CITY OF MUSCATINE, IOWA
APPLICATION FOR SUBDIVISION OF REAL ESTATE

Date Filed ___01/04/12___

Fee Paid ___$250⁰⁰ 01/04/12___

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 Exhibit A attached___

be subdivided into ___two___ lots. The real estate is presently zoned _part Agricultural and part Commercial_ District.

The purpose of the subdivision request is _divide the homestead parcel and the restaurant parcel from the farm land._

Respectfully submitted,

George E. Schmidt & Mary A. Schmidt

Name

By _Charles R Coulter, atty_

Address

Suite 400, 301 Iowa Ave., Muscatine

Phone 563.264.5000

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.

SCHMIDT'S SOUTH SUBDIVISION
PRELIMINARY/FINAL PLAT
NARRATIVE

George E. and Mary A. Schmidt, owners of Parcel E1225200011 in the City of Muscatine and Parcel #1225200009 in Muscatine County request approval of the Preliminary/Final Plat. A two lot subdivision containing 4.627 acres and is zoned part Agricultural and part Commercial.

The purpose of this subdivision is to separate the house and restaurant from the remaining farmland.

#7470Narrative

EXHIBIT A

Portions of:

      A.   That portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 3 West of the 5th P.M. lying South and East of U.S. Highways 61 and 92; and
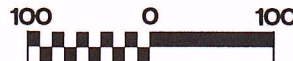
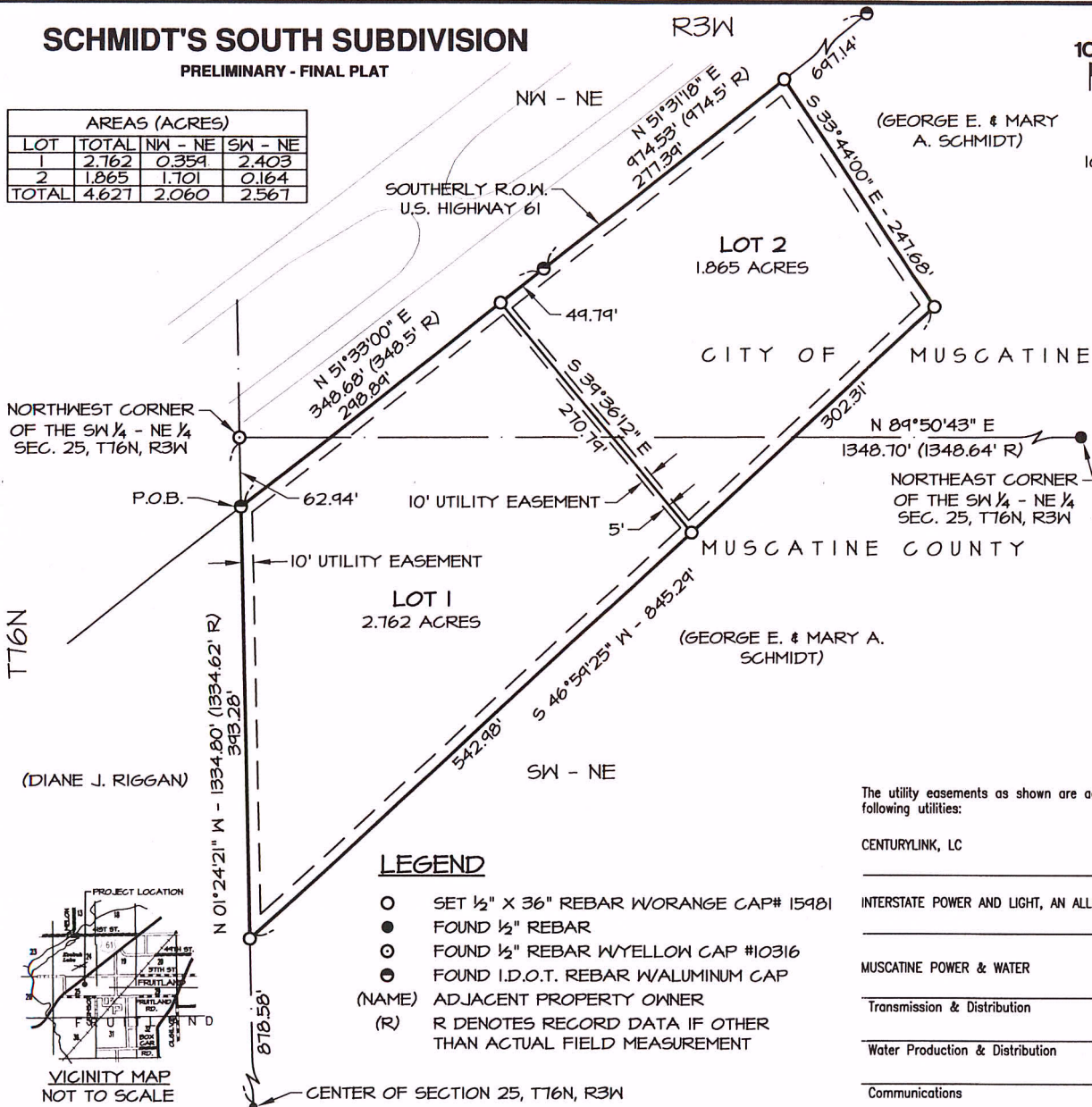   B.   That portion of the Southwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 3 West of the 5th P.M. lying South and East of U.S. Highways 61 and 92.

