

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

Date Filed 2/06/2012

Fee Paid \$350

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: Parcel D located in the North Half of Section 28, Township 77 North, Range 2 West of the 5th P.M., in the City of Muscatine, Muscatine County, Iowa, containing 17.839 acres and is subject to easements of record.

be subdivided into 6 lots. The real estate is presently zoned R-1 District.

The purpose of the subdivision request is to creat a lot to construct a theatre and provide additional lots for compatible uses.

Respectfully submitted,

R.L. Fridley Theatres, Inc.

Name  
1321 Walnut St., Des Moines, IA 50309

Address  
515/282-9287

Phone

NOTE:

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

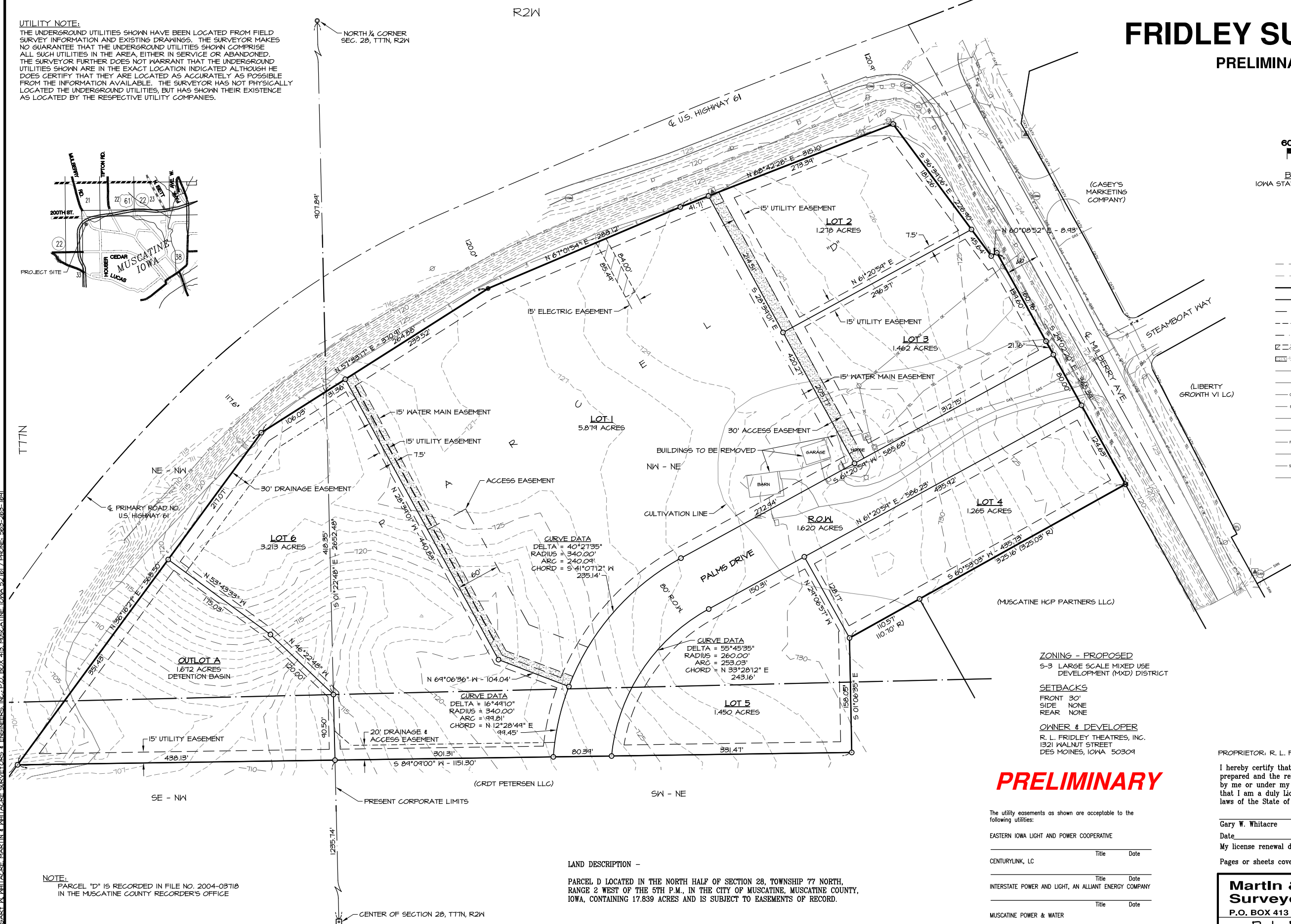
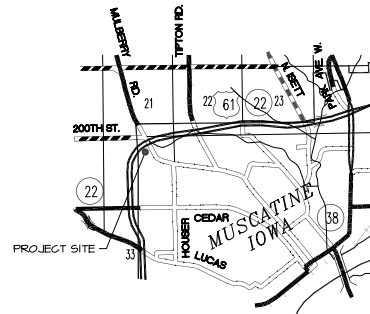
1. A copy of the Auditor's plat indicating all property within 200 feet of the perimeter of the above described real estate.
2. A list of all persons, with their current addresses, owning property within 200 feet of the perimeter of the above described real estate.
3. Application Fee: \$200.00 plus \$25.00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

