

S-209-11

CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE

Date Filed 10/4/11
Fee Paid \$ 250⁰⁰

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: PLEASE SEE ATTACHED PLAT AS DESCRIPTION
IS LENGTHY. IT IS HOWEVER; PART OF THE NE 1/4 OF THE
NEY4 OF SECTION 18~~18~~ IN TOWNSHIP 77 NORTH, RANGE 1W OF THE
5TH PM, LOCATED IN MUSCATINE COUNTY
be subdivided into 3 lots. The real estate is presently zoned C-1 (COUNTY) District.

The purpose of the subdivision request is TO FORMALLY SUBDIVIDE OFF
THE "CASEY'S" PROPERTY WHICH CURRENTLY ONLY EXISTS BY A
LEASED LOT DESCRIPTION.

Respectfully submitted,
CLEARVIEW, LLC, LLC
BY: JASON HARDER, PE / PRESIDENT
Name
2881 Hwy 61, Muscatine, IA 52641
Address
563-263-2905 / cell: 319-360-2564
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.

PRELIMINARY PLAT: RIPLEY ADDITION PART ONE

MUSCATINE COUNTY, IOWA

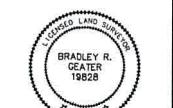
MCCLURE
ENGINEERING COMPANY

705 First Avenue North
Fort Dodge, Iowa 50501
515-576-7155
Fax 515-576-4235

B101 Birchwood Court, Suite D
Johnston, Iowa 50311
515-964-1229
Fax 515-964-2370
1700 Lininger Lane
North Liberty, Iowa 52317
515-628-9080
Fax 319-628-9085

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for any damages which arise from failure to follow these Plans, Specifications, and Instructions. It is the responsibility of the Owner, Architect, Engineer, Contractor, or for problems which arise from failure to use the plans and specifications in accordance with good engineering practice, with respect to any errors, omissions, incompleteness, ambiguities, or conflicts which are alleged.

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I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER DIRECT PROVISION AND SUPERVISION SO THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. GREATER, LS
NO. 19828

