



# COMMUNITY DEVELOPMENT DEPARTMENT

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

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

## MEMORANDUM

**To:** Planning and Zoning Commission  
**From:** Andrew Fangman, Assistant Community Development Director  
**Date:** May 10, 2022  
**Re:** Utility Easement Vacation – PZVE-12 – Lots 2 & # Beau Bien Subdivision

**INTRODUCTION:** A request to vacate certain utility easements has been submitted by T Shawn & Melissa Schrader.

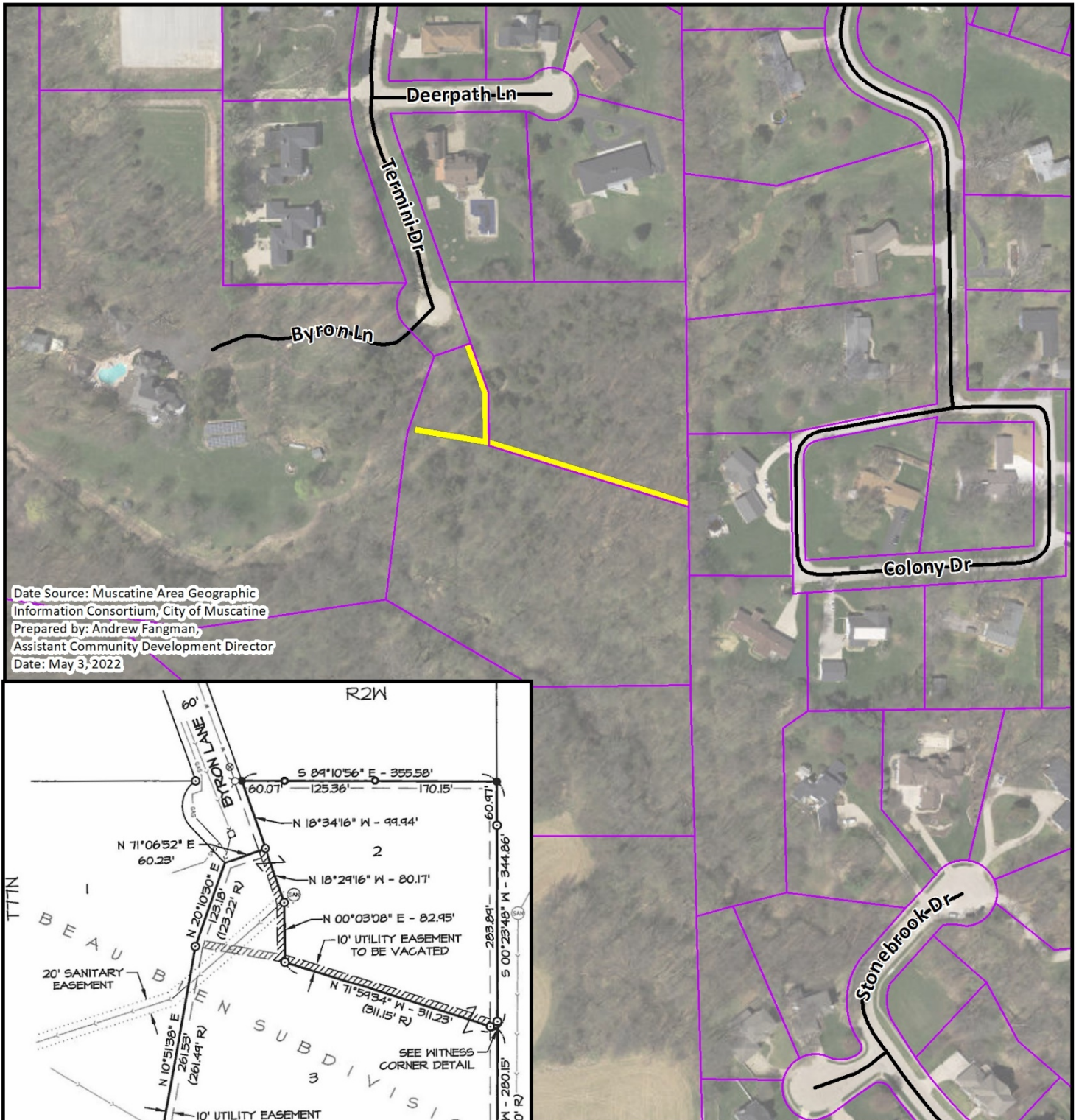
**BACKGROUND:** Shawn & Melissa Schrader have submitted a request to composed of two adjoining 10' utility easements located between Lots 2 and Lot 3 of the Beau Bien Subdivision. The intent is to combine these two parcels, which makes these utility easements unnecessary as the resulting parcel will have all the necessary utility easements located along the perimeter.

