

## 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 – Lot 1 of University Development Subdivision, 2701 University Drive

**INTRODUCTION:** A request to vacate certain utility easements has been submitted by Clark Johnson.

**BACKGROUND:** Clark Johnson has submitted an easement vacation plat that vacates that vacates a 7.5' utility easement along a portion of the north line of Lot 1 of University Development Subdivision, 2701 University Drive. The intent is to allow for the construction of building in this portion of the platted utility easement. This portion of the utility easement is not used or needed for present or future development.

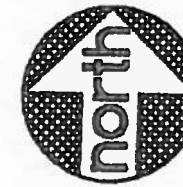
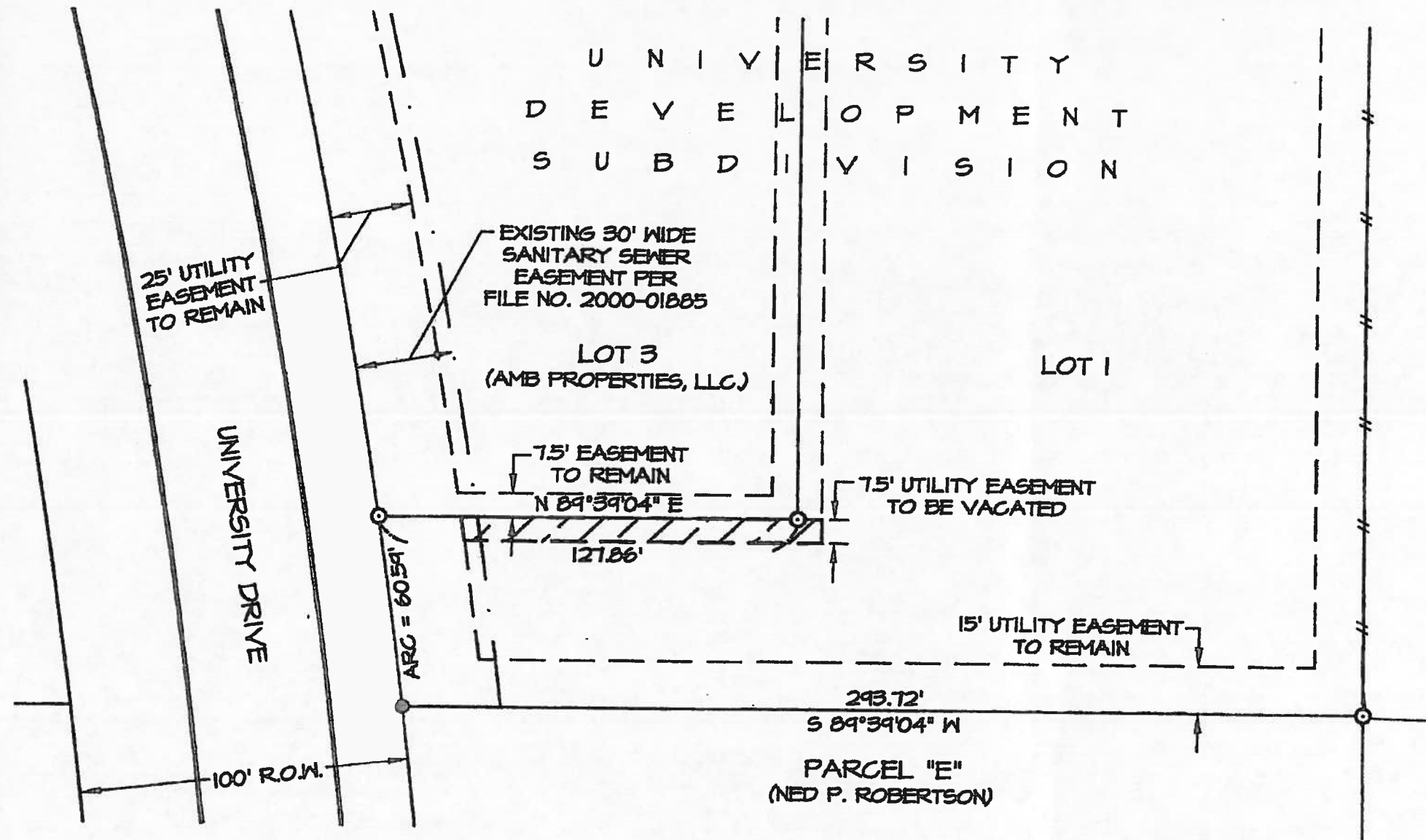
**RECOMMENDATION/RATIONALE:** Staff recommends approval of this request. The utility easements being proposed for vacation serve no useful public purpose.

#### BACKUP INFORMATION:

1. Plat of Survey



PREPARED BY: MATTHEW W. KRAUSE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-7691



**BASIS OF BEARINGS**  
IOWA STATE PLANE  
COORDINATE SYSTEM  
SOUTH ZONE

**LEGEND**

- FOUND 1/2" X 36" REBAR W/YELLOW CAP #10316
  - FOUND REBAR
  - - - EASEMENTS TO REMAIN
  - - - EASEMENT TO BE VACATED
  - - - FENCE
- (NAME) ADJACENT PROPERTY OWNERS

PROPRIETORS: CLARK L. & SONNY JOHNSON

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.

Matthew W. Krause

Date \_\_\_\_\_ Reg. No. 15981

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

**CLARK JOHNSON** EASEMENT VACATION PLAT  
LOT 1 OF UNIVERSITY DEVELOPMENT IN THE CITY OF MUSCATINE, IA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
UNIVERSITY DEVELOPMENT		1"=40'	JRM	MWK	08/04/15	7124.13
REV. 0					7124 SURVEY.DWG	SHEET 1 OF 1

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

CENTURYLINK, LC

*Matthew W. Krause* SR. FE 8/11/15  
Title Date

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

*John Y. [Signature]* SR. FE 8/5/2015  
Title Date

EASTERN IOWA LIGHT & WATER COOPERATIVE

*Dennis Hill* Mgr. Eng. 8/12/15  
Title Date