



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

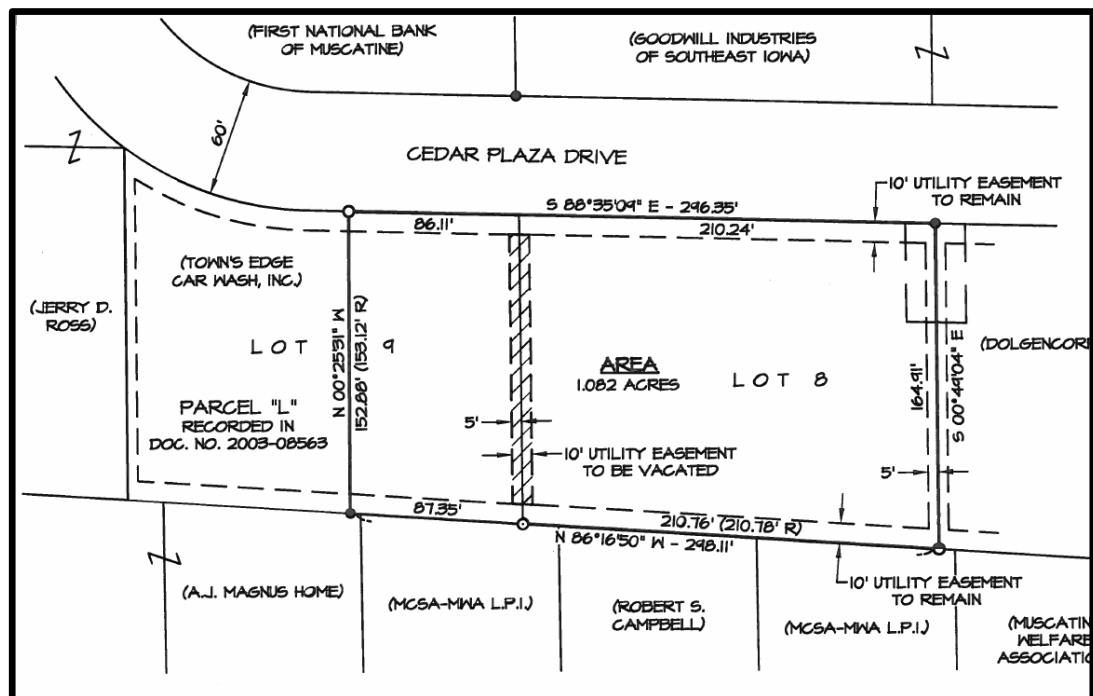
INTRODUCTION: Gary Whitacre of Martin & Whitacre Surveyors & Engineers Inc., acting on behalf of Mike Stych Builders has submitted easement vacation plat that vacates a 10 feet wide utility easement in the Cedar Plaza Subdivision.

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

(FIRST NATIONAL BANK
OF MUSCATINE)

(GOODWILL INDUSTRIES
OF SOUTHEAST IOWA)

CEDAR PLAZA DRIVE

(TOWN'S EDGE
CAR WASH, INC.)

(JERRY D.
ROSS)

LOT 9

AREA
1.082 ACRES

LOT 8

(DOLGENCORP, INC.)

PARCEL "L"
RECORDED IN
DOC. NO. 2003-08563

LAND DESCRIPTION -
LOTS 8 AND 9 IN PHASE II OF CEDAR PLAZA SUBDIVISION TO THE CITY
OF MUSCATINE, IN MUSCATINE COUNTY, IOWA.
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.

(A.J. MAGNUS HOME)

(MCSA-MWA L.P.I.)

(ROBERT S.
CAMPBELL)

(MUSCATINE
WELFARE
ASSOCIATION)

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

PROPRIETOR: CEDAR STREET PLAZA, LLC

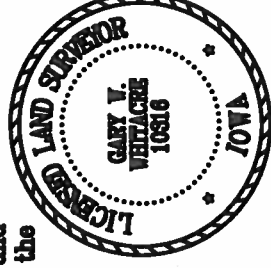
I hereby certify that this land surveying document was
prepared and the related survey work was performed
by me or under my direct personal supervision and
that I am a duly Licensed Land Surveyor under the
laws of the State of Iowa.

Gary W. Whitacre

Date _____ Reg. No. 10316

My license renewal date is December 31, 2013

Pages or sheets covered by this seal: 1



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

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
- (R) R DENOTES RECORD DATA IF OTHER THAN ACTUAL FIELD MEASUREMENT

**Martin & Whitacre
Surveyors & Engineers, Inc.**

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

MIKE STYCH BUILDERS EASEMENT VACATION PLAT
LOTS 8 & 9 CEDAR PLAZA IN THE CITY OF MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
CEDAR PLAZA	CITY 43	1"=50'	FM	GNW	7/25/13	767213
REV.	0		7672 STYCH/DWS	SHEET	1	OF 1