

**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 create 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.

# FRIDLEY SUBDIVISION

## PRELIMINARY PLAT

**UTILTY 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 COMPRIZE 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.

۷۷۷

— 701 —

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

**FRIDLEY SU**  
**PRELIMIN**

**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.

**PRELIMINARY**

**THE utility easements as shown are acceptable to the following utilities:**

**EASTERN IOWA LIGHT AND POWER COOPERATIVE**

**CENTURYLINK, LC**

**INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY**

**MUSCATINE POWER & WATER**

**PROPRIETOR: R. L. F**  
I hereby certify that prepared and the re  
by me or under my  
that I am a duly lic  
laws of the State of

**Gary W. Whitacre**  
Date \_\_\_\_\_  
My license renewal d

**PAGES OR SHEETS COV**

**Martin Survey**  
P.O. BOX 413

## **PRELIMINARY**

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

---

EASTERN IOWA LIGHT AND POWER COOPERATIVE

---

---

Title Date

---

Title Date

---

**Water Production & Distribution**      **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

---

Gary W. Whitacre  
Date \_\_\_\_\_ Reg. No. 10316  
My license renewal date is December 31, 2013

<b>Martin &amp; Whittacre Surveyors &amp; Engineers, Inc.</b>						
P.O. BOX 413		(563)263-7691		MUSCATINE, IOWA		
<b>R. L. FRIDLEY THEATRES, INC.</b>						
PRELIMINARY PLAT IN SEC. 28, T27N, R22W, IN MUSCATINE, IOWA						
FILE SUBD.	BOOK 7453	SCALE 1"=60'	DRN PM	CHK'D GNW	DATE 2/3/12	JOB NO. 7453.II
REV.					SHEET 1 OF	