



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
(563) 262-4141  
Fax (563) 262-4142

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COMMUNITY DEVELOPMENT

MEMORANDUM

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

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, Assistant Community Development Director  
**Date:** August 13, 2019  
**Re:** Utility Easement Vacation – (PZVE-10) Lots 4C and 4B of Sunrise Subdivision (East of University Drive)

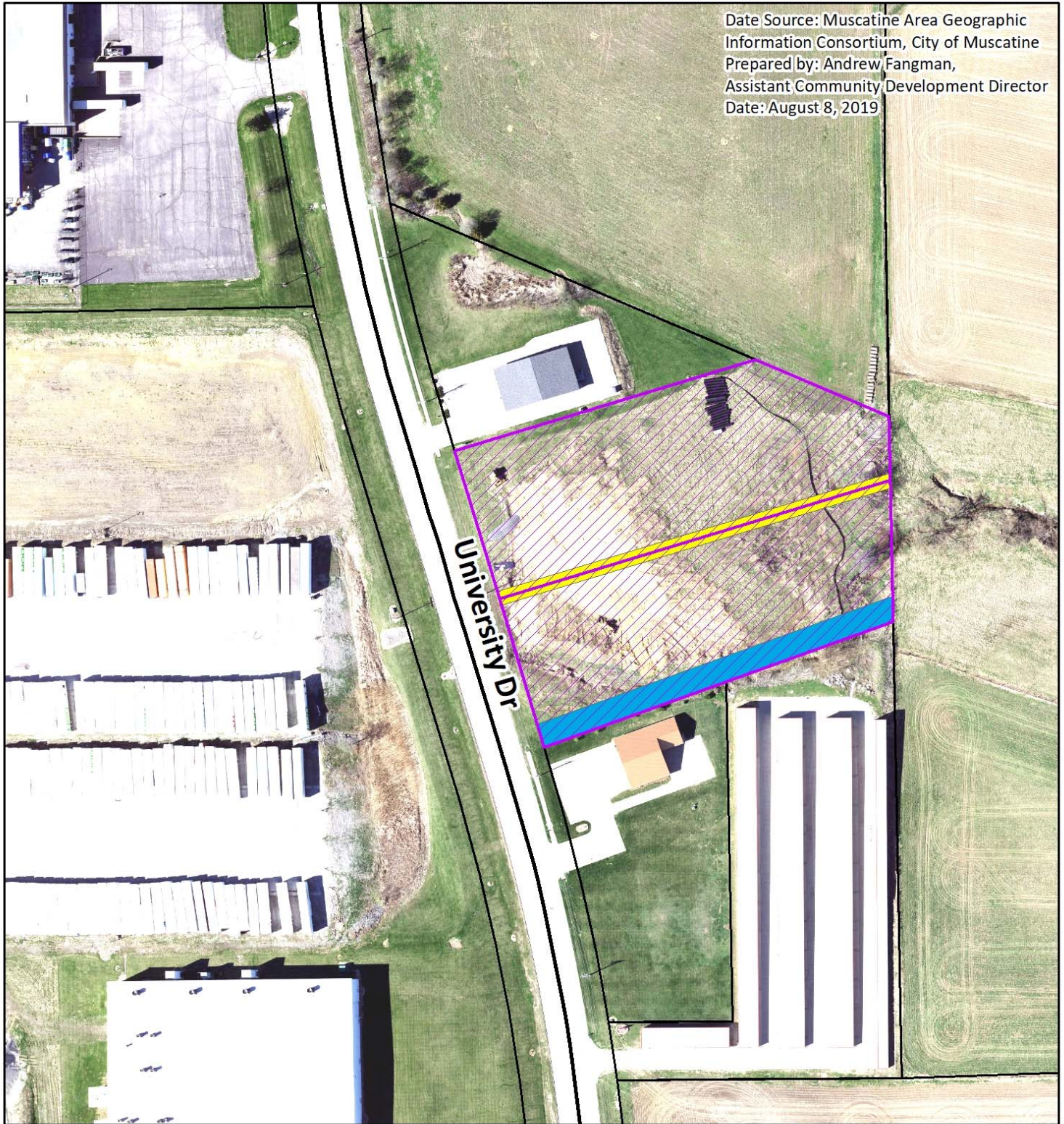
**INTRODUCTION:** A request to vacate certain utility easements has been submitted by University Storage LLC.

**BACKGROUND:** University Storage has submitted a utility easement vacation plat, that would if approved by City Council, would vacate a 15' wide utility easement that is comprised of two adjoining 7.5' utility easement on Lots 4C and 4B of Sunrise Subdivision, as illustrated in the attached map. The intent is to vacate unused and unneeded utility easements and allow for development across the boundary between Lot 4C and Lot B. The applicant is also proposing to dedicate a 25' wide easement, along the south edge of Lot 4C, to accommodate the construction of a storm sewer line and any other potential future utility extensions.

