

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

Date Filed 01/04/12

Fee Paid 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 3 lots. The real estate is presently zoned R-L District.

The purpose of the subdivision request is to divide the remaining property into 3 lots. Two lots are for sale for residential development and one to serve as a detention basin.

Respectfully submitted,  
Oak Creek Development, Inc. and  
Cobblestone Ridge Homes, LLC  
Name  
By: Martin & Whitacre Surveyors &  
Address 1508 Bidwell RD, Engineers, Inc.  
Phone 563.263.7691 Muscatine IA 52761

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.

COBBLESTONE HILL  
PRELIMINARY PLAT  
NARRATIVE

Cobblestone Ridge Homes, owners of Cobblestone Place request approval of the Preliminary Plat. A three lot subdivision containing 26.9 acres and is zoned R-L Large Scale Residential. The property is located within the Cobblestone Development.

The purpose of this subdivision is to divide the remaining property into three lots. Two lots are for sale for residential development and one to serve as a detention basin.

T77N

## COBBLESTONE HILL

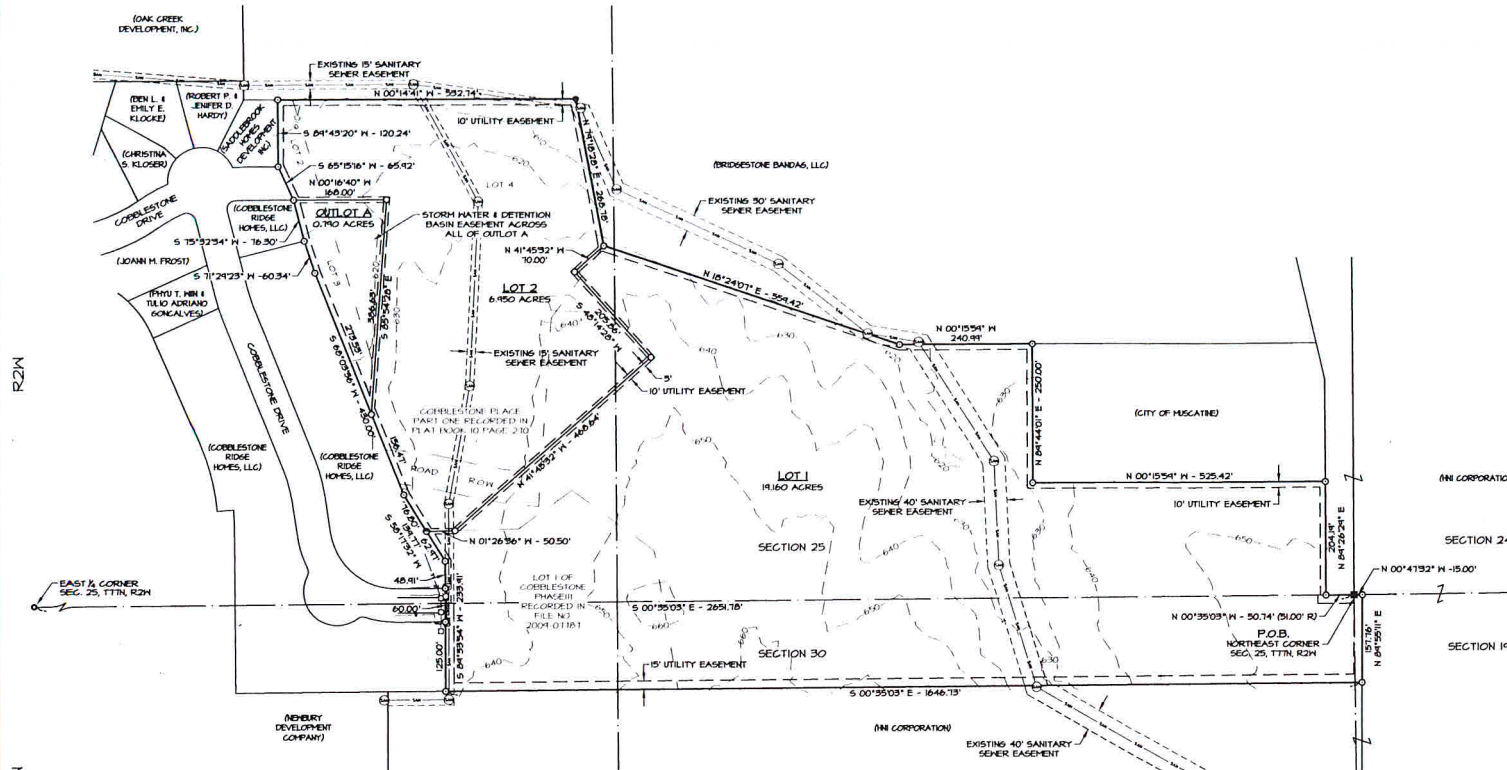
## PRELIMINARY PLAT


 100 0 100  
 Feet

 BASIS OF BEARINGS  
 IOWA STATE PLANE COORDINATE SYSTEM  
 SOUTH ZONE

## LEGEND

- ECO --- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- SANITARY SEWER
- WATER MAIN OR SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- UNDERGROUND GAS LINE
- STORM SEWER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER BEEHIVE INTAKE
- ⊙ TELEPHONE RISER
- ⊙ CABLE TV RISER
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ SET 1/2" X 3/8" REBAR W/ YELLOW CAP #10316
- ⊙ FOUND 1/2" REBAR
- ⊙ FOUND 1/2" X 3/8" REBAR W/ YELLOW CAP #10316
- ⊙ FOUND 1/2" X 3/8" REBAR W/ ORANGE CAP #15491
- ⊙ FOUND 1" PIPE
- ⊙ FOUND CONCRETE MONUMENT
- (NAME) ADJACENT PROPERTY OWNER
- OWNERSHIP TIE



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

Utility	Title	Date
CENTURYLINK, LC		
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY		
MUSCATINE POWER & WATER		
Transmission & Distribution	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date

