

# PRELIMINARY/FINAL PLAT - SALVATORE'S SUBDIVISION

A SUBDIVISION OF PARCEL "I" BEING A PART OF THE SOUTH ONE-HALF OF  
SECTION 22, TOWNSHIP 77 NORTH, RANGE 2 WEST, 5TH PRINCIPAL MERIDIAN  
MUSCATINE COUNTY, IOWA.  
+/- 11.925 ACRES

LEGEND	
	NET NO. 4 REBAR W/ ORANGE CAP #18022 "VSP"
	FOUND MONUMENT
	BOUNDARY OF SURVEY
	MEASURED DIST./BKG.
	RECORDED DIST./BKG.
	PROPOSED UTILITY EASEMENT LINES
	EXISTING LOTLINES/PARCEL LINES
	EXISTING EASEMENT LINES
	EXISTING SECTION LINE
	APPROX. EDGE OF WATER
	EXISTING CONCRETE
	EXISTING D.C.C. PAVEMENT W/CONC. CURB

**INTERSTATE POWER & LIGHT COMPANY**  
AN ALLIANT ENERGY COMPANY

INTERSTATE POWER & LIGHT COMPANY DATE

**MUSCATINE POWER & WATER**

MUSCATINE POWER & WATER DATE

**MUSCATINE POWER & WATER**

MUSCATINE POWER & WATER DATE

**MUSCATINE POWER & WATER**

MUSCATINE POWER & WATER DATE

**EASTERN IOWA LIGHT & POWER COOPERATIVE**

EASTERN IOWA LIGHT & POWER COOPERATIVE DATE

**WEST COMMUNICATIONS**

WEST COMMUNICATIONS DATE

**UTILITY EASEMENTS**

UTILITY EASEMENTS DATE

**CITY OF MUSCATINE PLANNING & ZONING**

CITY OF MUSCATINE PLANNING & ZONING DATE

**CITY OF MUSCATINE MUNICIPAL**

CITY OF MUSCATINE MUNICIPAL DATE

**COUNTY ENGINEER**

COUNTY ENGINEER DATE

**COUNTY SUPERVISORS**

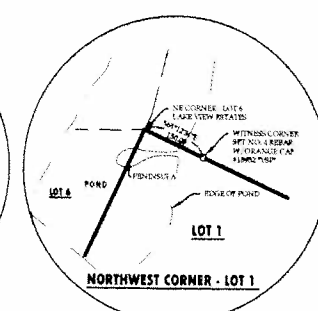
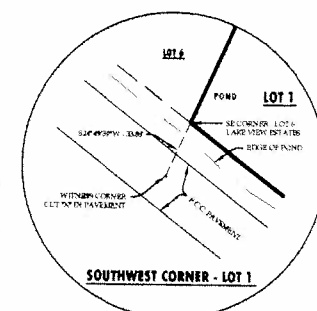
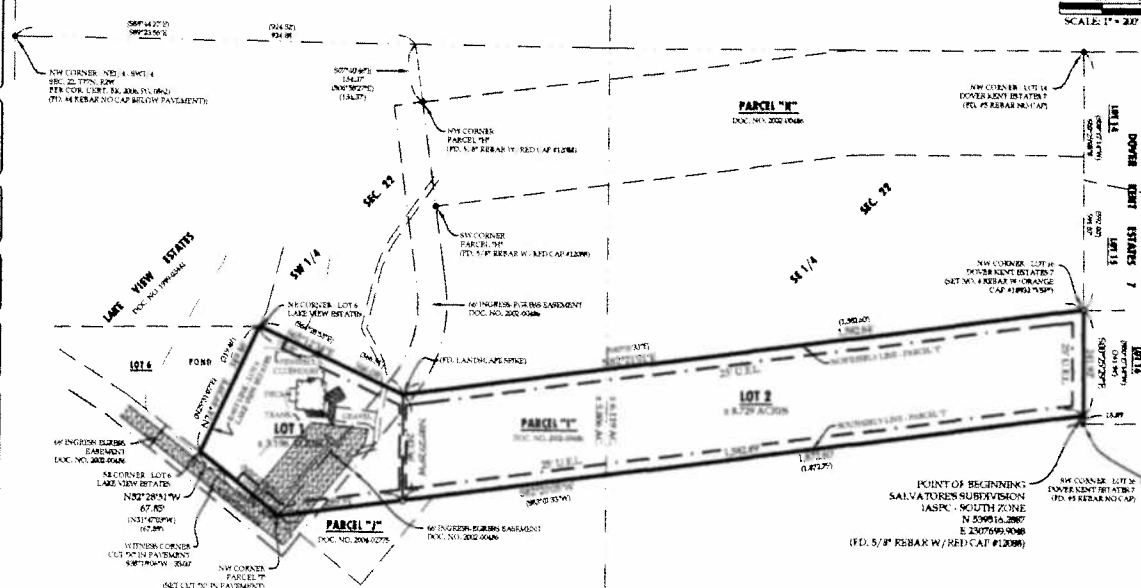
COUNTY SUPERVISORS DATE

