

COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director

From: Andrew Fangman, City Planner

Date: October 4, 2016

Re: Utility Easement Vacation – Lots 16 & 17 Riverbend Second Addition, 3222 Clermont Drive

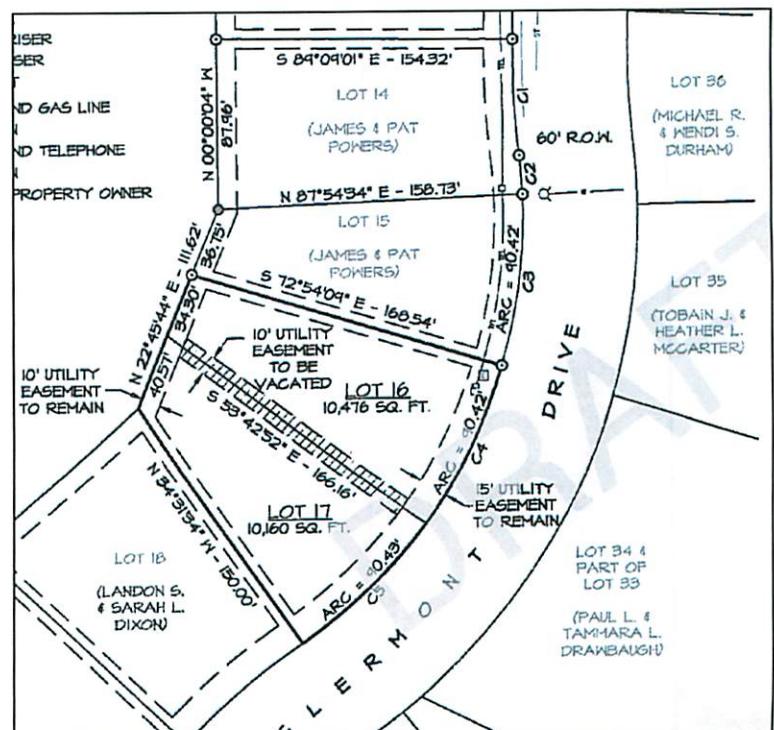
INTRODUCTION: A request to vacate certain utility easements has been submitted on behalf of Cliff Lanfier

BACKGROUND: Cliff Lanfier has submitted easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lot 16 and Lot 17 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: 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 16 and Lot 17 of the Riverbend Second Addition, 3222 Clermont Drive.

BACKUP INFORMATION:

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



RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING ON A REQUEST TO VACATE CERTAIN
OF UTILITY EASEMENTS AT LOTS 16 & 17 OF RIVERBEND SECOND
ADDITION, 3222 CLERMONT DRIVE, IN THE CITY OF MUSCATINE, IOWA**

WHEREAS, a request has been received for the vacation of certain utility easements at Lots 16 & 17 of Riverbend Second Addition in the City Of Muscatine, Iowa) described as: The adjoining 5-wide utility easements along the lot line between Lots 16 & 17 of Riverbend Second Addition in the City of Muscatine, Iowa.

WHEREAS, a public hearing must be conducted by the City Council of Muscatine on the vacation of this utility easement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, October 20, 2016, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 6th day of October, 2016.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

PUBLIC NOTICE CONCERNING REQUEST THE REQUEST TO VACATE CERTAIN UTILITY EASEMENTS AT LOTS 16 & 17 OF RIVERBEND SECOND ADDITION, 3222 CLERMONT DRIVE, 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 16 & 17 of Riverbend Second Addition, 3222 Clermont Drive, in the City of Muscatine, Iowa described as:

The adjoining 5-wide utility easements along the lot line between Lots 16 & 17 of Riverbend Second Addition in the City of Muscatine, Iowa.

