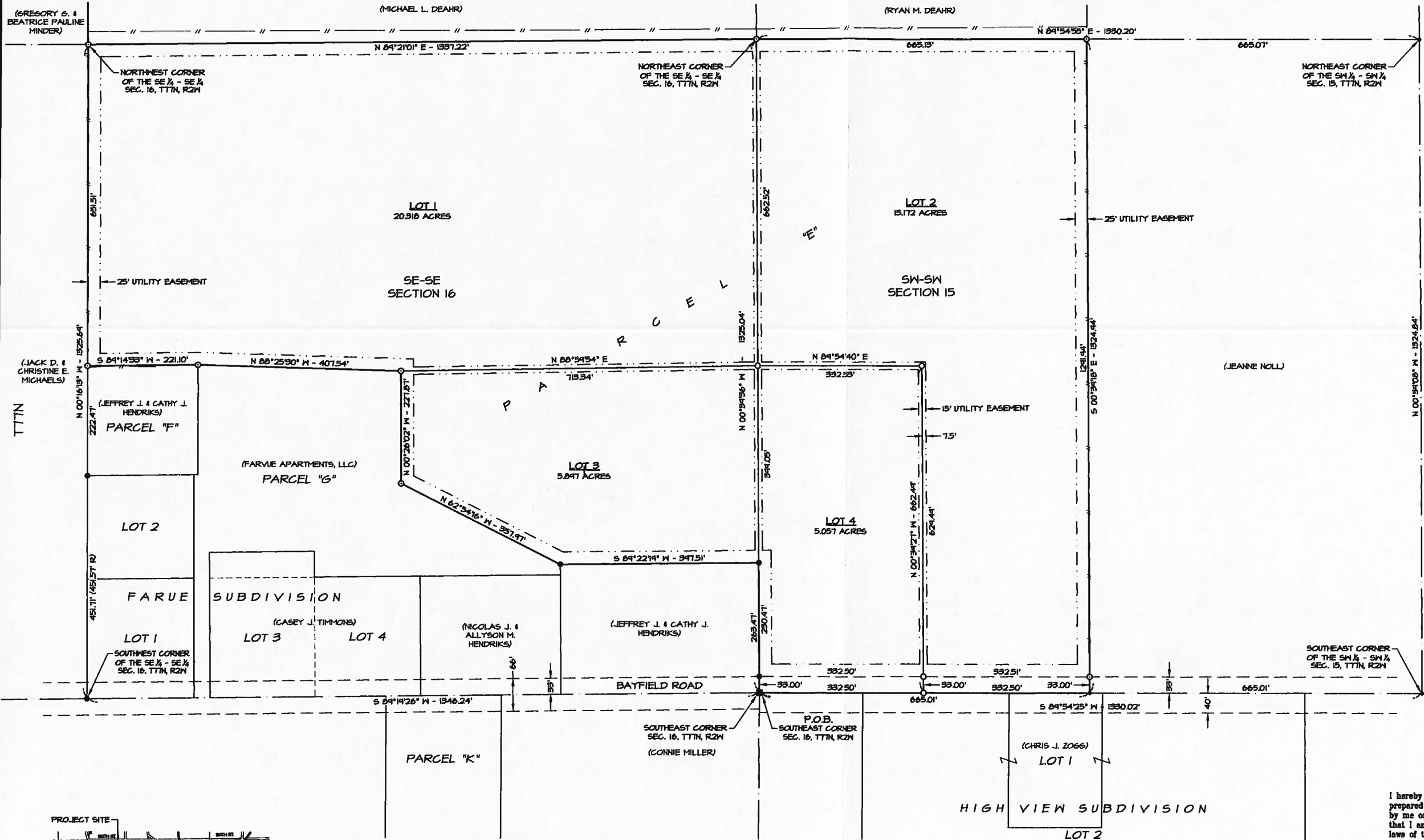
Gary W. Whitacre
Date _____ Reg. No. 10318
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1



Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 (563) 263-7891 MUSCATINE, IOWA

ROBERT MILLER PRELIMINARY - FINAL PLAT IN THE
SE 1/4 OF SEC. 16, & THE SW 1/4 SEC. 15, T7N, R2W, MUSCATINE CO., IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
16-T7N-2W	T7N2W11	1"=100'	PM	GM	6/28/12	7527.12
REV.	0				7527 SURVEY.DWG	SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

Eastern Iowa Light and Power Cooperative utility easement requirements for all rural housing subdivisions requiring underground facilities:
Utility easements shall consist of all platted streets or roads and a 7 1/2 foot wide strip along each side of all interior lot lines and a 25 foot wide strip along all exterior lot lines and a 25 foot wide strip along and adjacent to all platted streets or roads and a 15 foot wide strip of land on all lots, 7 1/2 foot either side of the underground electric service as built, from the point of origin to the point of service entrance.

EASTERN IOWA LIGHT & POWER COOPERATIVE Date

LEGEND

- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND REBAR
- FOUND 1/2" REBAR W/ORANGE CAP #15910
- FOUND NAIL
- FOUND CONCRETE MONUMENT
- OWNERSHIP TIE
- FENCE
- (NAME) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

LAND DESCRIPTION -

A SUBDIVISION OF PARCEL "E" LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., MUSCATINE COUNTY, IOWA.