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



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman,  
Assistant Community Development Director  
Date: August 8, 2019



## PZVE-10 Proposed Vacation of Certain Utility Easements at Lots 4C & 4B of Sunrise Subdivision



Proposed New Utility & Stormwater Easement



Lots 4C & 4B



Utility Easements Proposed for Vacation



Parcel Lines

0 25 50 100 150 200  
Feet



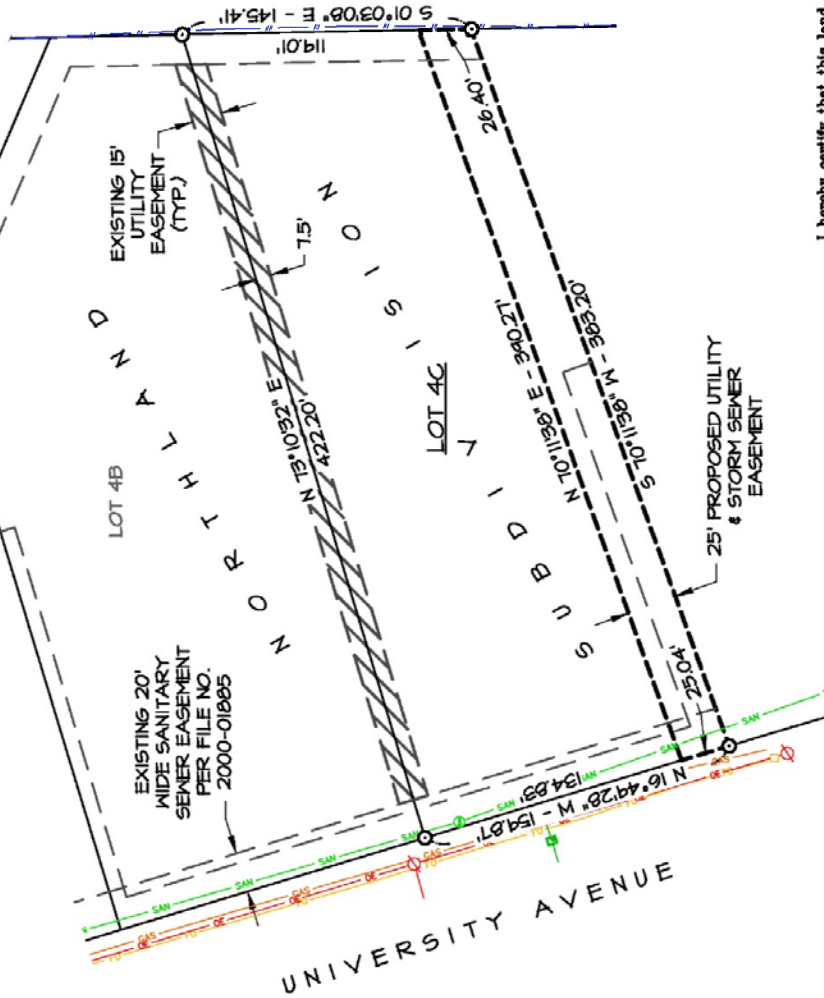


# EASEMENT PLAT

## UNIVERSITY STORAGE



BASIS OF BEARINGS  
IOWA STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE



### LEGEND

- FOUND 1/2" REBAR W/ YELLOW CAP #10316
- POWER POLE
- COMMUNICATIONS RISER
- SANITARY MANHOLE
- STORM OPEN THROAT INTAKE
- STORM MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND SANITARY SEWER
- UNDERGROUND STORM SEWER
- FENCE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- /// TO BE VACATED

SURVEY COMPANY / RETURN TO:

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

P.O. BOX 413 MUSCATINE, IOWA 52761

INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE

PROPRIETOR(S): UNIVERSITY STORAGE, LLC

REQUESTOR: CITY OF MUSCATINE, IOWA

LOCATION: LOT 4C OF NORTHLAND SUBDIVISION IN  
THE CITY OF MUSCATINE, IOWA

SURVEY TYPE: EASEMENT PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
M-TN-IN	NORTHLAND	1"=60'	JWS	GWW	08/05/19	820410
REV.	0					SHEET 1 OF 1



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, 2019

Pages or sheets covered by this seal: 1

### LAND DESCRIPTION -

A PERMANENT EASEMENT BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 1 WEST OF THE 6TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. THE SOUTHERLY 25 FEET OF LOT 4C IN NORTHLAND SUBDIVISION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.