 Confirm Iowa Light and Power Cooperative utility assessment requirements for all rural housing subdivisions requiring underground facilities.  
 Utility assessments 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 wide strip of the underground electric service as built, from the point of origin to the point of service entrance.

EASTERN IOWA LIGHT &amp; POWER COOPERATIVE Date

## ZONING

 R-L LARGE SCALE RESIDENTIAL  
 DEVELOPMENT DISTRICT

## SETBACKS\*

 FRONT 25'  
 SIDE 6'  
 REAR 25'  
 \*EXCEPT WHERE RESTRICTED BY EASEMENTS

## OWNER &amp; DEVELOPER

 OAK CREEK DEVELOPMENT, INC.  
 325 OAK VINE DRIVE  
 ALDENO, IA 52101

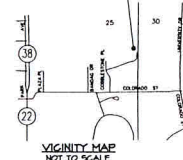
## UTILITY NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES.

## LEGAL DESCRIPTION -

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 2 WEST AND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 1 WEST AND IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 1 WEST, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. BEGINNING AT THE NORTHEAST CORNER OF SECTION 25; THENCE NORTH 0°47'32" WEST 15.00 FEET; THENCE NORTH 89°15'11" EAST 151.78 FEET; THENCE SOUTH 0°35'03" EAST 154.73 FEET; THENCE SOUTH 89°33'54" WEST 233.91 FEET; THENCE SOUTH 58°17'32" WEST 139.77 FEET; THENCE SOUTH 89°33'54" WEST 430.00 FEET; THENCE SOUTH 71°29'23" WEST 60.34 FEET; THENCE SOUTH 79°32'34" WEST 76.30 FEET; THENCE SOUTH 67°15'16" WEST 65.92 FEET; THENCE SOUTH 89°43'20" WEST 120.24 FEET; THENCE NORTH 0°14'41" WEST 538.74 FEET; THENCE NORTH 70°18'28" EAST 288.78 FEET; THENCE NORTH 1°24'07" EAST 558.42 FEET; THENCE NORTH 0°15'59" WEST 240.99 FEET; THENCE NORTH 89°28'28" EAST 204.19 FEET; THENCE NORTH 0°35'03" WEST 50.74 FEET; TO THE POINT OF BEGINNING CONTAINING 28.900 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

## SITE LOCATION



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. 10316  
 My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1



<b>Martin &amp; Whitacre</b> Surveyors & Engineers, Inc.							
P.O. BOX 413 (663)263-7961 MUSCATINE, IOWA							
OAK CREEK DEVELOPMENT, INC.							
PRELIMINARY PLAT OF COBBLESTONE HILL IN MUSCATINE, IOWA							
FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.	
SUBD.	SUBD.	1"=100'	PM		1/2/12	1454.11	
REV.	0	1454 SURVEY.DWG				SHEET	1 OF 1