MY LICENSE RENEWAL DATE IS
DECEMBER 31, 2011

PAGES OR SHEETS COVERED BY
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RIPLEY ADDITION PART ONE

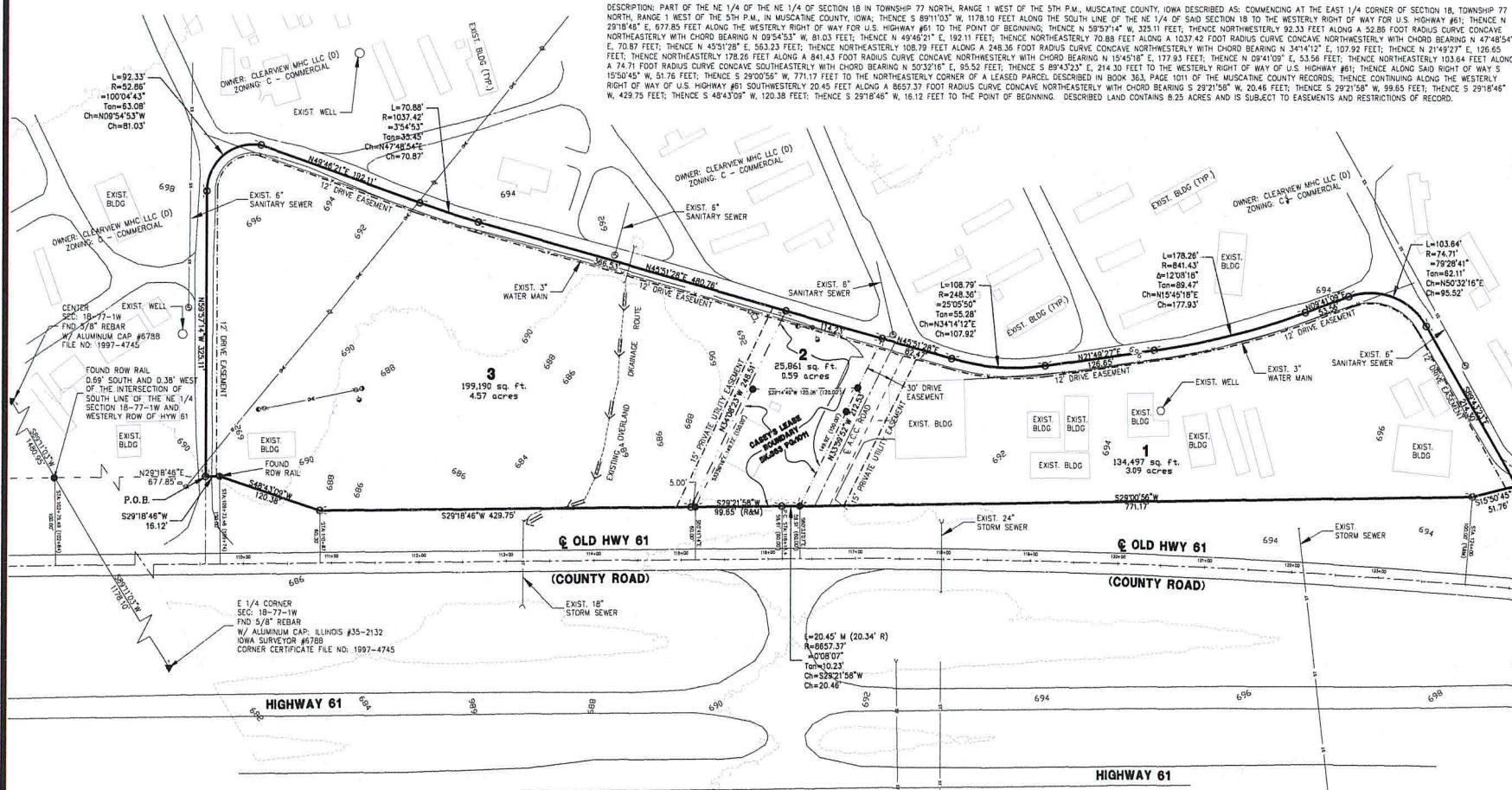
MUSCATINE, IA
MEC #3210001
1/2/10

REVISIONS
-
-
-
-

ENGINEER
DRAWN BY
BCT

CHECKED BY
BRG
FIELD BOOK NO.
10-03-01

DRAWING NO.
PP-01
SHEET NO.
01 / 01



SEWER AND WATER UTILITY INFORMATION IS BASED ON MAPS
MADE AVAILABLE FROM THE OWNER. THE LOCATIONS OF THESE
UTILITIES SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

UTILITY EASEMENTS AS SHOWN HEREON, ARE ADEQUATE FOR
THE INSTALLATION AND MAINTENANCE OF THE FACILITIES
REQUIRED BY THE FOLLOWING AGENCIES, FOR DETAILS

EASTERN IOWA LIGHT & POWER COOP (REC) DATE

ALLIANT ENERGY DATE

MUSCATINE POWER AND WATER DATE

QWEST DATE

OWNERS:
CLEARVIEW MHC, LLC
2881 HWY 61 NE
MUSCATINE, IA 52761
(563) 265-3200

DEVELOPER:
RIPLEY'S DEVELOPMENT CORP
2881 HWY 61 NE
MUSCATINE, IA 52761
(319) 360-2564

ATTORNEY:
BRADLEY & RILEY PC
2001 1ST AVENUE SE
PO BOX 2804
CEDAR RAPIDS, IA 52406-2804
(319) 861-8725

PREPARED BY:
MCCLURE ENGINEERING COMPANY
1740 LININGER LANE
NORTH LIBERTY, IA 52317

DATE PREPARED:
MARCH 31, 2011
EXIST. ZONING:
C - COMMERCIAL

TOTAL AREA IN SUBDIVISION = 7.89 ACRES

PLAT/PLAN APPROVED BY MUSCATINE COUNTY BOARD OF SUPERVISORS	
MUSCATINE COUNTY CHAIRPERSON	DATE

LEGEND

CORNERS FOUND:

- ▲ - SECTION CORNER AS NOTED
- - 1/2" REBAR UNLESS OTHERWISE NOTED
- - 1/2" REBAR W/ ORANGE CAP #19828

CORNERS SET:

- - - - - PROPERTY BOUNDARY
- - - - - EXISTING P.U.E. LINES
- - - - - EXISTING PROPERTY LINES
- - - - - PROPOSED PROPERTY LINES
- - - - - PROPOSED EASEMENT LINES

FINAL PLAT: RIPLEY ADDITION PART ONE

MUSCATINE COUNTY, IOWA

PREPARED BY: BRADLEY R. GEATER, MCCLURE ENGINEERING COMPANY - 8101 BIRCHWOOD COURT, SUITE D - JOHNSTON, IA 50131 - (515)984-1229

SEWER AND WATER UTILITY INFORMATION IS BASED ON MAPS MADE AVAILABLE FROM THE OWNER. THE LOCATIONS OF THESE UTILITIES SHOULD NOT BE RELIED UPON FOR CONSTRUCTION.

UTILITY EASEMENTS AS SHOWN HEREON, ARE ADEQUATE FOR THE INSTALLATION AND MAINTENANCE OF THE FACILITIES REQUIRED BY THE FOLLOWING AGENCIES. FOR DETAILS CONTACT:

