

COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: January 12, 2016
Re: Utility Easement Vacation – Lot 1, Muscatine Pointe Subdivision, Highway 61

INTRODUCTION: A request to vacate certain utility easements has been submitted on behalf of EEC 313, LLC.

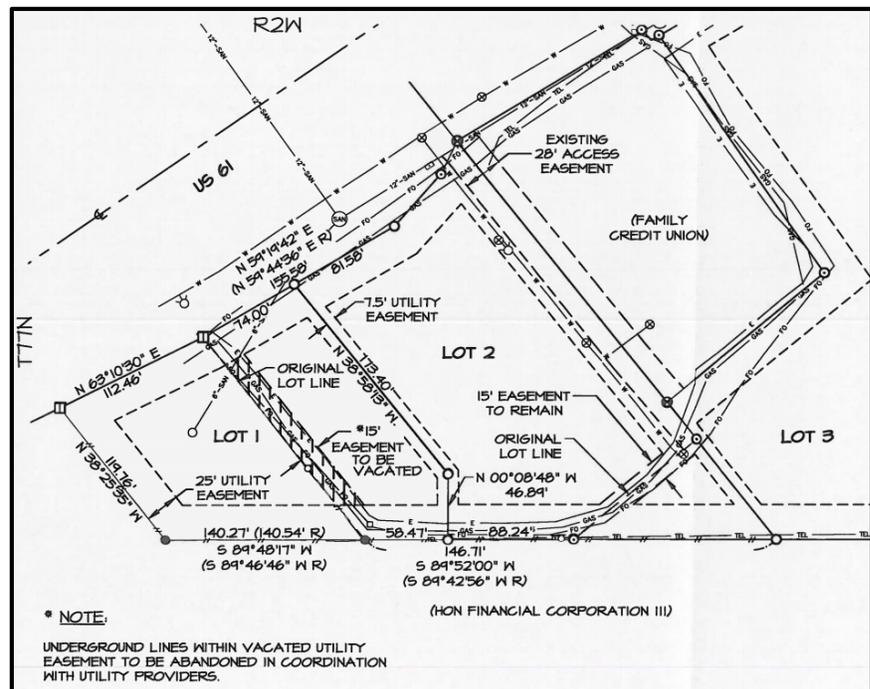
BACKGROUND: EEC 313, LLC has submitted an easement vacation plat that vacates a 15 feet wide utility easement, running through Lot 1 of the Muscatine Pointe Subdivision. The easement is no longer be used, and leaving it would hinder development of Lot 1. Easements meeting all applicable standards exist on each side of Lot 1.

RECOMMENDATION/RATIONALE:

