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June 3, 2011

Muscatine Planning & Zoning Commission
c/o Steven W. Boka
Director of Community Development
City Hall, 215 Sycamore Street
Muscatine, IA 52761

Dear Muscatine Planning & Zoning Commission:

Re: Vacation of Alley adjacent to Parcel No. 1302303008

We represent T. L. W. Corp., which owns certain real property (Parcel No. 1302303008) bounded by Mill Street to the north, Main Street to the east, Grandview Avenue to the southeast, Pearl Street to the southwest and Liberty Street to the Northwest. This property encompasses the alley running between Pearl Street and Main Street, except for a portion protruding inward 60.15 feet northeast from Pearl Street. (Please see the enclosed survey of the portion of the alley to be vacated, performed by Martin & Whitacre and dated June 2, 2011.)

Please accept this letter as T. L. W. Corp.'s formal request that the City of Muscatine vacate that portion of the alley in its favor. Information relevant to this request for vacation follows below.

- The portion of the alley to be vacated has an area of 1,203 square feet, or 0.028 acres.
- The legal description of the portion of the alley to be vacated is:

That portion of the 20 foot wide alley right of way between and adjacent to Lot 22 of Mill Addition and Lot 1 in Block 29 of South Muscatine, in the City of Muscatine, Iowa. Beginning at the southwest corner of Lot 22 of Mill Addition; then north 41°13'26" east 60.15 feet along the southeasterly line of Lot 22; thence south 48°46'34" east 20.00 feet to the

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northwesterly line of Lot 1 in Block 29 of South Muscatine; thence south 41°13'26" west 60.15 feet along the northwesterly line of Lot 1 to the northeasterly right of way of Pearl Street; thence north 48°46'34" west 20.00 feet along the northeasterly right of way of Pearl Street to the point of beginning, containing 1203 square feet or 0.028 acres.

- As there are no abutting property owners (other than T. L. W. Corp.), we anticipate that an onsite viewing will not be necessary.

Also enclosed with this request please a check in the amount of \$150 to cover filing fees. Please advise us if you should require anything else to conduct your review of this request.

Very truly yours,

NEPPEL LAW, PLC



Nathan R. Mather

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Enc.

cc: Krieger (w/o enc.)

