

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.

PREPARED BY: GARY W. WHITACRE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-1641

R2W

R1W

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		
	Title	Date
Transmission & Distribution	Title	Date
	Title	Date
Water Production & Distribution	Title	Date
	Title	Date
Communications	Title	Date

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

ZONING

R-L LARGE SCALE RESIDENTIAL DEVELOPMENT DISTRICT

SETBACKS*

FRONT 25'
SIDE 6'
REAR 25'

*EXCEPT WHERE RESTRICTED BY EASEMENTS

OWNER & DEVELOPER

OAK CREEK DEVELOPMENT, INC.
325 OAK VIEW DRIVE
ALEDO, IL 61231

COBBLESTONE RIDGE HOMES, LLC
P.O. BOX 1321
MUSCATINE, IA 52761

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE 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 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 77 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. BEGINNING AT THE NORTHEAST CORNER OF SECTION 25; THENCE NORTH 00°46'38" WEST 15.00 FEET; THENCE NORTH 89°24'37" EAST 157.91 FEET; THENCE SOUTH 00°34'32" EAST 1646.77 FEET; THENCE SOUTH 89°31'39" WEST 233.86 FEET; THENCE SOUTH 58°18'50" WEST 139.68 FEET; THENCE SOUTH 68°03'33" WEST 430.02 FEET; THENCE SOUTH 71°45'22" WEST 60.30 FEET; THENCE SOUTH 75°28'43" WEST 76.36 FEET; THENCE SOUTH 65°08'26" WEST 66.06 FEET; THENCE SOUTH 89°42'01" WEST 120.06 FEET; THENCE NORTH 00°14'41" WEST 532.74 FEET; THENCE NORTH 79°18'28" EAST 268.78 FEET; THENCE NORTH 18°24'07" EAST 559.42 FEET; THENCE NORTH 00°15'59" WEST 240.99 FEET; THENCE NORTH 89°44'01" EAST 250.00 FEET; THENCE NORTH 00°13'58" WEST 525.31 FEET; THENCE NORTH 89°24'37" EAST 203.88 FEET; THENCE NORTH 00°35'03" WEST 50.74 FEET TO THE POINT OF BEGINNING, CONTAINING 26.897 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

LEGEND

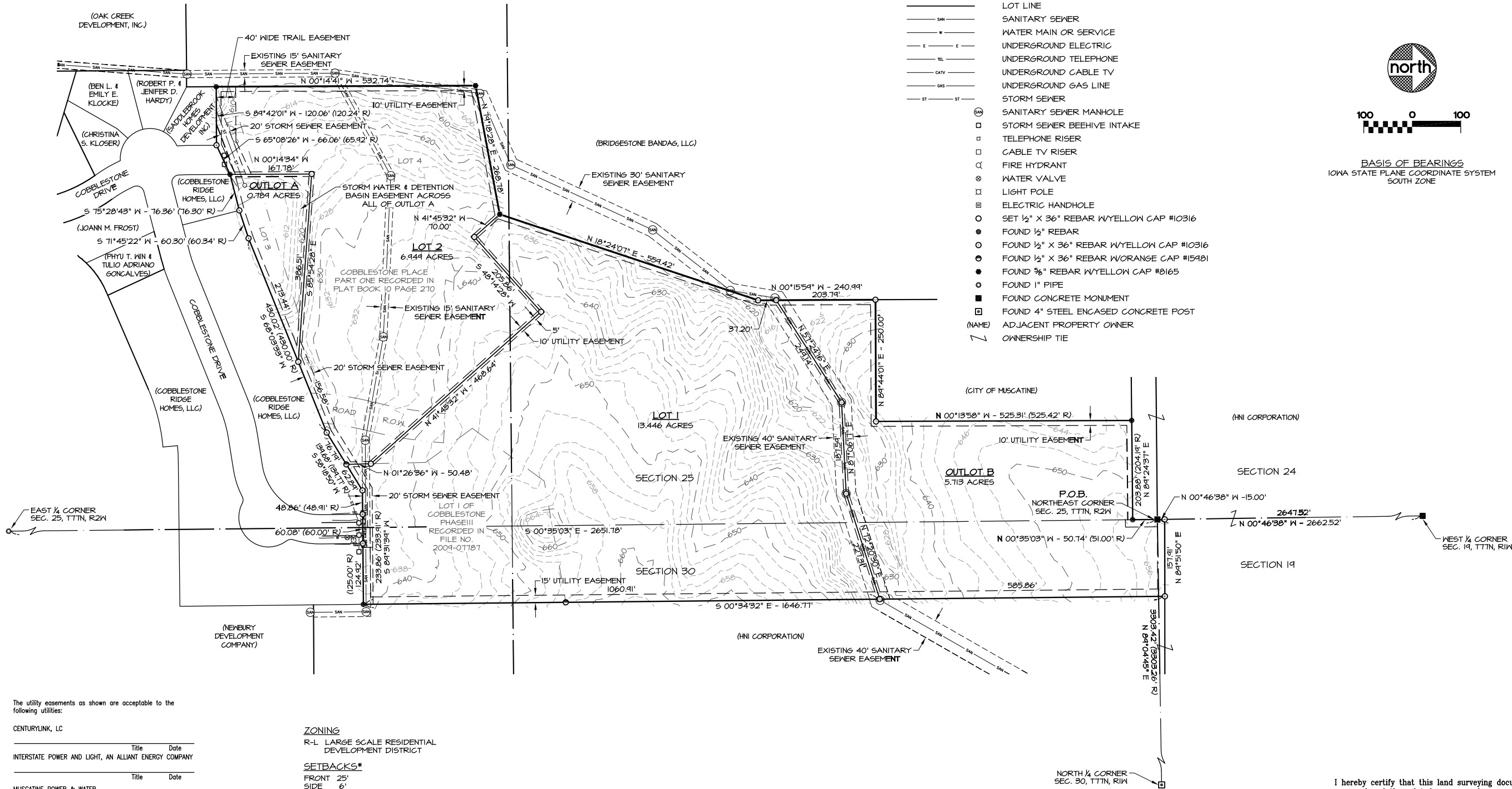
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- SAN SANITARY SEWER
- W WATER MAIN OR SERVICE
- E UNDERGROUND ELECTRIC
- TEL UNDERGROUND TELEPHONE
- CATV UNDERGROUND CABLE TV
- GAS UNDERGROUND GAS LINE
- ST STORM SEWER
- SAN SANITARY SEWER MANHOLE
- STORM SEWER BEEHIVE INTAKE
- TELEPHONE RISER
- CABLE TV RISER
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- ELECTRIC HANDHOLE
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" REBAR
- FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND 1/2" X 36" REBAR W/ORANGE CAP #159101
- FOUND 3/8" REBAR W/YELLOW CAP #8165
- FOUND 1" PIPE
- FOUND CONCRETE MONUMENT
- FOUND 4" STEEL ENGASED CONCRETE POST
- (NAME) ADJACENT PROPERTY OWNER
- OWNERSHIP TIE

COBBLESTONE HILL

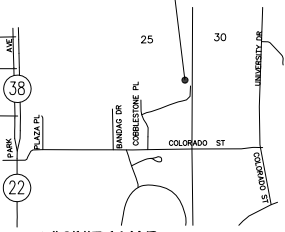
PRELIMINARY PLAT



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE



SITE LOCATION



VICINITY MAP
NOT TO SCALE

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



Martin & Whitacre Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 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	GNW	1/18/12	7454.II
REV.	0				1454 SURVEY.DWG	SHEET 1 OF 1