SCHMIDT'S SOUTH SUBDIVISION
PRELIMINARY - FINAL PLAT

R3W

NW - NE

AREAS (ACRES)

LOT	TOTAL	NW - NE	SW - NE
1	2.762	0.359	2.403
2	1.865	1.701	0.164
TOTAL	4.627	2.060	2.567

697.14'

N 51°31'18" E
974.53' (974.5' R)
277.39'

S 33°44'00" E - 247.68'

(GEORGE E. & MARY A. SCHMIDT)

SOUTHERLY R.O.W.
U.S. HIGHWAY 61

LOT 2
1.865 ACRES

N 51°33'00" E
348.68' (348.5' R)
298.89'

49.79'

CITY OF MUSCATINE

S 34°36'12" E
270.14'

302.31'

N 89°50'43" E
1348.70' (1348.64' R)

NORTHWEST CORNER
OF THE SW ¼ - NE ¼
SEC. 25, T76N, R3W

P.O.B.

62.94'

10' UTILITY EASEMENT

5'

NORTHEAST CORNER
OF THE SW ¼ - NE ¼
SEC. 25, T76N, R3W

10' UTILITY EASEMENT

MUSCATINE   COUNTY

LOT 1
2.762 ACRES

(GEORGE E. & MARY A. SCHMIDT)

T76N

S 46°59'25" W - 845.29'

542.98'

N 01°24'21" M - 1334.80' (1334.62' R)
393.28'

(DIANE J. RIGGAN)

SW - NE

878.58'

LEGEND

O	SET ½" X 36" REBAR W/ORANGE CAP# 15981
●	FOUND ½" REBAR
⊙	FOUND ½" REBAR W/YELLOW CAP #10316
⊖	FOUND I.D.O.T. REBAR W/ALUMINUM CAP
(NAME)	ADJACENT PROPERTY OWNER
(R)	R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

CENTER OF SECTION 25, T76N, R3W

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

CITY OF MUSCATINE ZONING:
C-1 GENERAL COMMERCIAL DISTRICT

SETBACKS:
FRONT: 20'
SIDE: 6'
REAR: 20'

MUSCATINE COUNTY ZONING:
A-1 AGRICULTURAL DISTRICT

SETBACKS: OWNER / DEVELOPER:
FRONT: 50'   GEORGE E. &
SIDE: 10'   MARY A. SCHMIDT
REAR: 40'   2152 HWY 61 S
                 MUSCATINE, IOWA 52761

LEGAL DESCRIPTION –

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 3 WEST OF THE 5TH P.M., IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 01°24'21" EAST 62.94 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 TO THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 61 AND THE POINT OF BEGINNING; THENCE NORTH 51°33'00" EAST 348.68 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 51°31'18" EAST 277.39 FEET ALONG SAID RIGHT OF WAY; THENCE SOUTH 33°44'00" EAST 247.68 FEET; THENCE SOUTH 46°59'25" WEST 845.29 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25; THENCE NORTH 01°24'21" WEST 393.28 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 4.627 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

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.

Matthew W. Krause

Date_____ Reg. No. 15981

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR
MATTHEW W. KRAUSE
15981
IOWA

The utility easements as shown are acceptable to the following utilities:

CENTURYLINK, LC

	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		

	Title	Date
MUSCATINE POWER & WATER		
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413   (563)263-7691   MUSCATINE, IOWA

GEORGE SCHMIDT   PRELIMINARY - FINAL PLAT
IN THE NE ¼ OF SECTION 25, T76N, R3W, MUSCATINE CO., IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
25-76N-3W	76N-3W#5	1"=100'	PM	MWK	1/4/12	7470.11
REV.	0		7470SURVEY.DWG		SHEET	1 OF 1