



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-13 – 2923 Mulberry Avenue

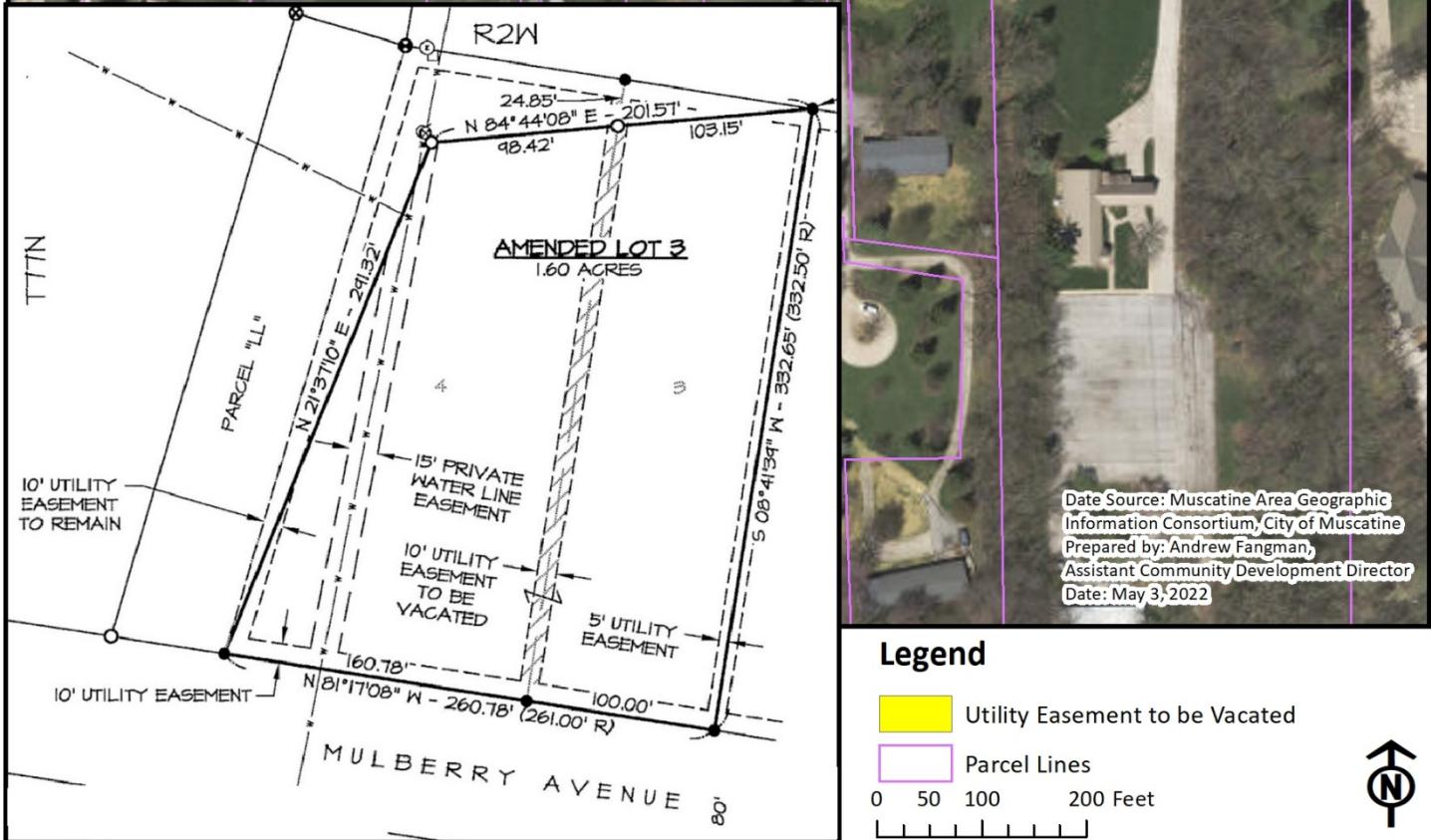