R.L. FRIDLEY THEATRES, INC.  
PRELIMINARY PLAT  
NARRATIVE

R.L. Fridley Theatres, Inc., owners of 'Parcel D located in the North Half of Section 28, Township 77 North, Range 2 West of the 5<sup>th</sup> P.M., in the City of Muscatine, Muscatine County, Iowa' and with an address of 3480 Mulberry Avenue request approval of the Preliminary Plat. A six lot subdivision containing 17.839 acres and is zoned R-1. The property is located at Mulberry and Highway #61.

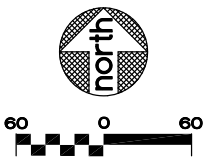
The purpose of this subdivision is to divide the property into six lots. One large lot to construct a theatre, five lots are for sale for commercial development and one to serve as a detention basin.

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.



# FRIDLEY SUBDIVISION

## PRELIMINARY PLAT



BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE  
VERTICAL DATUM  
NAVD 88

### LEGEND

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- PROPERTY LINE
- LOT LINE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- ACCESS EASEMENT
- ELECTRIC EASEMENT
- WATER MAIN EASEMENT
- 8" WATER MAIN
- 6" WATER MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- COMMUNICATION MANHOLE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- GUY POLE
- GUY WIRE
- A.C. UNIT
- ELECTRIC TRANSFORMER
- POWER POLE
- LIGHT POLE
- GAS METER
- SIGN
- SET 1/2" X 36" REBAR W/YELLOW CAP #10316
- FOUND REBAR
- FOUND REBAR W/CAP
- FOUND CUT "X" IN CONCRETE
- FOUND 1" PIPE
- FOUND 4" x 4" CONCRETE MONUMENT W/REBAR
- (NAME) ADJACENT PROPERTY OWNER

ZONING - PROPOSED  
S-3 LARGE SCALE MIXED USE DEVELOPMENT (MXD) DISTRICT

SETBACKS  
FRONT 30'  
SIDE NONE  
REAR NONE

OWNER & DEVELOPER  
R. L. FRIDLEY THEATRES, INC.  
1321 WALNUT STREET  
DES MOINES, IOWA 50309

**PRELIMINARY**

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

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

PROPRIETOR: R. L. FRIDLEY THEATRES, INC.

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

R. L. FRIDLEY THEATRES, INC.  
PRELIMINARY PLAT IN SEC. 28, T77N, R21N, IN MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	1453	1"=60'	PM	GWW	2/3/12	1453.11
REV.	0		1453 PLAT.DWG			SHEET 1 OF 1

### LAND DESCRIPTION -

PARCEL D LOCATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH P.M., IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA, CONTAINING 17.839 ACRES AND IS SUBJECT TO EASEMENTS OF RECORD.

NOTE:  
PARCEL "D" IS RECORDED IN FILE NO. 2004-03718 IN THE MUSCATINE COUNTY RECORDER'S OFFICE