



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: Planning and Zoning Commission

From: Andrew Fangman

Date: August 13, 2013

Re: Vacation of a Utility Easement- Lots 8 & 9 – Cedar Plaza

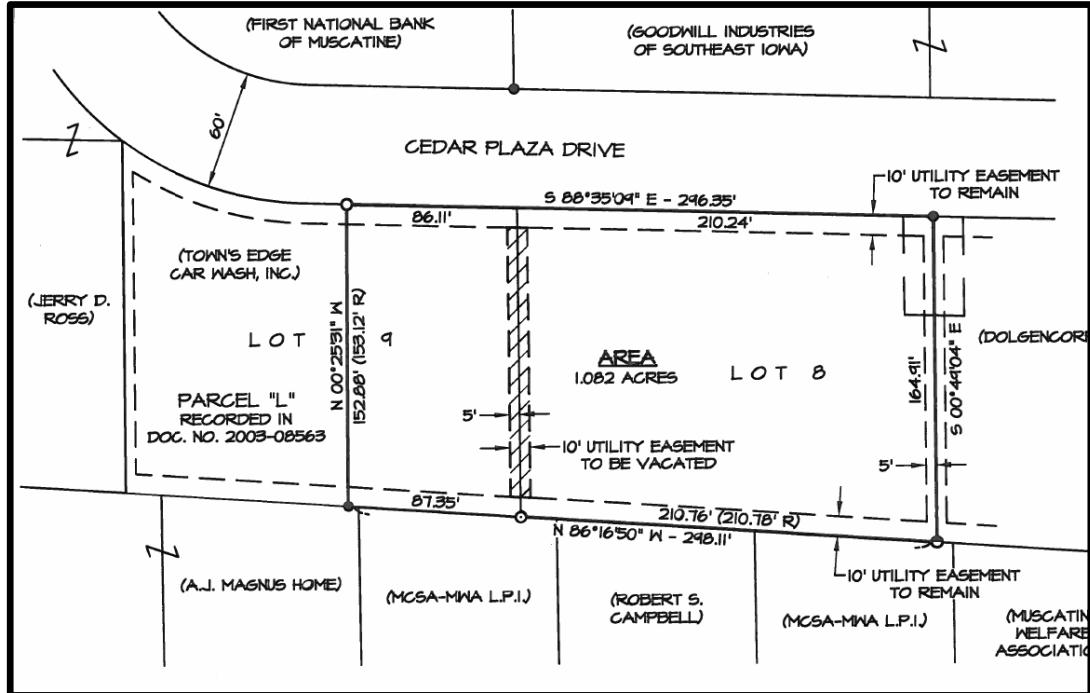
INTRODUCTION: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Mike Stych Builders has submitted easement vacation plat that vacates a 10 feet wide utility easement in the Cedar Plaza Subdivision.

BACKGROUND: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Mike Builders has submitted easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5-foot utility easements located on Lot 8 and Lot 9 of the Cedar Plaza Subdivision, on Cedar Plaza Drive. 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.

BACKUP INFORMATION:

1. Plat



"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain



**(GOODWILL INDUSTRIES
OF SOUTHEAST IOWA)**

**FIRST NATIONAL BANK
OF MUSCATINE**

CEDAR PLAZA DRIVE

5 88.35,09" E - 296.35'

TO REMAIN

TOWN'S EDGE
CAR WASH INC.)

JEREMY D.
(ROSSI)

AREA 1082 ACRES

PARCEL "L"
RECORDED IN
DOC. NO. 2003-09563

PARCEL "L"
RECORDED IN
DOC. NO. 2003-02563

**JO' UTILITY EASEMENT
TO BE VACATED**

7.00 5
91

LAND DESCRIPTION -
LOTS 8 AND 9 IN PHASE
ONE OF THE ADDITION IN VILLE

EXCEPT FOR PARCEL 'L' PER PLAT OF SURVEY RECORDED AS DOCUMENT NO. 2003-08563, IN THE MUSCATINE COUNTY RECORDER'S OFFICE.
SAID PARCEL CONTAINS 1.082 ACRES.

LEGEND

○ SET 1/2" X 36" REBAR W/YELLOW
CAP #10316

● FOUND REBAR

○ FOUND REBAR W/CAP #7550

○ FOUND REBAR W/CAP #12088

— EASEMENTS TO REMAIN

— EASEMENTS TO BE VACATED

— OWNERSHIP TIE

PROPERTY OWNER _____

■ DENOTES RECORD DATA IF
(NAME) _____
(R) _____

IN SENSING, LOGIC, ETC., OTHER THAN ACTUAL FIELD MEASUREMENT

PROPRIETOR: CEDAR TREE PLAZA, LLC

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.

| | | | | | |
|--|-----------------|-------------------------------|-----------|------------------------|--------------------|
| MIKE STYCH BUILDERS | | EASEMENT VACATION PLAT | | MUSCATINE, IOWA | |
| LOTS 8 & 9 CEDAR PLAZA IN THE CITY OF MUSCATINE, IOWA | | | | | |
| FILE CEDAR PLAZA | BOOK CITY 43 | SCALE 1"=50' | DRN PM | CHK'D 6/24 | DATE 7/25/13 |
| REV. 0 | | | | | JOB NO. 7672.13 |
| | | 1672 STYCHDWS | | SHEET 1 OF 1 | |

A circular library stamp with a decorative border. The text "LICK LIBRARY" is at the top, "CARY V. WHITACRE" is in the center, "10516" is below it, and "IOWA" is on the right side.

Gary V. Whitacre Date _____ Reg. No. 1031
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:

INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY

| | | |
|---------------------------------|-------|------|
| Transmission & Distribution | Title | Date |
| Water Production & Distribution | Title | Date |
| Communications | Title | Date |

PREPAARED BY: GARRY W. WHITACRE, MARTIN & WHITACRE SURVEYORS, INC., P.O. BOX 413, MUSCATINE, IOWA 52761 / PHONE: 563-263-1691