

**TO VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 4C AND LOT B OF
SUNRISE SUBDIVSION (EAST SIDE OF UNIVERSITY DRIVE)**

Greg Jenkins, Interim City Clerk



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

COMMUNITY DEVELOPMENT

MEMORANDUM

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

To: Mayor and City Council Members
Cc: Greg Jenkins, Interim City Administrator
From: Andrew Fangman, Assistant Community Development Director
Date: January 2, 2020
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: The Planning and Zoning Commission and staff recommend 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.

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



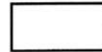
Proposed New Utility & Stormwater Easement



Lots 4C & 4B



Utility Easements Proposed for Vacation



Parcel Lines

0 25 50 100 150 200
Feet



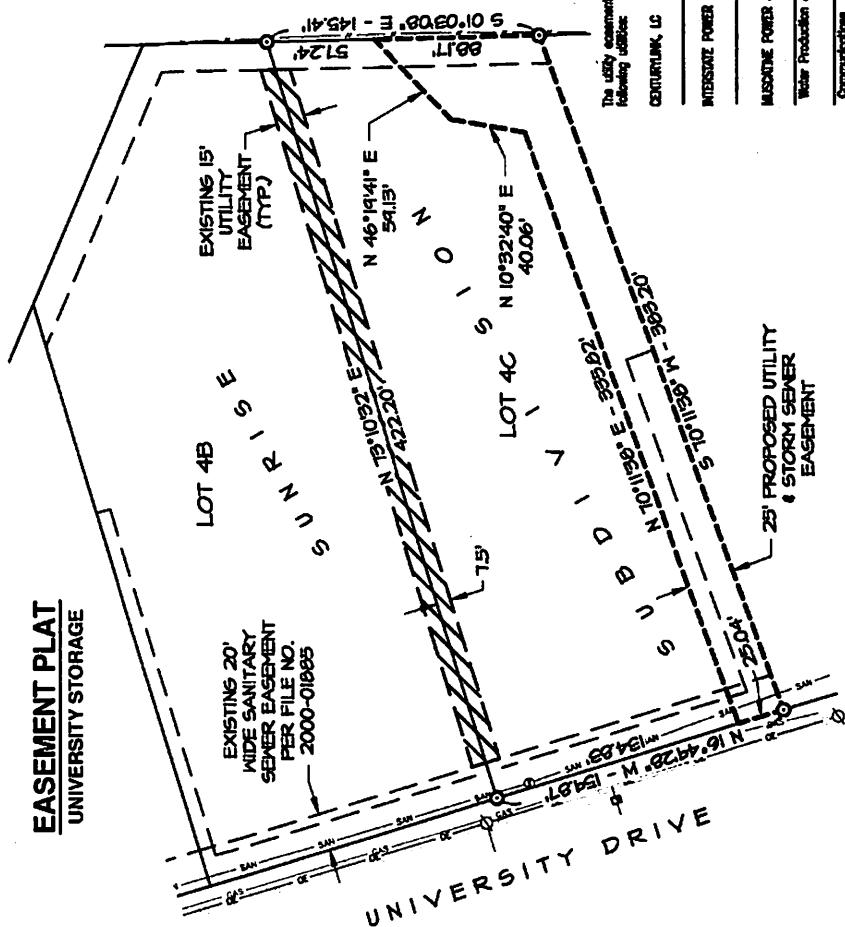
EASEMENT PLAT
UNIVERSITY STORAGE



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

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 5TH
P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.
THE SOUTHERLY 25 FEET OF LOT 4C IN SUNDISE SUBDIVISION, IN THE CITY OF
MUSCATINE, MUSCATINE COUNTY, IOWA.



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. 10010
My license renewal date is December 31, 2016
Pages or sheets covered by this plat: 1

SURVEY COMPANY / RETURN TO:

Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. BOX 413 MUSCATINE, IOWA 52761

INFORM@MARTIN-WHITACRE.COM (563)263-7691
SURVEYOR: GARY W. WHITACRE

PROPRIETOR(S): UNIVERSITY STORAGE, LLC

REQUESTOR: CITY OF MUSCATINE, IOWA

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

CENTURION, US

Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	
MUSCATINE POWER & WATER	
Water Production & Distribution	
Communications	
EASTERN IOWA LIGHT & POWER COOPERATIVE	

LEGEND

- FOUND 1/2" REBAR W YELLOW CAP #10316
- POWER POLE
- COMMUNICATIONS RISER
- UNDERGROUND GAS
- UNDERGROUND SANITARY SEWER