



City Hall, 215 Sycamore
Muscatine, IA 52761-
(563) 262-4141
Fax (563) 262-4142

**COMMUNITY DEVELOPMENT
MEMORANDUM**

**Planning,
Zoning,
Building Safety,
Construction Inspection
Services,
Public Health**

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: December 2, 2015
Re: Right-of-Way Vacation Plat for Right of Way in Block 70 (Spring Street, E. 4th Street, and Poplar Street)

INTRODUCTION: A vacation plat for 1.53 acres of right of way, primarily in Block 70 of Original Town has been filed, this right of way include portions of Spring Street, E. 4th Street, and Poplar Street.

BACKGROUND: On December 1, 2015, HNI Corporation filed vacation plat for 1.53 acres of right of way, primarily in Block 70 of Original Town has been filed, this right of way include portions of Spring Street, E. 4th Street, and Poplar Street. HNI owns all the adjoining property, and desires to acquire this property to allow for the further expansion of their facilities in this area.

HNI owns all the adjoining property to the RoW being prosed for vacation. Only property owned by HNI can be accessed from the RoW being proposed for vacation. HNI has made significant recent investments in storm sewer, water main, and paving improvements in the RoW being proposed for vacation.

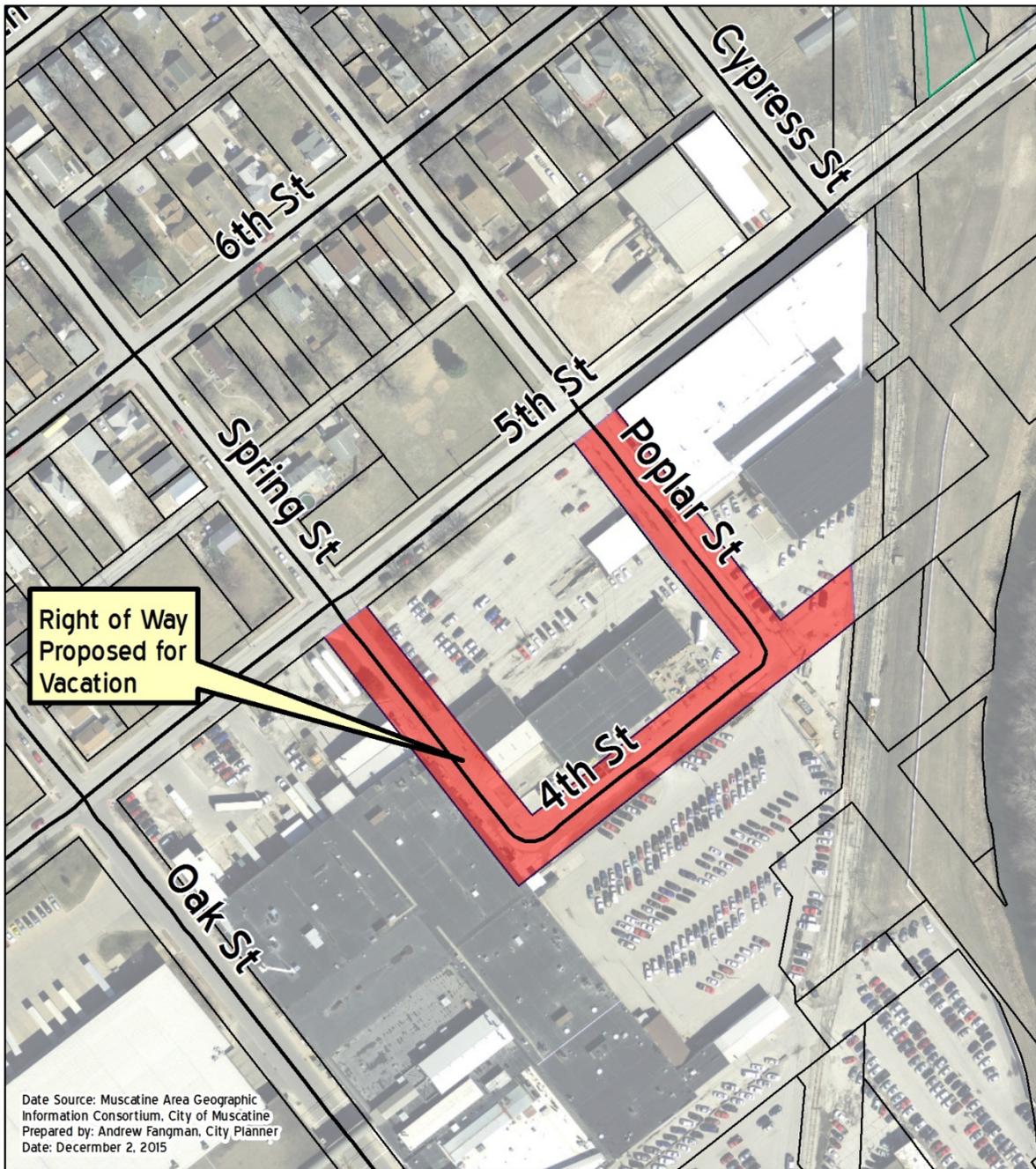
RECOMMENDATION/RATIONALE:

The City of Muscatine Traffic c Committee and Staff recommend approval of the proposed alley vacation as there is no current or anticipated public use for this right-of-way.