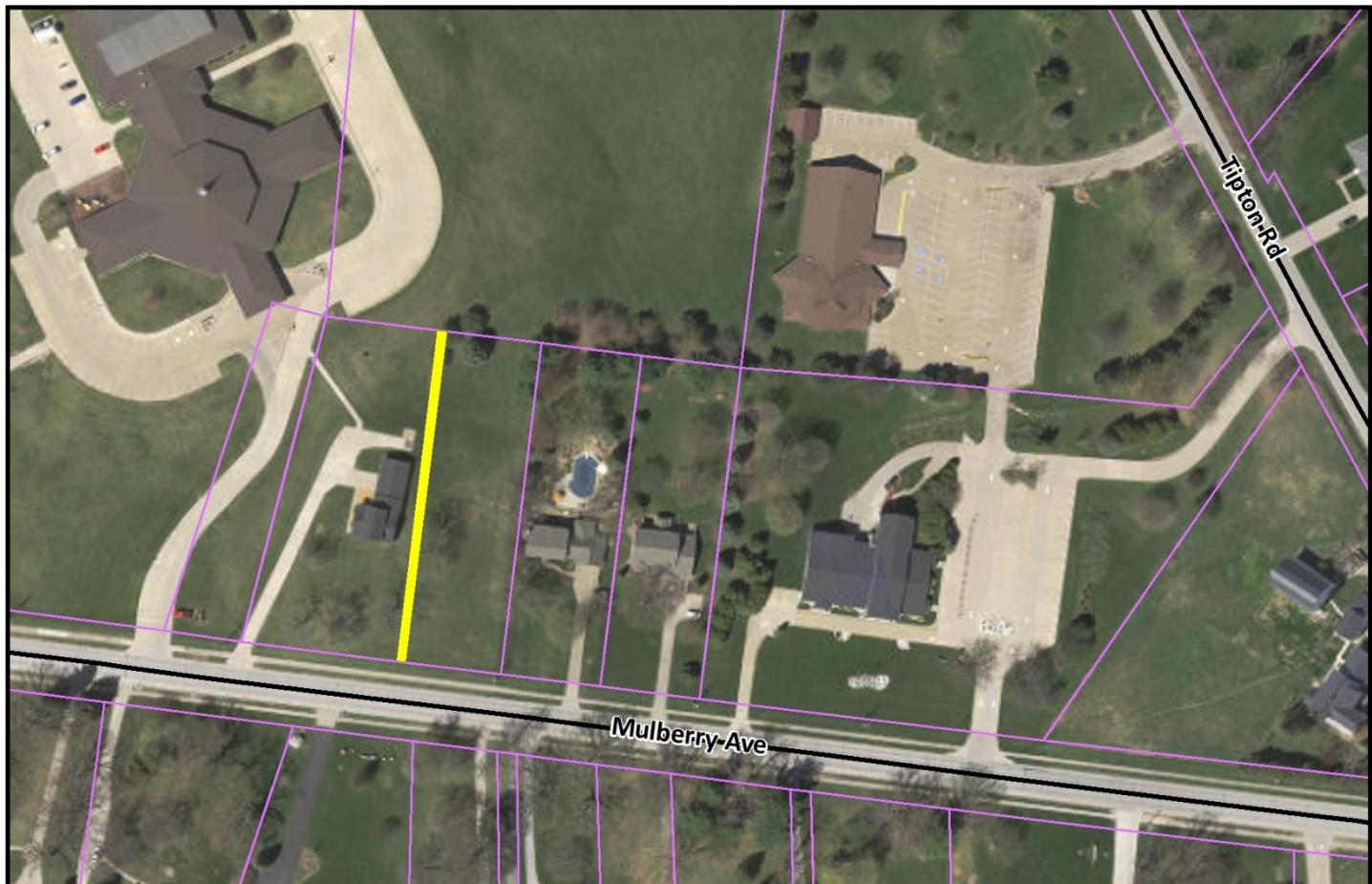
INTRODUCTION: A request to vacate certain utility easements has been submitted by Todd Hackett.

