**Zunkel Estates Plat 1**  
Major Preliminary Plat

**PLAT INFORMATION:** This subdivision plat proposes two (2) single-family residential lots and two (2) street lots on 8.76 acres zoned “ER” Estate Residential District. The subject property is located directly west of NW Madrid Drive and south of NW 142nd Avenue. The northern property is identified as District/Parcel 280/00242-001-006 and the southern property is addressed as 14150 NW Madrid Drive.

**SEWER:** On-site wastewater treatment systems  
**WATER:** Xenia Rural Water District

**PROPERTY OWNER & DEVELOPER:** Jon & Noel Zunkel

**TOWNSHIP:** Union

*Vicinity Map:*
Overview / Staff Review & Recommendation

The subject property consists of two (2) tax parcels totaling approximately 8.76 acres. The southern tax parcel, Lot 2, is approximately 4.62 acres in size, addressed as 14150 NW Madrid Drive, and has been developed with a house, pond, utility building and a residential accessory building. The northern tax parcel, Lot 1, is approximately 3.03 acres in size, District/Parcel 280.00242.001.006, and is vacant. Polk County issued the Building Permit for the house at 14150 NW Madrid Drive on November 20, 1998 utilizing the entire property, which included both tax parcels. On December 7, 1998 the property owner at the time, which is not the same owner as the property owner listed today, recorded a Plat of Survey (Attachment ‘A’), which separated the property into two (2) parcels. Although the tax parcels comply with the dimensional standards for the Zoning District, “ER” Estate Residential District, Polk County does not recognize the northern parcel as a buildable property for a new house because the parcel was not created through the required subdivision process. A subdivision is required due to the number of buildable parcels in the ¼, ¼ Section.

Lot 1, the northern parcel, has frontage onto NW 142nd Avenue to the north and NW Madrid Drive to the east. Lot 2, the southern parcel, has frontage onto NW Madrid Drive to the east. Right-of-way dedication is proposed, as Lot A and Lot B, adjacent to each of the proposed properties.

The proposal is to create two (2) lots, which reflect the existing tax parcels that exist today. If approved, the subdivision process would make Lot 2 buildable for a single-family house in the future. The subject property is zoned “ER” Estate Residential District. The proposed lots conform to the lot size and width requirements of the Standard Single Family Regulations for the “ER” District zone. Properties to the north, across NW 142nd Avenue are located in the “AG” Agricultural District and properties to the west, south and across NW Madrid Drive to the east are similarly zoned as “ER” Estate Residential District.

Lot 2 has an existing access onto NW Madrid Drive to the east. Lot 1 will be required to utilize the existing entrance onto NW 142nd Avenue to the north. Both roadways are paved and maintained by Polk County.

A septic system currently serves the sanitary needs of the existing house on Lot 2 and is shown on the Preliminary Plat (Attachment ‘B’). Future Lot 1 will also be served by an individual septic system. A four (4) inch water main is available on the west side of NW Madrid Drive and a three (3) inch water main is available on the north side of NW 142nd Avenue. Xenia Rural Water District is the water service provider.

The City of Polk City is located within two (2) miles of Zunkel Estates Plat 1 subdivision. Comments have not been received to date. The City of Polk City will need to either waive their review or approve the subdivision through their process prior to Final Plat approval.

Polk County staff is recommending approval of the Zunkel Estates Plat 1 Major Preliminary Plat. No waivers are requested.
Plat of Survey

Associated Engineering Company of Iowa

Plat of Survey

Don Medici
Northwest Madrid Drive

Legal Description (PARCEL "A")

All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, thence South 00°00'00" West along the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 20, a distance of 1059.02 feet; thence North 89°10'20" West a distance of 882.22 feet; thence South 35°00'00" West a distance of 110.00 feet; thence North 89°10'20" West, a distance of 272.73 feet; thence North 00°00'00" West, a distance of 394.02 feet to the North line of the Northeast Quarter of the Northeast Quarter of said Section 20, thence South 89°10'20" East along the North line of the Northeast Quarter of the Northeast Quarter of said Section 20, a distance of 424.04 feet to the Point of Beginning, containing 3.99 acres, including 0.55 acres of Road Right-of-Way.

Legal Description (PARCEL "B")

All that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of Section 20, Township 81 North, Range 25 West of the 5th P.M., Polk County, Iowa; thence South 00°00'00" West along the East line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 20, a distance of 303.00 feet to the Point of Beginning; thence South 00°00'00" West, a distance of 597.00 feet; thence North 89°10'20" West, a distance of 424.04 feet; thence North 00°00'00" West, a distance of 500.98 feet; thence South 89°10'20" East, a distance of 272.73 feet; thence North 35°00'00" East, a distance of 1100.00 feet; thence South 89°10'20" East, a distance of 882.22 feet to the Point of Beginning. Containing 5.18 acres, including 0.55 acres of Road Right-of-Way.

I hereby certify that this plat, plan, specification or report was prepared by me or under my direct personal supervision, and was completed by me or under my direct personal supervision, to the best of my knowledge and belief, and is true and correct. The Oregon State Board of Surveyors, under the laws of the State of Iowa.

Signed

Date

My License Renewal Date is Dec. 31, 1998

License No. 5235

Associated Engineering Company of Iowa

2917 Martin Luther King Jr. Parkway

Don Medici
Northwest Madrid Drive