

COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission
From: April Limburg, Planner
Date: March 22, 2021
Re: Right of Way Vacation – (PZVROW-10) Mulberry Ave. Adjoining 204 Mulberry Ave.

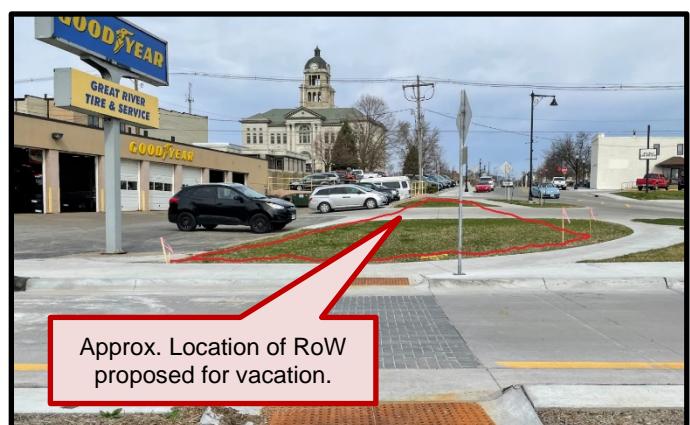
INTRODUCTION: A request from the adjoining property owner to vacate and then deed over 3,339 Sq. Ft. of the Mulberry Avenue right of way adjoining 204 Mulberry Avenue.

BACKGROUND: The reconstruction of the Mulberry Avenue- 2nd Street intersection as a roundabout has shifted the intersection to the northeast. The shifting of this intersection away from 204 Mulberry Ave. has created an area of surplus right of way, for which there is not current or future public use, between the back of the sidewalk and the parcel containing 204 Mulberry Avenue.

The adjoining property owner, Littleton Land Holdings LLC, has expressed interest in this property since the original design of the roundabout at Mulberry and 2nd Street was presented to the community. A utility easement, will be created as part of this vacation. This easement will accommodate existing and future utilities running through the right of way being proposed for vacation.

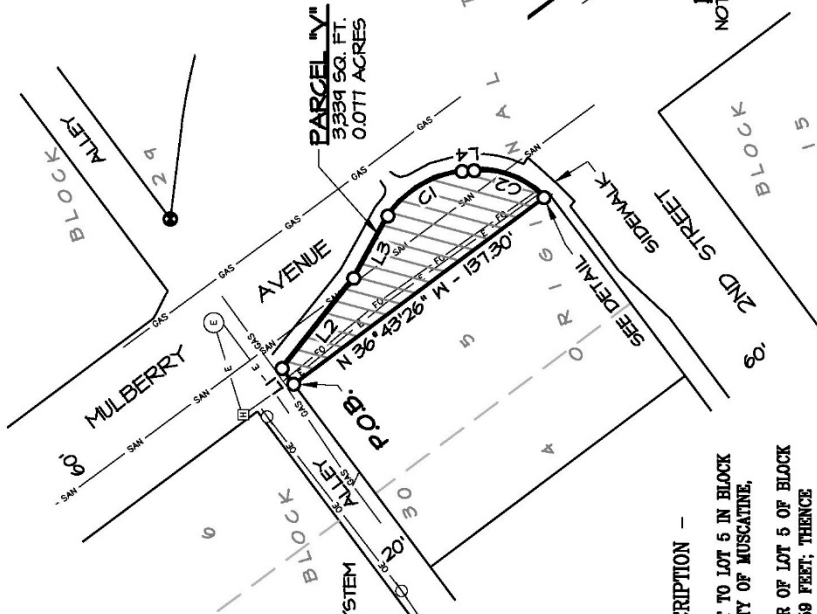
RECOMMENDATION/RATIONALE:

Staff recommends approval of the proposed right of way vacation, as this portion of public right of way serves no current or anticipated future public use.





BASIS OF BEARINGS
IOWA REGIONAL COORDINATE SYSTEM
ZONE 14



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

CENTURYLINK, LC

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

MUSCATINE POWER & WATER

Transmission & Distribution

Water Production & Distribution

Communications

LEGEND

- SET 1/2" X 36" REBAR WYELLOW CAP #10316
- FOUND 1/2" REBAR WYELLOW CAP #10316
- ELECTRICAL MANHOLE
- ⊙ ELECTRICAL MANHOLE
- HANDHOLE
- ⊘ POWER POLE
- ▨ PROPOSED UTILITY EASEMENT
- SAN — SANITARY SEWER MAIN
- E — UNDERGROUND ELECTRIC
- FO — UNDERGROUND FIBER OPTIC
- GAS — UNDERGROUND GAS MAIN

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, 2021

Pages or sheets covered by this seal: 1

SURVEY COMPANY / RETURN TO:

Martin & Whitacre

Surveyors & Engineers, Inc.

1508 BIDWELL ROAD, MUSCATINE, IOWA 52761

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

SURVEYOR: GARY W. WHITACRE

PROPRIETOR(S): CITY OF MUSCATINE, IOWA

REQUESTOR: **CITY OF MUSCATINE, IOWA**

LOCATION: **BLOCK 30 OF ORIGINAL TOWN OF MUSCATINE IN THE CITY OF MUSCATINE, IOWA**

SURVEY TYPE: **ROW VACATION PLAT**

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	CITY #44	1"=50'	JRM	GMM	02/23/21	862420
REV.	0				8624 SURVEY.DWG	SHEET 1 OF 1

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 53°14'37" E	8.54'
L2	S 51°35'04" E	50.64'
L3	S 61°16'15" E	31.23'
L4	S 03°16'50" E	5.27'

CURVE DATA

CURVE #	DELTA	RADIUS	ARC	BEARING	CHORD
C1	48°53'38"	46.01	34.26'	S 31°00'24" E	38.08'
C2	51°30'57"	37.94	34.11'	S 20°58'45" W	32.97'

RIGHT-OF-WAY VACATION DESCRIPTION -

PART OF MULBERRY AVENUE ADJACENT TO LOT 5 IN BLOCK 30 OF THE ORIGINAL TOWN IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

BEGINNING AT NORTHEASTERLY CORNER OF LOT 5 OF BLOCK 30; THENCE NORTH 53°14'37" EAST 8.59 FEET; THENCE SOUTH 51°35'04" EAST 50.69 FEET; THENCE SOUTH 61°16'15" EAST 31.23 FEET TO THE BEGINNING OF A 48.01 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WHOSE 38.08 FOOT CHORD BEARS SOUTH 31°00'28" EAST THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 38.26 FEET; THENCE SOUTH 03°16'50" EAST 5.27 FEET TO THE BEGINNING OF A 37.94 FOOT RADIUS CURVE CONCAVE WESTERLY WHOSE 32.97 FOOT CHORD BEARS SOUTH 20°58'45" WEST THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 34.11 FEET TO THE WESTERLY RIGHT-OF-WAY OF MULBERRY AVENUE; THENCE NORTH 38°43'28" WEST 137.30 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING. PARCEL "Y" CONTAINS 3,339 SQUARE FEET AND IS SUBJECT TO EASEMENTS OF RECORD.