**COUNTY BOARD OF HEALTH**

COUNTY BOARD OF HEALTH DATE

**COUNTY ZONING BOARD**

COUNTY ZONING BOARD DATE



**LEGAL DESCRIPTION - SALVATORE'S SUBDIVISION**  
A PARCEL OF LAND SITUATED IN A PART OF THE SOUTH ONE-HALF OF SECTION 22, TOWNSHIP 77 NORTH, RANGE 2 WEST OF THE 5TH PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF PARCEL "I" AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE AS DOCUMENT NO. 2002-0486 MUSCATINE COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "I" (D. NO. 5 REBAR W/ ORANGE CAP #18022) THENCE SOUTH 82°20'00" WEST, 1,872.86 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL "I" TO THE NORTHWEST CORNER OF PARCEL "I" AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE AS DOCUMENT NO. 2004-0275, THENCE NORTH 87°50'00" WEST, 163.79 FEET ALONG SAID SOUTHERLY LINE OF PARCEL "I", THENCE NORTH 52°28'00" WEST, 67.85 FEET ALONG SAID SOUTHERLY LINE OF PARCEL "I" TO THE SOUTHEAST CORNER OF LOT 4 OF LAKEVIEW ESTATES AS RECORDED IN THE MUSCATINE COUNTY RECORDERS OFFICE AS DOCUMENT NO. 1999-0444, THENCE NORTH 26°09'00" EAST, 319.46 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE NORTH 67°12'00" EAST, 366.08 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL "I", THENCE NORTH 82°21'00" EAST, 1,582.84 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID PARCEL "I" AND THE NORTHEAST CORNER OF LOT 16 OF DOVER KENT ESTATES NO. 7 AS RECORDED IN MUSCATINE COUNTY RECORDERS OFFICE, THENCE SOUTH 00°29'00" EAST, 241.92 FEET ALONG THE EAST LINE OF SAID PARCEL "I" TO THE POINT OF BEGINNING.  
SAID PARCEL OF LAND CONTAINING 11.925 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

**APPLICANTS**  
SALVATORE, R. & FRANCESCA D. VITALE  
1955 SWETLAND ROAD  
MUSCATINE, IOWA 52091  
(563) 265-9996

**APPLICANT'S ATTORNEY**  
WILLIAM HARGRAFFEN  
1102 PARK AVENUE  
MUSCATINE, IOWA 52091  
(563) 264-3523

**ZONING CLASSIFICATION**  
CURRENT ZONING C-1 (COMMERCIAL DISTRICT)  
YARD REQUIREMENTS (BUILDING SETBACK LINES)  
FRONT YARD = 25 FT. - 35 FT. (RESIDENTIAL)  
REAR YARD = NONE - 40 FT. (NEXT TO AG. OR RPL. DIST.)  
SIDE YARD = NONE - 10 FT. (NEXT TO AG. OR RPL. DIST.)  
CORNER LOT = 25 FT. ALL SIDES  
LOT WIDTH = NONE - 90 FT. (RESIDENTIAL)  
LOT SIZE = NO REQUIREMENTS  
BUILDING - MAX. HEIGHT = 35 FT.

**NOTES**  
ALL DISTANCES SHOWN ON THIS PLAT ARE SURFACE MEASUREMENTS.  
COMBINATION FACTOR - 0.99993  
SALVATORE'S SUBDIVISION IS TIED TO MUSCATINE CO. GN CONTROL MONUMENTS 2000 121 & 2000 96 (ASPC - SOUTH ZONE NAD 83)



**SITE VICINITY MAP**

I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME AND THAT THE MATERIALS AND WORK WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**CHRIS C. GRASSI**  
LICENSE NUMBER 2002  
MY LICENSE EXPIRES ON DATE 30  
FEBRUARY 2011. ALL RIGHTS RESERVED

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**VSP ENGINEERING & SURVEYING**

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A SUBDIVISION OF PARCEL "I"  
PART OF THE SOUTH 1/2 - SECTION 22, T77N, R2W, 5TH P.M.  
MUSCATINE COUNTY, IOWA

PRELIMINARY/FINAL PLAT - SALVATORE'S SUBDIVISION

1 OF 1

SCALE  
1"=200'-0"

DRAWN BY  
NCW

APPROVED BY  
CCG

DATE  
2-03-2011

VM-10-500