BACKUP INFORMATION:

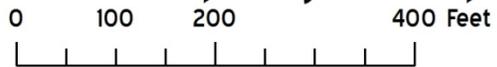
1. Site Map
2. Vacation Plat

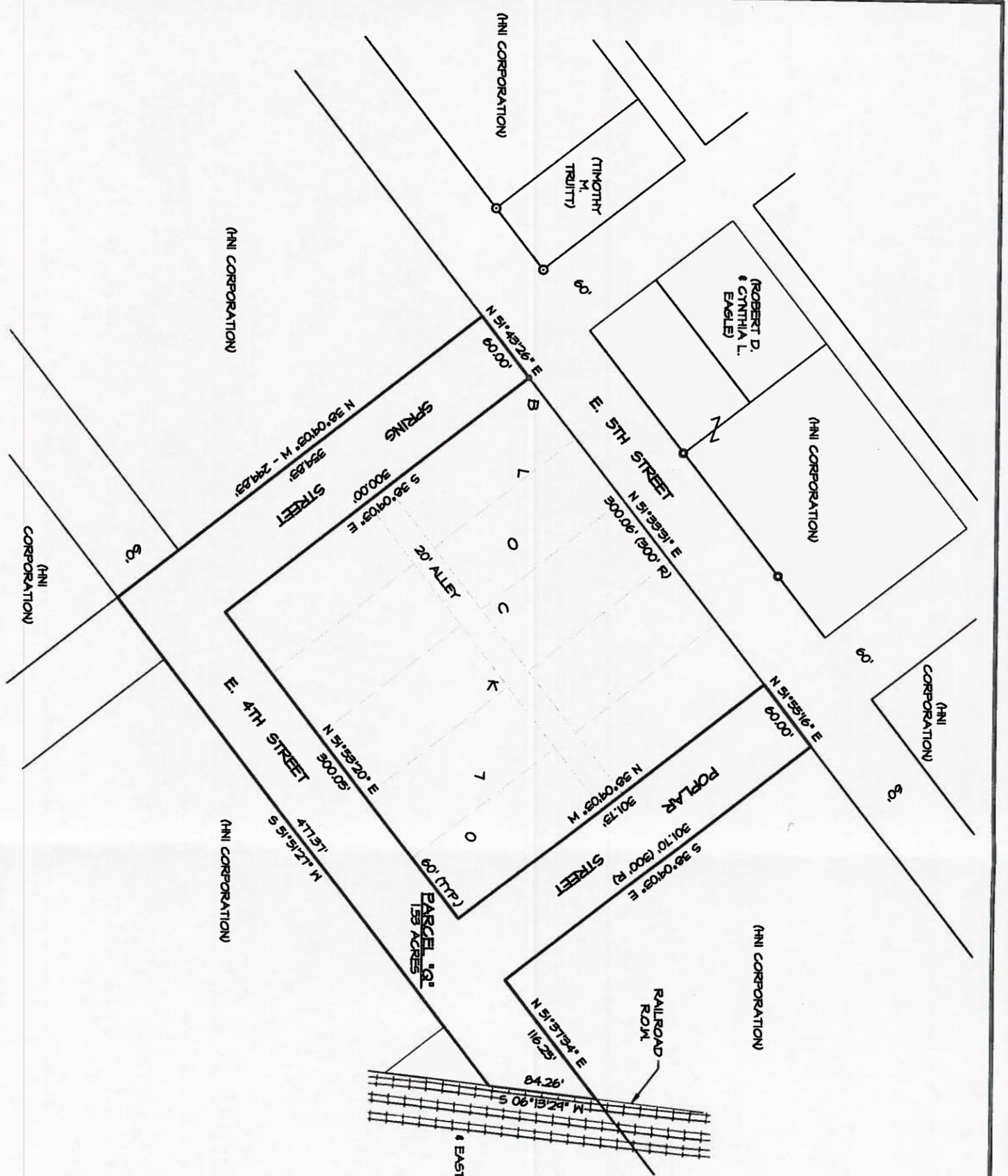
"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain



A vacation plat for 1.53 acres of right of way, as indicated on this map, has been filed by HNI Corporation.

Right of Vacation E. 4th, Spring, & Poplar



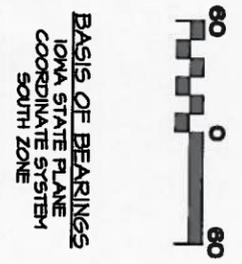


LAND DESCRIPTION - Right-of-Way Vacation

ALL OF SPRING STREET AND POPLAR STREET LOCATED BETWEEN THE SOUTHERLY LINE OF 5TH STREET AND THE NORTHERLY LINE OF 4TH STREET AND ALL OF 4TH STREET FROM THE WESTERLY LINE OF SPRING STREET TO THE WESTERLY LINE OF THE IOWA, CHICAGO & EASTERN RAILROAD RIGHT OF WAY, IN THE ORIGINAL TOWN, CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA. PARCEL "Q" CONTAINS 1.53 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

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

CENTURLINK, LC	
INDUSTRIAL POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	
MUSCATINE POWER & WATER	
Transmission & Distribution	
Water Production & Distribution	
Communications	



BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

NOTE:
VACATED SPRING, POPLAR AND E. 4TH STREET AREAS TO BE DEDICATED AS A UTILITY EASEMENT.

- LEGEND**
- FOUND REBAR W/TELLON CAP #10316
 - FOUND 1" IRON PIPE
 - FOUND NAIL

PROPRIETOR, CITY OF MUSCATINE

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.



Gary W. Whitacre
Date: _____ Reg. No. 10316
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

HNI CORPORATION VACATION PLAT
BLOCK 70 IN THE ORIGINAL TOWN OF THE CITY OF MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
HON	HON ell	1"=60'	JRM	GWM	12/01/15	797615
REV.	0					

1976 SURVEY DWS SHEET 1 OF 1