



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
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COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health**

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: March 5, 2015
Re: Request to set a Public Hearing – Utility Vacation – Lots 7 & 8 Riverbend Second Addition, Clermont Drive

INTRODUCTION: A request to vacate certain utility easements has been submitted on behalf of Sylvia A. Trumbull.

BACKGROUND: Sylvia A. Trumbull has submitted an easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lot 7 and Lot 8 of the Riverbend Second Addition, on Clermont Drive. The intent is to combine these two parcels, which makes these utility easements unnecessary as the resulting parcel will have all the necessary utility easements located along the perimeter

RECOMMENDATION/RATIONALE: Prior to City Council action of the request, a public hearing is required. It is recommended that the attached resolution setting a public hearing on the proposed vacation of certain utility easements located at Lot 7 and Lot 8 of the Riverbend Second Addition, on Clermont Drive.

BACKUP INFORMATION:

1. Resolution
2. Public Hearing
3. Plat of Survey

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

RESOLUTION NO. _____

**A Resolution Concerning a Proposed
Vacation of Utility Easements**

RECITALS:

A. Central State Bank is the owner of Lots 7 and 8 of Riverbend Second Addition in the City of Muscatine, Iowa, and has agreed to sell those lots.

B. The Buyer intends to build a house in the center of Lots 7 and 8, but there are public utility easements five feet wide on both sides of the boundary line between Lots 7 and 8.

C. Central State Bank has requested that the City of Muscatine vacate the public utility easements on both sides of the boundary line between Lots 7 and 8.

IT IS, THEREFORE, RESOLVED, by the City Council of Muscatine, Iowa, as follows:

1. The City Council will hold a public hearing on the proposed vacation of the utility easements at 7:00 p.m. on March 19, 2015, in the Council Chambers at City Hall, Muscatine, Iowa.

2. Notice of the public hearing and the City's intention to vacate the utility easements will be given by publication of the Public Notice attached as Exhibit A; the notice will be published once in *The Muscatine Journal*, a newspaper printed, published, and of general circulation in the City, not less than 4 or more than 20 days before the meeting of the City Council at which the proposal is to be considered.

PASSED, APPROVED, AND ADOPTED on March 5, 2015.

(CITY SEAL)

DeWayne M. Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**PUBLIC NOTICE CONCERNING REQUEST THE REQUEST TO VACATE
CERTAIN UTILITY EASEMENTS AT LOTS 7 & 8 OF RIVERBEND SECOND
ADDITION IN THE CITY OF MUSCATINE, IOWA**

**Public Notice is hereby given that the City Council for the City of
Muscatine, Iowa, will conduct a Public Hearing to review a request has been
received for the vacation of certain utility easements at Lots 7 & 8 of Riverbend
Second Addition in the City of Muscatine, Iowa described as:**

**The adjoining 5-wide utility easements along the lot line between Lots 7 & 8 of
Riverbend Second Addition in the City of Muscatine, Iowa.**

**This Public Hearing will be conducted on Thursday, March 19, 2015, at 7:00 p.m. in
the City Council Chambers at City Hall.**

All interested persons are invited to attend and comment on the project at that time.

