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COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: September 11, 2012
Re: Vacation of Utility Easements- Clermont Drive

INTRODUCTION: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Stacy Eberhard has submitted easement vacation plat for two parcels located off Clermont Drive.

BACKGROUND: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Stacy Eberhard has submitted easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lot 21 and Lot 22 of the Riverbend Second Addition. 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.

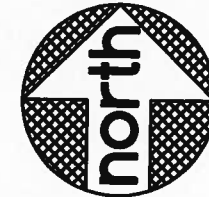
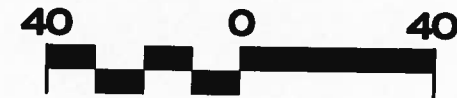
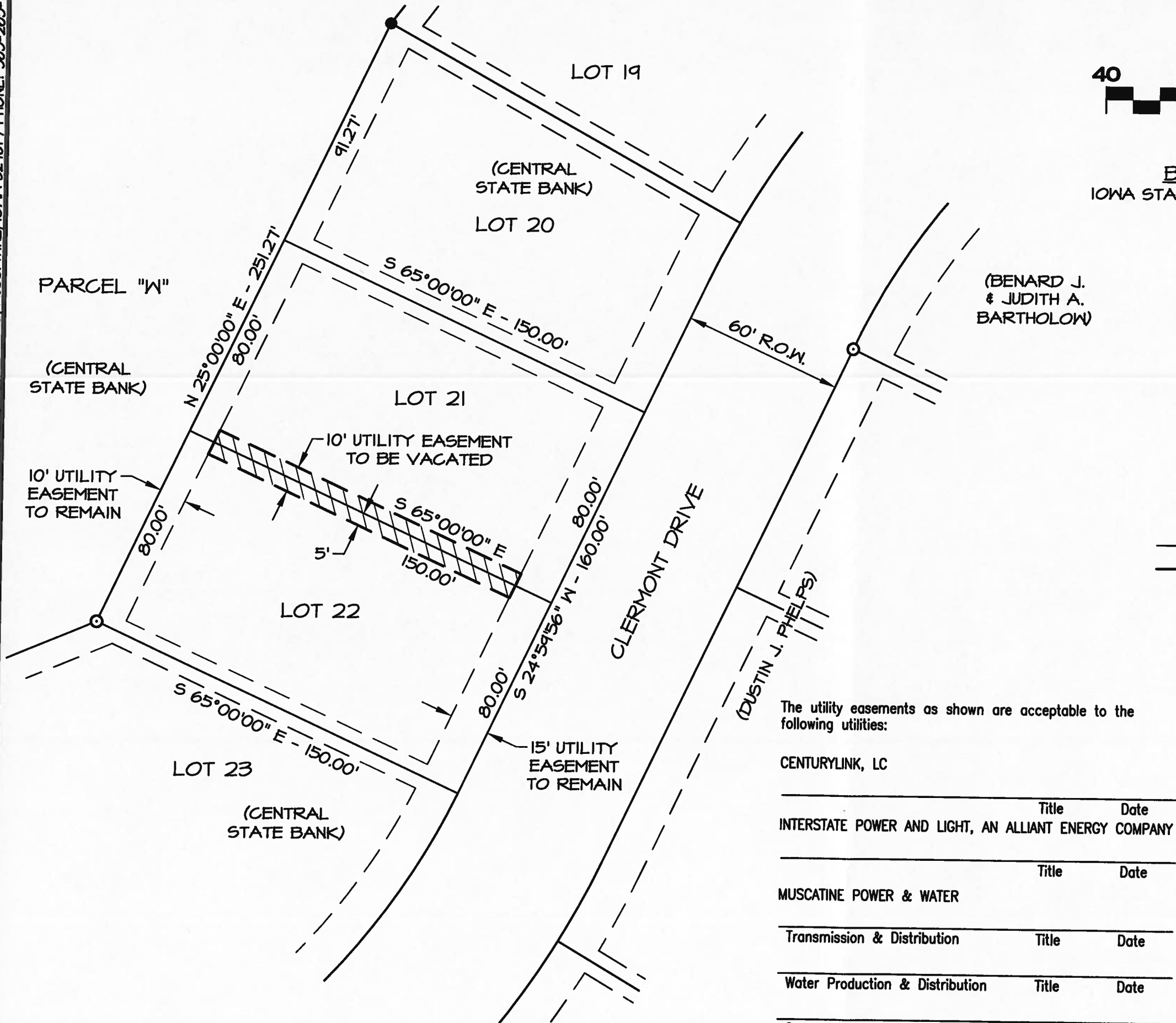
RECOMMENDATION/RATIONALE: Staff recommends approval of the proposed utility easement vacation.

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BACKUP INFORMATION:

1. Submittal Letter
2. Plat

PREPARED BY: MATTHEW W. KRAUSE, MARTIN & WHITACRE SURVEYORS & ENGINEERS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-7691



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

LEGEND

- FOUND 3/4" REBAR
- FOUND REBAR WCAP #12088
- EASEMENTS TO REMAIN
- EASEMENTS TO BE VACATED

PROPRIETOR: CENTRAL STATE BANK

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 Land Surveyor under the laws of the State of Iowa.

Matthew W. Krause

Date _____ Reg. No. 15981

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1



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

Martin & Whitacre
Surveyors & Engineers, Inc.

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

STACY EBERHARD EASEMENT VACATION PLAT
LOTS 21 & 22 OF RIVERBEND SECOND ADDITION, MUSCATINE, IA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
RIVERBEND	---	1"=40'	PM	MWK	8/21/12	1515.12
REV.	0				1515 SURVEY.DWG	SHEET 1 OF 1