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



# Utility Easement Vacation

## Lots 2 & 3 of Beau Bien Subdivision



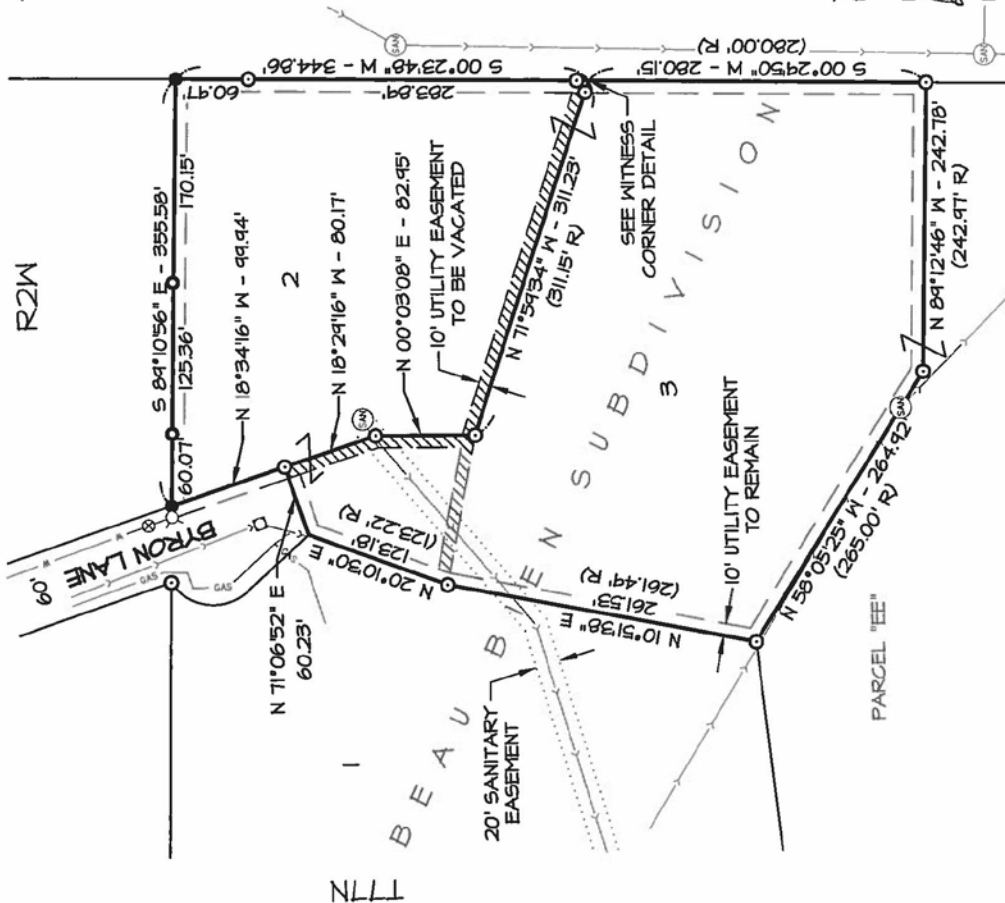
### Legend

- Parcel Lines
  - Utility Easement to be Vacated
- 0 100 200 400 Feet

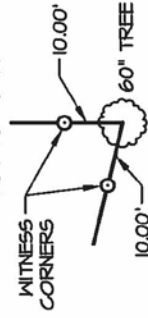


# LEGEND

- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/ YELLOW CAP #10316
- FOUND 3/4" IRON PIPE
- STORM INTAKE
- ⊗ SANITARY MANHOLE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ SANITARY SEWER
- ⊗ STORM SEWER
- ⊗ GAS LINE
- ⊗ WATER LINE
- ⊗ SANITARY SEWER EASEMENT
- ⊗ EXISTING UTILITY EASEMENT
- ⊗ UTILITY EASEMENT TO BE VACATED
- ⊗ R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT



DETAIL  
NOT TO SCALE



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

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Date
<i>[Signature]</i>	4/14/22
MUSCATINE POWER & WATER	Date
<i>[Signature]</i>	4/14/22
Transmission & Distribution	Date
<i>[Signature]</i>	
Water Production & Distribution	Date
<i>[Signature]</i>	
Communications	Date
<i>[Signature]</i>	

**UTILITY NOTE:**  
UTILITIES SHOWN ARE BASED ON MAPS SUBDIVISION PREVIOUSLY RECORDED IN BOOK 8, PAGES 1023-1024.

**NOTE:**  
PLAT OF SURVEY FOR BEAU BIEN SUBDIVISION PREVIOUSLY RECORDED IN BOOK 8, PAGES 1023-1024.



**BASIS OF BEARINGS**  
IOWA REGIONAL COORDINATE SYSTEM  
ZONE 14

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.

*[Signature]*  
Gary W. Whitacre



Date: 4/28/2022 Reg. No. 10316  
My license renewal date is December 31, 2023  
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): SHAWN & MELISSA SCHRADER

REQUESTOR: SHAWN SCHRADER

LOCATION: LOTS 2 & 3 OF BEAU BIEN SUBDIVISION, CITY OF MUSCATINE, MUSCATINE COUNTY, IA

SURVEY TYPE: EASEMENT VACATION PLAT

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SCANNED	111105	1"=100'	TJB	GNW	4/28/22	8794.22

REV. 0 SHEET 1 OF 1