BACKGROUND: First Baptist has submitted a request to vacate a 10' wide utility easement that run through the middle of the parcel located at 2923 Mulberry Avenue, see diagram on the next page. This intent of this request is to remove an unneeded utility easement.

RECOMMENDATION/RATIONALE: Staff recommends approval of this request. The utility easements being proposed for vacation serve no useful public purpose. The parcel located at 2923 Mulberry Avenue was originally plated as two separate lots with utility easement running along property lines. With the combination of these two lots, the easements running along the common lot lines are now located in the middle of the enlarged parcel, and redundant.

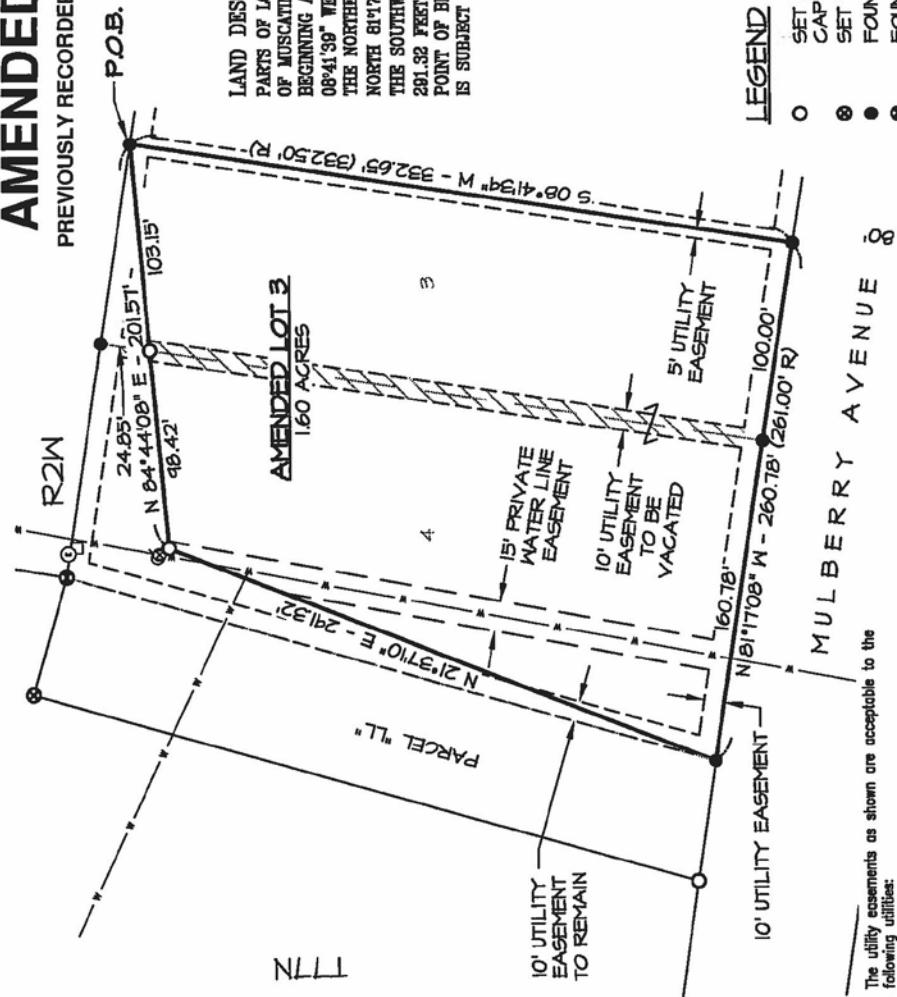


Utility Easement Vacation - 2923 Mulberry Ave



AMENDED LOT 3

PREVIOUSLY RECORDED AT FILE NO. 3139



Instr. Number: 2022-01704
 Recorded: 3/31/2022 at 3:01:22.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$10.00
 Revenue Tax:
 Sarah M Hearst - Recorder
 Muscatine County, Iowa



LAND DESCRIPTION —
 PARTS OF LOTS 3 & 4 OF KAUFFMANN'S 2ND ADDITION TO THE CITY
 OF MUSCATINE, MUSCATINE COUNTY, IOWA.
 BEGINNING AT THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH
 08°41'39" WEST 332.66 FEET ALONG THE EAST LINE OF LOT 3 TO
 THE NORTHERLY RIGHT-OF-WAY OF MULBERRY AVENUE; THENCE
 NORTH 81°17'08" WEST 280.78 FEET ALONG SAID RIGHT-OF-WAY TO
 THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 21°37'10" EAST
 281.32 FEET; THENCE NORTH 84°44'06" EAST 201.57 FEET TO THE
 POINT OF BEGINNING. AMENDED LOT 3 CONTAINS 1.60 ACRES AND
 IS SUBJECT TO EASEMENTS OF RECORD.



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.
 Gary W. Whitacre
 Gary W. Whitacre
 Date 3/31/2022 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 52671
 INFO@MARTIN-WHITACRE.COM (563)263-7691
 SURVEYOR: GARY W. WHITACRE
 PROPRIETOR(S): FIRST BAPTIST CHURCH
 REQUESTOR: FIRST BAPTIST CHURCH
 LOCATION: KAUFFMANN'S SECOND ADDITION, MUSCATINE
 MUSCATINE COUNTY, IOWA
 SURVEY TYPE: AMENDED PLAT
 FILE # 27-TH-26 CITY 444 DATE 3/30/22 CHKD 6PM
 REV. 0 3/30/22 246-222
 0 0462 SURVEY LOT 3 DMS SHEET 1 OF 1

The utility easements as shown are acceptable to the following utilities:	
CENTURYLink, LC Kenny Griffith - Lineperson	Market Mgr 3/31/22 Title Date 3/30/2022 Signature
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Mr. Title Date 3/30/2022 Signature
MUSCATINE POWER & WATER	Mr. Title Date Signature
Transmission & Distribution	Mr. Title Date Signature
Water Production & Distribution	Acting Mgr. Title Date Signature
Communications	Title Date Signature