



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

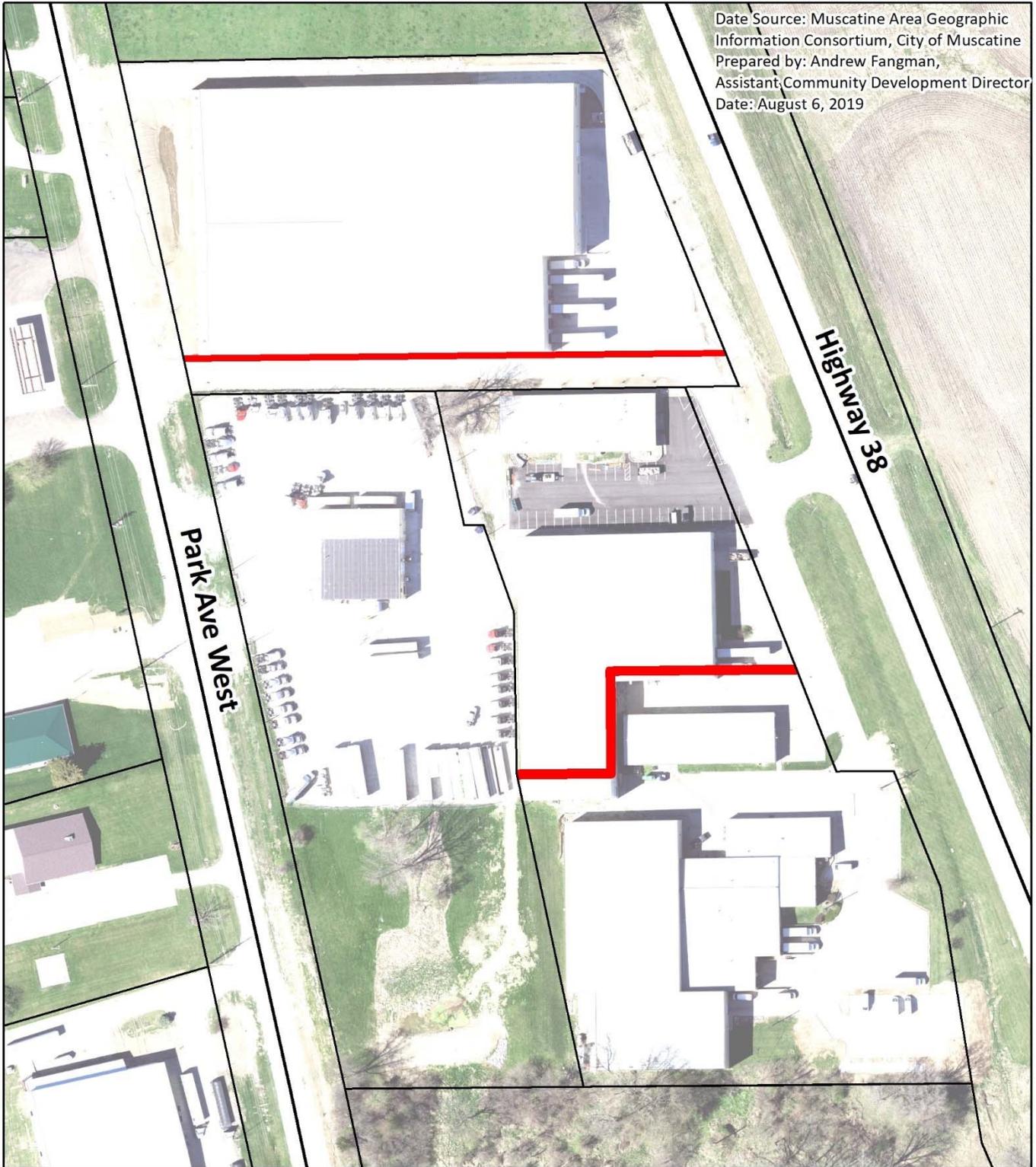
To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: August 13, 2019
Re: Utility Easement Vacation – (PZVE-9) 3702 Park Avenue West & 3811 Park Avenue West

INTRODUCTION: A request to vacate certain utility easements has been submitted by White Distribution & Supply.

BACKGROUND: White Distribution & Supply has submitted a utility easement vacation plat, that would if approved by City Council, would vacate a 10' wide utility easement at 3702 Park Avenue West and a 6' wide easement at 3811 Park Avenue West, as illustrated in the attached map and plat. The intent is to vacate unused and unneeded utility easements that encroach on existing buildings

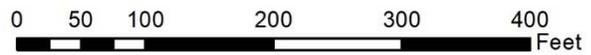
RECOMMENDATION/RATIONALE: Staff recommends approval of this request. The utility easements being proposed for vacation serve no useful public purpose.

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: August 6, 2019



PZVE-9 Proposed Vacation of Certain Utility Easements at 3811 & 3702 Park Avenue West

-  Utility Easements Proposed for Vacation
-  Parcel Lines





BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



R2W

EASEMENT VACATION PLAT

LEGEND

- BUILDING LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- WATER MAIN
- EASEMENTS TO REMAIN
- EASEMENTS TO BE VACATED
- ELECTRICAL RISER
- TELEPHONE RISER
- TELEPHONE VAULT
- WATER HYDRANT
- WATER VALVE
- FOUND 1/2" REBAR
- FOUND REBAR W/CAP
- FOUND T-BAR
- ADJACENT PROPERTY OWNER(S)
(NAME)



UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE UNDER THE CIRCUMSTANCES. THE SURVEYOR HAS VISUALLY LOCATED THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE MAPPINGS.

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

Gary W. Whitacre
Date: _____ Reg. No. 10316
By license renewed date is December 31, 2019
Pages or sheets covered by this seal: 1



SURVEY COMPANY / RETURN TO:

**Martin & Whitacre
Surveyors & Engineers, Inc.**
P.O. BOX 113 MUSCATINE, IOWA 52781
INFO@MARTIN-WHITACRE.COM (563)263-7691

PREPARED FOR: WHITE DISTRIBUTION & SUPPLY, LLC
REQUESTOR: WHITE DISTRIBUTION & SUPPLY, LLC
LOCATION: 3702 PARK AVENUE N IN MUSCATINE, IOWA
SURVEY TYPE: VACATION PLAT

| | | | | | | |
|----------|-------|--------|-----|-------|--------|---------|
| FILE | BOOK | SCALE | DIN | CHK'D | DATE | JOB NO. |
| 14-75-24 | 25716 | 1"=60' | 684 | JWH | 1-1-07 | 080010 |

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

| | | |
|---|-------|------|
| CENTURION, LC | | |
| INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY | Title | Date |
| MUSCATINE POWER & WATER | Title | Date |
| Transmission & Distribution | Title | Date |
| Water Production & Distribution | Title | Date |
| Communications | Title | Date |

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