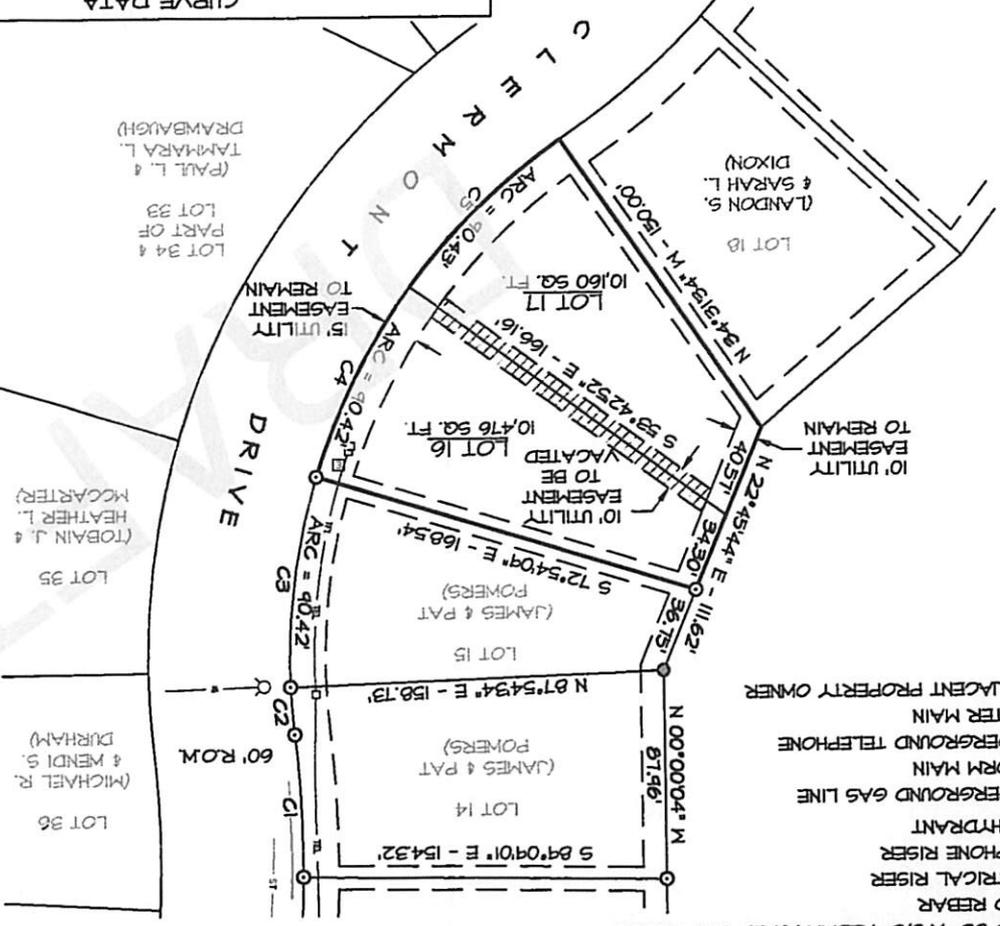
This Public Hearing will be conducted on Thursday, October 20, 2016, at 7:00 p.m. in the City Council Chambers at City Hall.

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

Gregg Mandsager, City Clerk

LEGEND

- FOUND 30" X 5/8" REBAR W/RED CAP #12088
- FOUND REBAR
- ⊕ ELECTRICAL RISER
- TELEPHONE RISER
- FIRE HYDRANT
- UG— UNDERGROUND GAS LINE
- ST— STORM MAIN
- M— UNDERGROUND TELEPHONE
- W— WATER MAIN
- (NAME) ADJACENT PROPERTY OWNER



CURVE DATA

CURVE	DELTA	RADIUS	ARC BEARING	CHORD
C1	07°10'24"	480.00'	5 02°44'13" E	60.06'
C2	04°14'01"	270.00'	5 04°12'25" E	14.95'
C3	19°11'17"	270.00'	5 07°30'14" W	40.00'
C4	19°11'19"	270.00'	5 26°41'32" W	40.00'
C5	19°11'21"	270.00'	5 45°52'52" W	40.01'



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

CENTURYLINK, LC
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER
Title Date

Transmission & Distribution
Title Date

Water Production & Distribution
Title Date

Communications
Title Date

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 W. Whitacre
Reg. No. 10316

Date: My license renewal date is December 31, 2017

Pages or sheets covered by this seal: 1



**Martin & Whitacre
Surveyors & Engineers, Inc.**

P.O. BOX 413 (563)263-7691
MUSCATINE, IOWA

CLIFF LANIER
EASEMENT VACATION PLAN
LOTS 16 & 17 OF RIVERBEND 2ND ADDITION, MUSCATINE, IOWA

REV.	FILE	BOOK	SCALE	DRAWN	CHECKED	DATE	JOB NO.
0	17/20/16	64M	1"=50'	JRM	GWM	04/30/16	802216

2022 EASEMENT.DWS
SHEET 1 OF 1