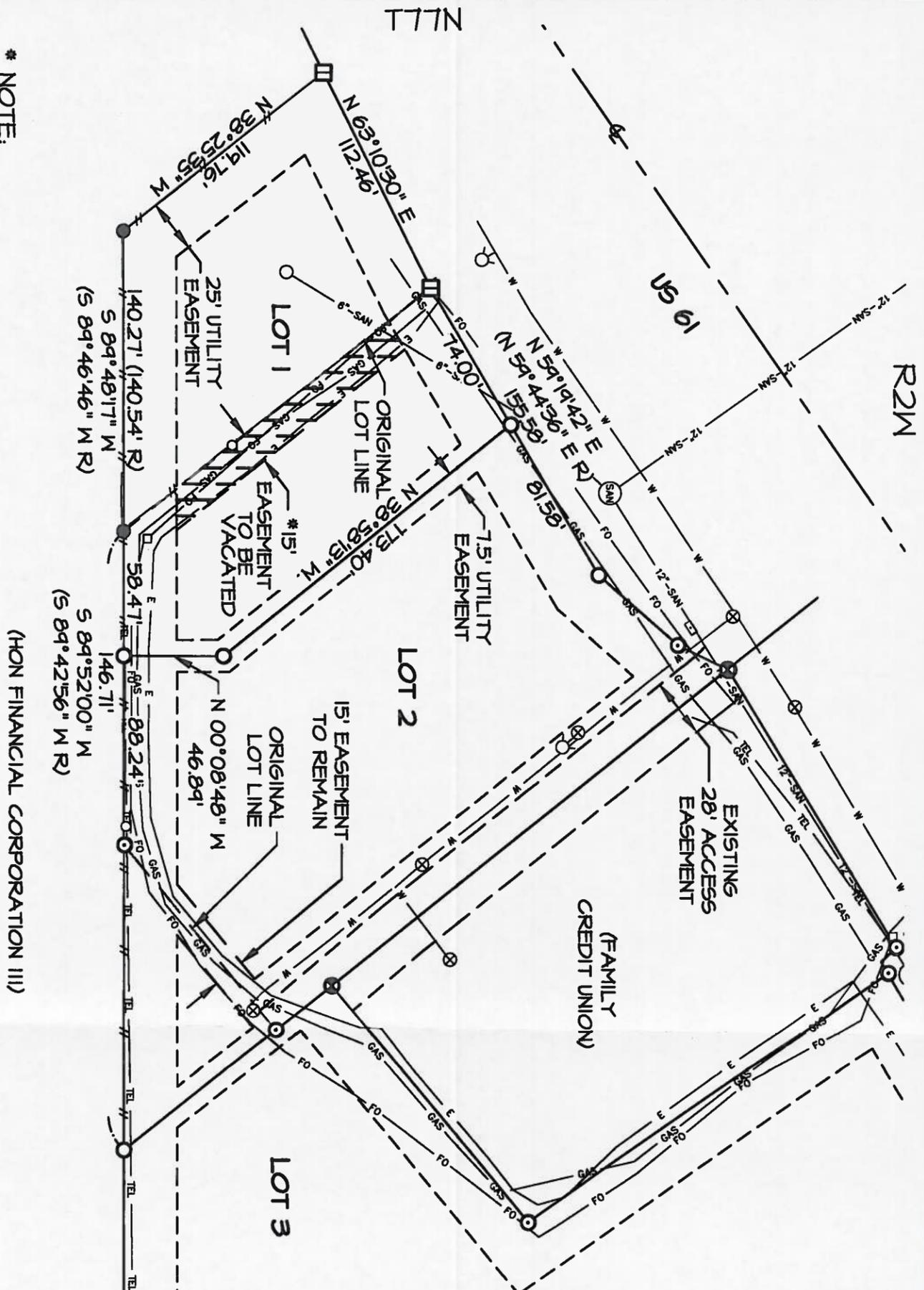
Staff recommends approval of this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.

BACKUP INFORMATION:

1. Plat of Survey



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



* **NOTE:**
 UNDERGROUND LINES WITHIN VACATED UTILITY
 EASEMENT TO BE ABANDONED IN COORDINATION
 WITH UTILITY PROVIDERS.

(HON FINANCIAL CORPORATION III)



BASIS OF BEARINGS
 IOWA STATE PLANE
 COORDINATE SYSTEM
 SOUTH ZONE

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

Title	Date

PROPRIETOR: ECC-313, 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 Professional Land Surveyor under the laws of the State of Iowa.

Gary W. Whitacre
 Date _____ Reg. No. 10916
 My license renewal date is December 31, 2017
 Pages or sheets covered by this seal: 1



Martin & Whitacre
 Surveyors & Engineers, Inc.

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

ECC-313, LLC

EASEMENT VACATION PLAT
 MUSCATINE POINTE SUBDIVISION IN THE CITY MUSCATINE, IOWA

FILE	BOOK	SCALE	DRN	CHK'D	DATE	JOB NO.
SUBD.	MUSCATINE	1"=60'	JRM	GWM	12/29/15	7451.15
REV.	0					

7451 EASEMENT.DWG SHEET 1 OF 1