



## COMMUNITY DEVELOPMENT

## MEMORANDUM

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, City Planner  
**Date:** September 8, 2015  
**Re:** Utility Easement Vacation – Lots 14 and 15 Riverbend Second Addition, 3302 Clermont Drive

**INTRODUCTION:** A request to vacate certain utility easements has been submitted on behalf of James L. and Pat J. Powers.

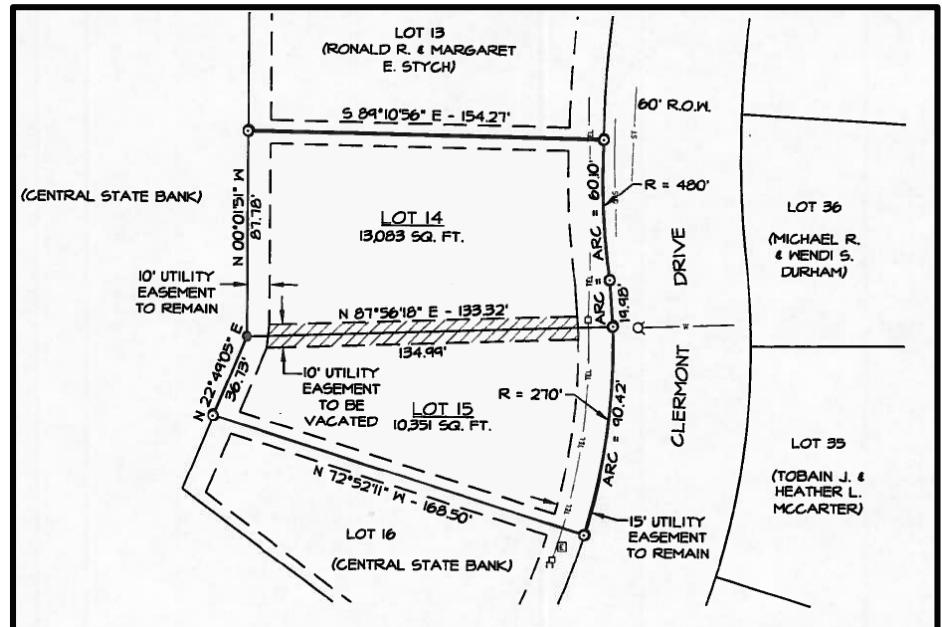
**BACKGROUND:** James L. and Pat J. Powers have submitted easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lot 14 and Lot 15 of the Riverbend Second Addition, 3302 Clermont Drive. The intent is to combine these two parcels, which makes these utility easements unnecessary as the resulting parcel will have all the necessary utility easements located along the perimeter.

## RECOMMENDATION/RATIONA

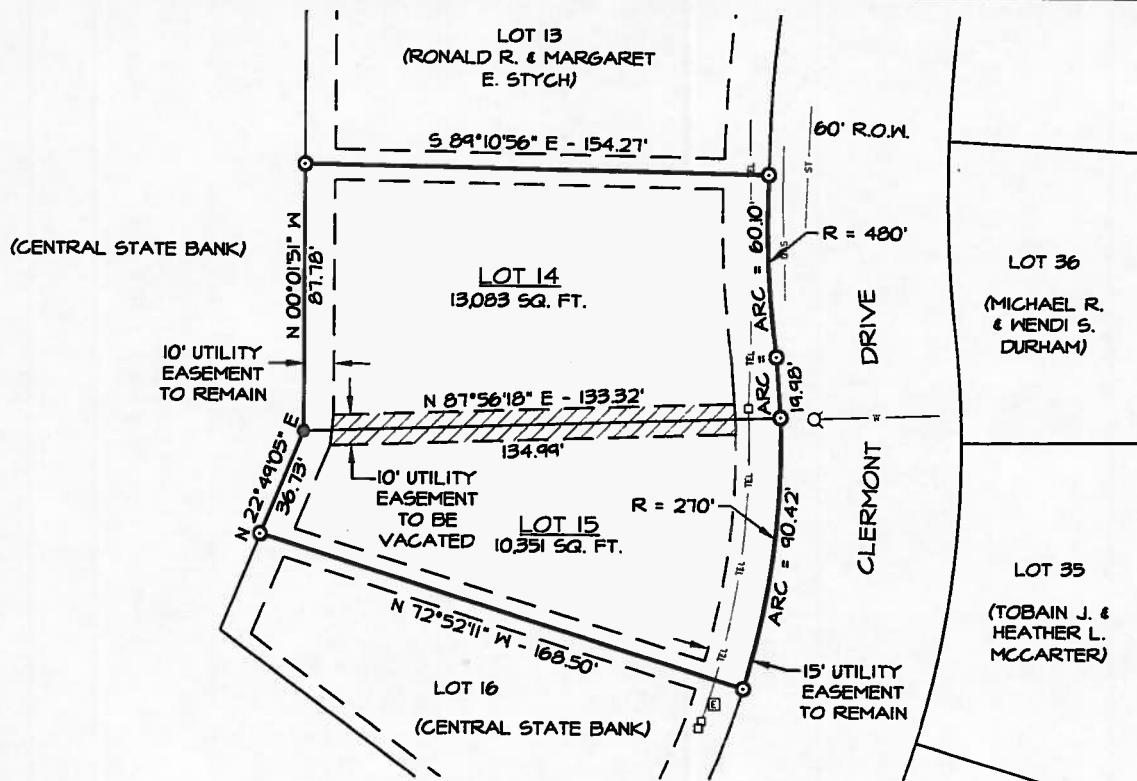
**LE:** Staff recommends approval of this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.

## **BACKUP INFORMATION:**

## 1. Plat of Survey



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



## DESCRIPTION -

LOTS 14 AND 15, OF RIVERBEND SECOND ADDITION TO THE CITY OF MUSCATINE,  
MUSCATINE COUNTY, IOWA.



40 0 40

BASIS OF BEARINGS

IOWA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE

LEGEND

- FOUND 30" X 5/8" REBAR WRAPPED CAP #12088
- FOUND REBAR
- ELECTRICAL RISER
- TELEPHONE RISER
- △ FIRE HYDRANT

— GAS — UNDERGROUND GAS LINE  
 — ST — STORM MAIN  
 — TEL — UNDERGROUND TELEPHONE  
 — W — WATER MAIN  
 (NAME) ADJACENT PROPERTY OWNER

PROPRIETORS: JAMES L. & PAT J. POWERS

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

Date \_\_\_\_\_ Reg. 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)263-7691 MUSCATINE, IOWA

**JAMES POWERS** EASEMENT VACATION PLAT OF  
LOT 14 & 15 IN RIVERBEND SECOND ADDITION, MUSCATINE, IOWA

| FILE      | BOOK      | SCALE  | DRN | CHK'D | DATE            | JOB NO.      |
|-----------|-----------|--------|-----|-------|-----------------|--------------|
| RIVERBEND | RIVERBEND | 1"=40' | JRM | GWW   | 08/31/15        | 1444.15      |
| REV.      | 0         |        |     |       | 1444 SURVEY.DWG | SHEET 1 OF 1 |