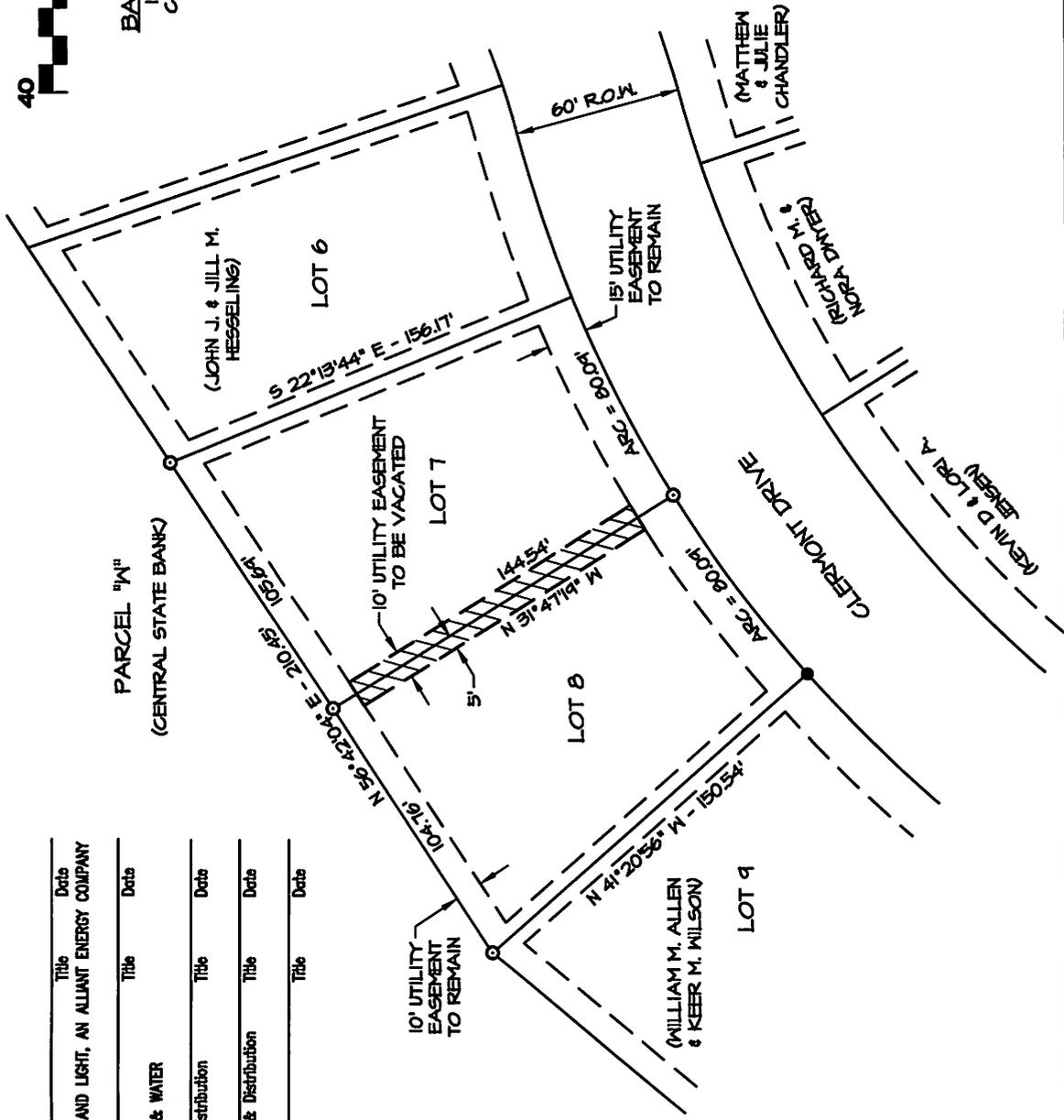
Gregg Mandsager, City Clerk

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

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



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



LEGEND

- FOUND REBAR
- FOUND REBAR W/RED CAP #12088
- EASEMENTS TO REMAIN
- EASEMENTS TO BE VACATED
- (NAME) ADJACENT PROPERTY OWNER

PROPRIETOR: CENTRAL STATE BANK

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 Professional Land Surveyor under the laws of the State of Iowa.



Gary V. Whitacre
Date: _____ Page No. 10316
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: 1

Martin & Whitacre Surveyors & Engineers, Inc.
P.O. BOX 413 (563)263-7681 MUSCATINE, IOWA

STANLEY LANDE & HUNTER
EASEMENT VACATION PLAT

LOTS 7 & 8 OF RIVERBEND SECOND ADDITION, MUSCATINE, IA

FILE	BOOK	SCALE	DRN	CHKT	DATE	JOB NO.
RIVERBEND	RIVERBEND	1"=40'	PM	GM	2/26/05	786-415
REV.	0					

186-4 SURVEY.DWG SHEET 1 OF 1