

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

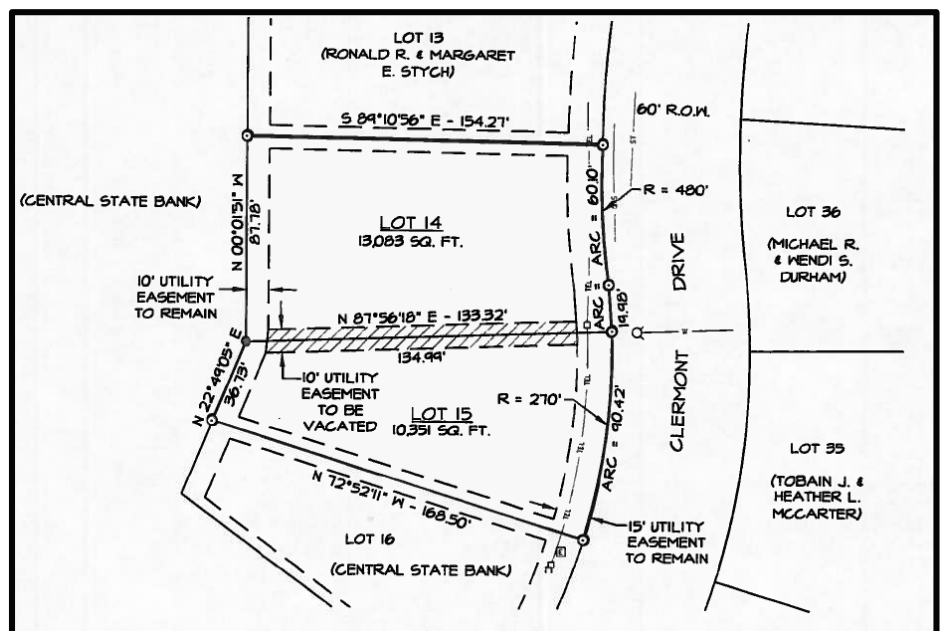
INTRODUCTION: A request to vacate certain utility easements has been submitted on behalf of James L. and Pat J. Powers.

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.

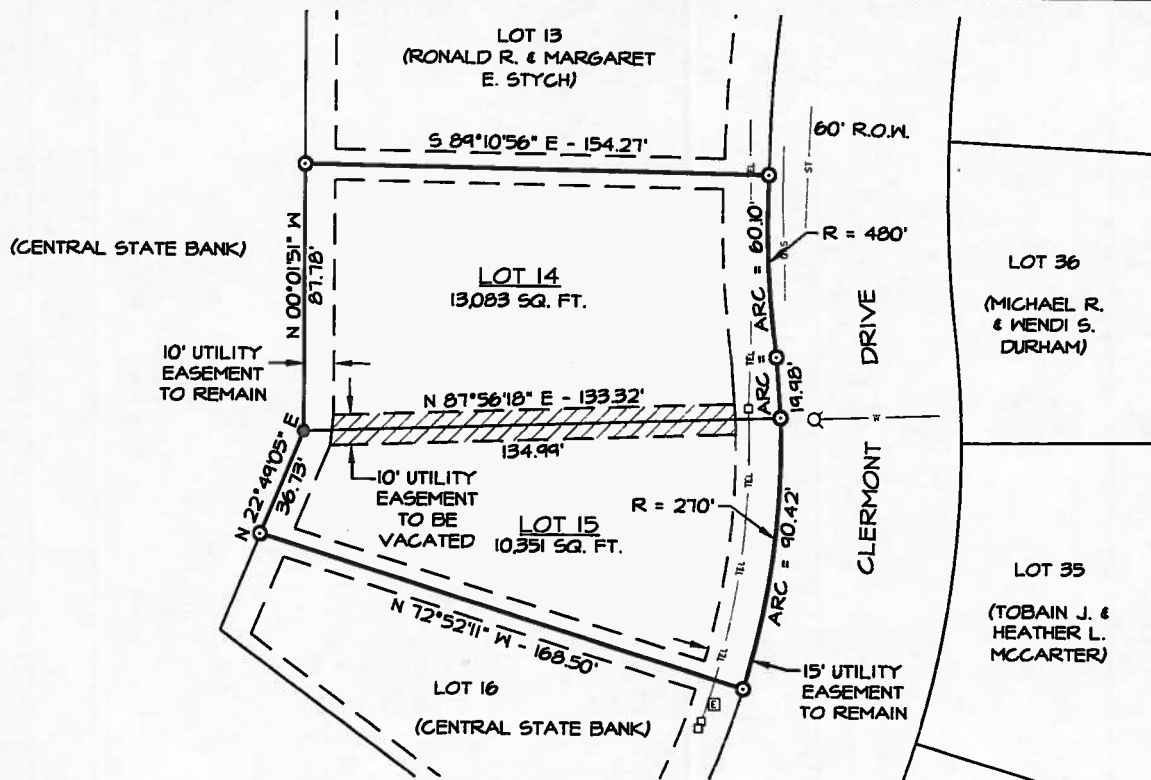
RECOMMENDATION/RATIONALE: Staff recommends approval of this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.

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



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

LEGEND

- FOUND 30" X 5/8" REBAR
WRED 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



DESCRIPTION -

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

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

CENTURYLINK, LC

Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	

MUSCATINE POWER & WATER

Transmission & Distribution	Title	Date

Water Production & Distribution	Title	Date

Communications	Title	Date

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	GWM	08/31/15	7444.15

REV. 0 7444 SURVEY.DWG SHEET 1 OF 1