EASTERN IOWA LIGHT & POWER COOP (REC) DATE

ALLIANT ENERGY DATE

MUSCATINE POWER AND WATER DATE

WEST DATE

PLAT/PLAN APPROVED BY:
MUSCATINE COUNTY BOARD
OF HEALTH

MUSCATINE COUNTY CHAIRPERSON DATE

PLAT/PLAN APPROVED BY:
MUSCATINE COUNTY
ENGINEER

MUSCATINE COUNTY CHAIRPERSON DATE

PLAT/PLAN APPROVED BY:
MUSCATINE COUNTY BOARD
OF SUPERVISORS

MUSCATINE COUNTY CHAIRPERSON DATE

PLAT/PLAN APPROVED BY:
MUSCATINE COUNTY
ZONING BOARD

MUSCATINE COUNTY CHAIRPERSON DATE

OWNERS:
CLEARVIEW MHC, LLC
2881 HWY 61 NE
MUSCATINE, IA 52661
(563) 262-3200

RIPLEY'S DEVELOPMENT CORP
2881 HWY 61 NE
MUSCATINE, IA 52661

DEVELOPER:
JASON HAMER
2881 HWY 61 NE
MUSCATINE, IA 52661
(319) 360-2564

ATTORNEY:
BRADLEY & RILEY PC
2007 1ST AVENUE SE
PO BOX 2804
CEDAR RAPIDS, IA 52406-2804
(319) 861-8725

PREPARED BY:
MCCLURE ENGINEERING COMPANY
1740 LININGER LANE
NORTH LIBERTY, IA 52317

DATE PREPARED: JUNE 15, 2011

EXIST. ZONING: C-1 COMMERCIAL

TOTAL AREA IN SUBDIVISION = 8.25 ACRES

LEGAL DESCRIPTION

DESCRIPTION: PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18 IN TOWNSHIP 27 NORTH, RANGE 1 WEST OF THE 5TH P.M. IN MUSCATINE COUNTY, IOWA DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 27 NORTH, RANGE 1 WEST OF THE 5TH P.M. IN MUSCATINE COUNTY, IOWA; THENCE S 87°45'40" E 102.45 FEET ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY #61; THENCE N 29°14'46" E 677.85 FEET ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY #61 TO THE POINT OF BEGINNING; THENCE N 29°57'14" W, 323.11 FEET; THENCE N 29°18'46" E, 677.85 FEET ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY #61; THENCE N 09°54'53" W, 81.03 FEET; THENCE N 47°48'54" E, 708.20 FEET; THENCE N 45°48'54" W, 108.79 FEET; THENCE N 29°18'46" E, 108.79 FEET ALONG A 248.35 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WITH CHORD BEARING N 34°14'12" E, 107.92 FEET; THENCE N 21°49'27" E, 126.65 FEET; THENCE N 09°41'09" W, 108.79 FEET; THENCE N 29°18'46" E, 177.93 FEET; THENCE N 09°41'09" E, 53.56 FEET; THENCE N 09°41'09" W, 103.84 FEET ALONG A 74.71 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WITH CHORD BEARING N 34°14'12" W, 108.79 FEET; THENCE N 29°18'46" E, 108.79 FEET ALONG THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY #61; THENCE ALONG SAD RIGHT OF WAY S 15°55'45" W, 51.76 FEET; THENCE S 29°20'58" W, 171.17 FEET TO THE NORTHWESTERLY END OF THE SUBDIVISION; THENCE S 29°20'58" W, 108.79 FEET ALONG THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY #61 SOUTHWESTERLY 20.45 FEET ALONG A 248.35 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH CHORD BEARING S 29°21'58" W, 20.45 FEET; THENCE S 29°21'58" W, 99.65 FEET; THENCE S 29°18'46" W, 429.75 FEET; THENCE S 40°43'09" W, 120.38 FEET; THENCE S 29°18'46" W, 16.12 FEET TO THE POINT OF BEGINNING. DESCRIBED LAND CONTAINS 8.25 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

MCCLURE
ENGINEERING COMPANY

MECresults.com
701 First Avenue North
Fort Dodge, Iowa 50501
515-576-7150
Fax 515-574-2335

8101 Birchwood Court, Suite D
Johnston, Iowa 50131
515-884-2320
Fax 515-884-2370

1740 Lininger Lane
North Liberty, Iowa 52317
515-392-5000
Fax 319-626-9095

NOTICE:
McClure Engineering Company, makes any and all representations and warranties as to the accuracy of the information contained in these plans. It is the responsibility of the user to make sure that all plans are used in accordance with applicable codes and regulations. It is the responsibility of the user to make sure that all plans are used in accordance with applicable codes and regulations. It is the responsibility of the user to make sure that all plans are used in accordance with applicable codes and regulations.

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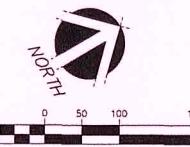
LICENSED LAND SURVEYOR
BRADLEY R.
GEATER
19828

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6/30/11
BRADLEY R. GEATER, LS
NO. 19828

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PAGES OR SHEETS COVERED BY
THIS REAL:
THIS SHEET



GRAPHIC SCALE

PROPERTY BOUNDARY
EXISTING P.U.E. LINES
EXISTING PROPERTY LINES
PROPOSED PROPERTY LINES
PROPOSED EASEMENT LINES

CORNERS FOUND:

- ▲ - SECTION CORNER AS NOTED
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