

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

Date Filed 01/04/12
Fee Paid \$250.00 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
District. part Commercial

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 Claude 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.

EXHIBIT A

Portions of:

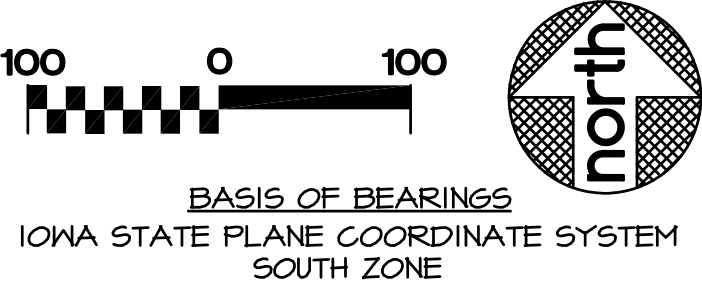
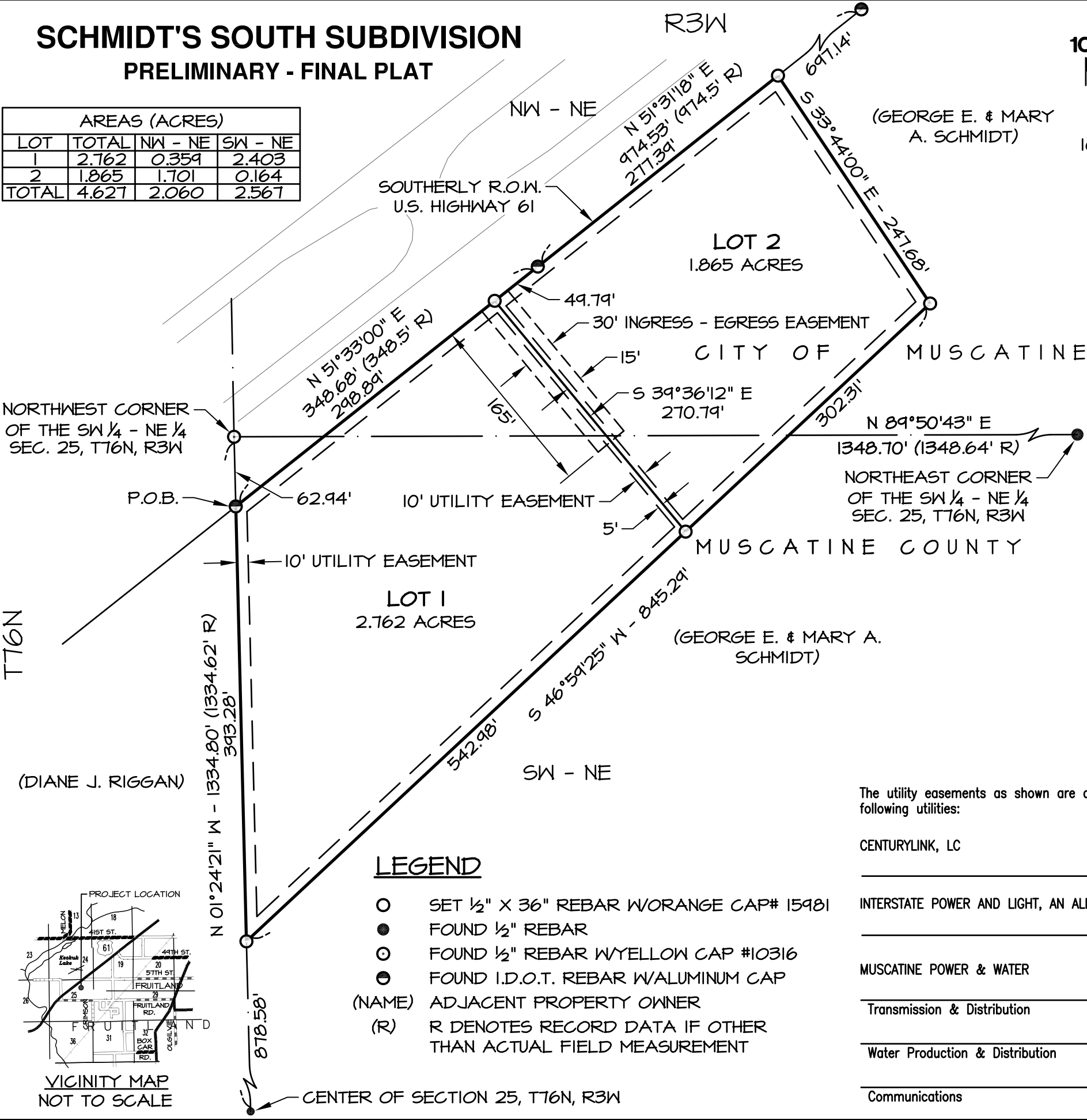
A. That portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 3 West of the 5th P.M. lying South and East of U.S. Highways 61 and 92; and

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.

PREPARED BY: MATTHEW W. KRAUSE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-7691

SCHMIDT'S SOUTH SUBDIVISION
PRELIMINARY - FINAL PLAT

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



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:
FRONT: 50'
SIDE: 10'
REAR: 40'

OWNER / DEVELOPER:
GEORGE E. &
MARY A. SCHMIDT
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 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



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

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

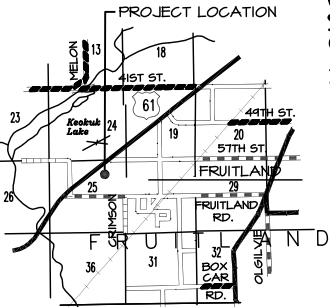
Transmission & Distribution

Water Production & Distribution

Communications

LEGEND

- SET 1/2" X 36" REBAR W/ORANGE CAP# 15981
- FOUND 1/2" REBAR
- FOUND 1/2" 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



VICINITY MAP
NOT TO SCALE

Martin & Whitacre
Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

GEORGE SCHMIDT PRELIMINARY - FINAL PLAT
IN THE NE 1/4 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	1/18/12	7470.II
REV.	0				7470SURVEY.DWG	SHEET 1 OF 1