
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: April 14, 2015

INTRODUCTION: A request to vacate certain utility easements has been submitted on behalf of Hank Brown.

BACKGROUND: Hank Brown has submitted an easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lots 2 & 3 of Hubbard Prairie Subdivision, on 57th Street. 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 this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.

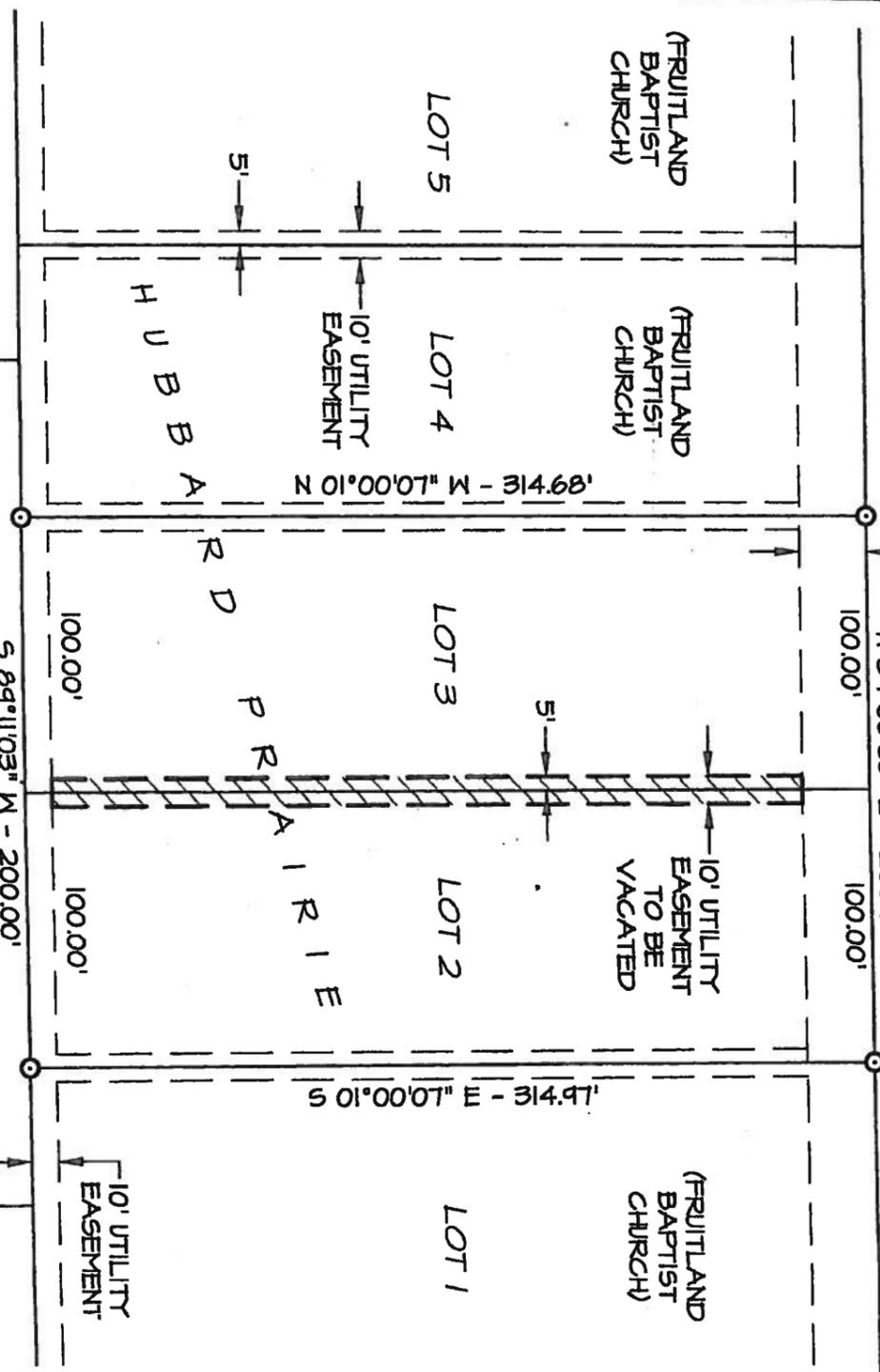
BACKUP INFORMATION:

1. Plat of Survey

(NATHAN L. & JACQUELINE K. MORSE)
 (CHARLES L. & NADINE A. BROCKERT)
 (MARK S. & GERI A. HUTCHINGS)
 (STEVEN R. & TRACEY L. SULZBERGER)

25' EXISTING UTILITY EASEMENT
 RECORDED IN FILE NO. 2004-03255
 MUSCATINE CO. RECORDERS OFFICE

57th STREET



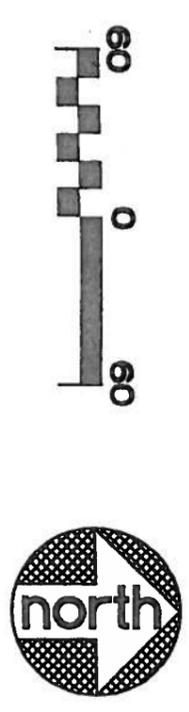
(DUSTIN L. & KATHERINE I. BROOKS)
 (JASON D. & KATIE M. HAHNBAUM)
 (RONALD D. & LISA A. MILLER)
 (ALBERT D. & TERRI L. STECHER)

LEGEND

--- EASEMENTS TO REMAIN

--- EASEMENTS TO BE VACATED

○ FOUND 1/2" X 3/8" REBAR W/ YELLOW CAP #10316



BASIS OF BEARINGS
 IOWA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE

The utility easements as shown are acceptable to the following utilities:

- CENTURYLINK, LC
 Title: *Field Eng.* Date: *03/04/2015*
- INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY
 Title: *TL Field Eng.* Date: *2/27/2015*
- MUSCATINE POWER & WATER
 Title: *Transmission & Distribution Manager* Date: *3/4/15*
- Water Production & Distribution
 Title: *Manager* Date: *3/4/15*
- Communications
 Title: *Asst. Manager* Date: *3/4/15*

PROPRIETOR, FRUITLAND BAPTIST CHURCH

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.

Matthew W. Krause
 Date: _____ Reg. No. 15981
 My license renewal date is December 31, 2015
 Pages or sheets covered by this seal: 1



Martin & Whitacre Surveyors & Engineers, Inc.
 P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA

HANK BROWN EASEMENT VACATION PLAT
 LOTS 2 & 3 OF HUBBARD PRAIRIE IN THE CITY OF MUSCATINE, IA

| | | | | | | |
|-------|-----------|--------|-----|------|---------|---------|
| FILE | BOOK | SCALE | DRN | CHKD | DATE | JOB NO. |
| SUBD. | FRUITLAND | 1"=60' | PM | MWK | 2/16/15 | 786015 |
| REV. | 0 | | | | | |

7860 SURVEY/DWG SHEET 1 OF 1