



City Hall, 215 Sycamore St.  
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COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

MEMORANDUM

MEMORANDUM

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Andrew Fangman, City Planner  
**Date:** March 19, 2015  
**Re:** Utility Easement 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:** The Planning and Zoning Commission and staff recommend approval of this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.

**BACKUP INFORMATION:**

- 1. Plat of Survey

Prepared by Andrew Fangman, 215 Sycamore St, Muscatine, IA, 52761 (563) 262-4141

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION  
TO VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 7 & 8 OF  
RIVERBEND SECOND ADDITION IN THE CITY OF MUSCATINE, IOWA**

**WHEREAS**, a resolution was adopted by the City Council of Muscatine, Iowa, on March 5, 2015 providing for the proposed vacation of all right, title and interest of the City of Muscatine, Iowa, in and to certain utility easement located at Lots 7 & 8 of Riverbend Second Addition in the City Of Muscatine, Iowa; and

**WHEREAS**, the resolution provided that notice of intention to vacate the access easement should be given by publication of a Public Notice in the Muscatine Journal prior to the meeting of the City Council to be held on March 19, 2015, and the notice was duly published in the newspaper as required by law; and

**WHEREAS**, the resolution provided for a public hearing on the proposed vacation, and such hearing has been held:

**WHEREAS**, the City Council found and determined that the proposed vacation of said utility easements would serve the public interest:

**BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA, AS  
FOLLOWS:**

1. The City of Muscatine, Iowa, hereby vacates all rights, title, and interest in and to the following described utility easements:

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

2. Any resolution or part thereof in conflict or inconsistent with this resolution is repealed.

**PASSED, APPROVED AND ADOPTED** this 19th day of March, 2015.

CITY COUNCIL OF THE CITY  
OF MUSCATINE, IOWA

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DeWayne M. Hopkins, Mayor

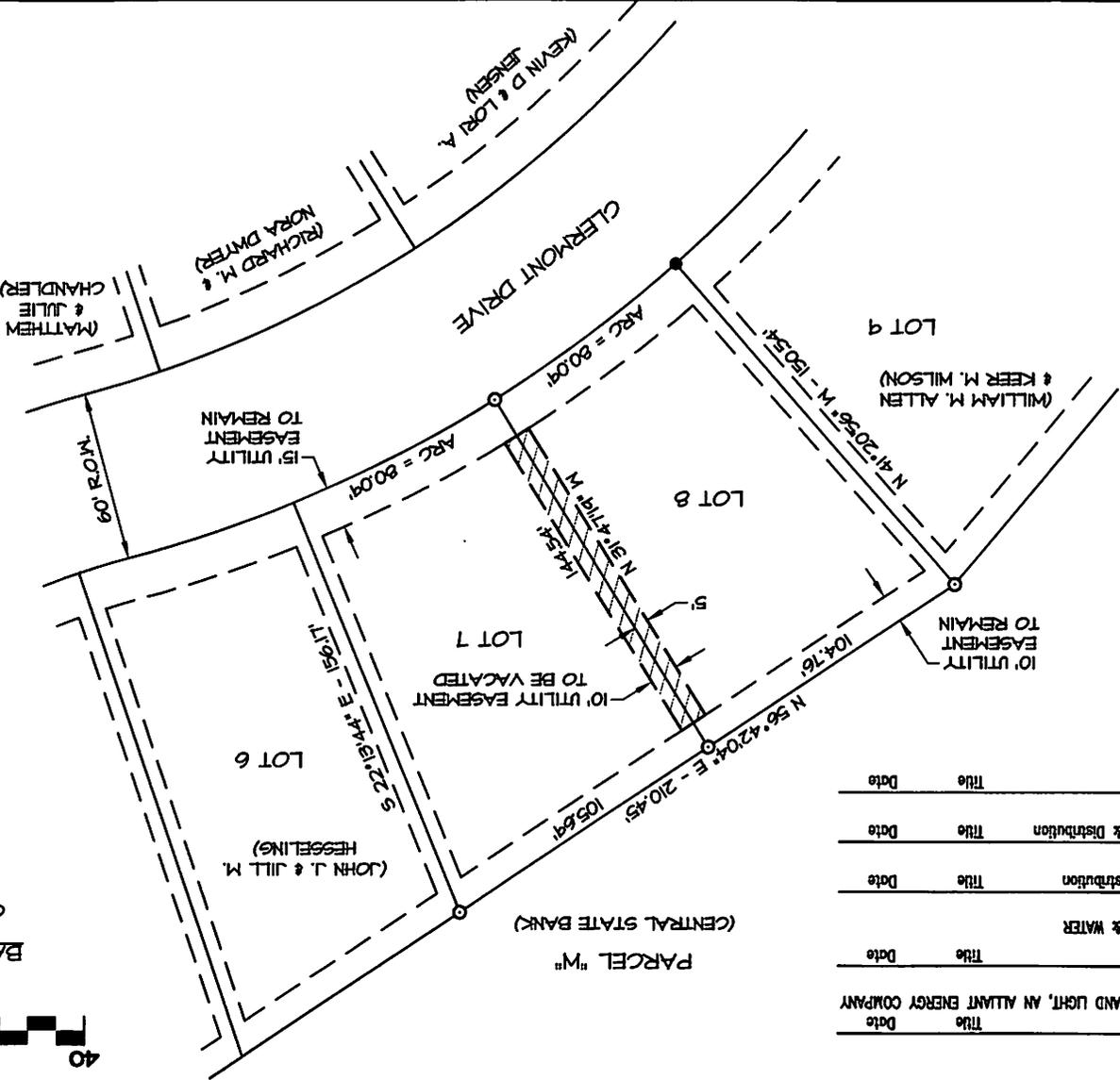
ATTEST:

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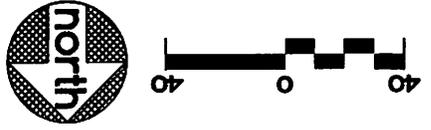
Gregg Mandsager, City Clerk

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
- ADJACENT PROPERTY OWNER (NAME)

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 W. Whitacre  
Reg. No. 10316  
My license renewal date is December 31, 2016



Pages or sheets covered by this seal: 1

<b>Martin &amp; Whitacre</b> Surveyors & Engineers, Inc. P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA		<b>STANLEY LANDE &amp; HUNTER</b> EASEMENT VACATION PLAT LOTS 7 & 8 OF RIVERBEND SECOND ADDITION, MUSCATINE, IA	
FILE	BOOK	SCALE	REV.
766-415	1740	1"=40'	0
DATE	CHK'D	DRN	1864 SURVEY DWS
7/26/15	GMM	PM	SHEET 1 OF 1