

COMMUNITY DEVELOPMENT

MEMORANDUM

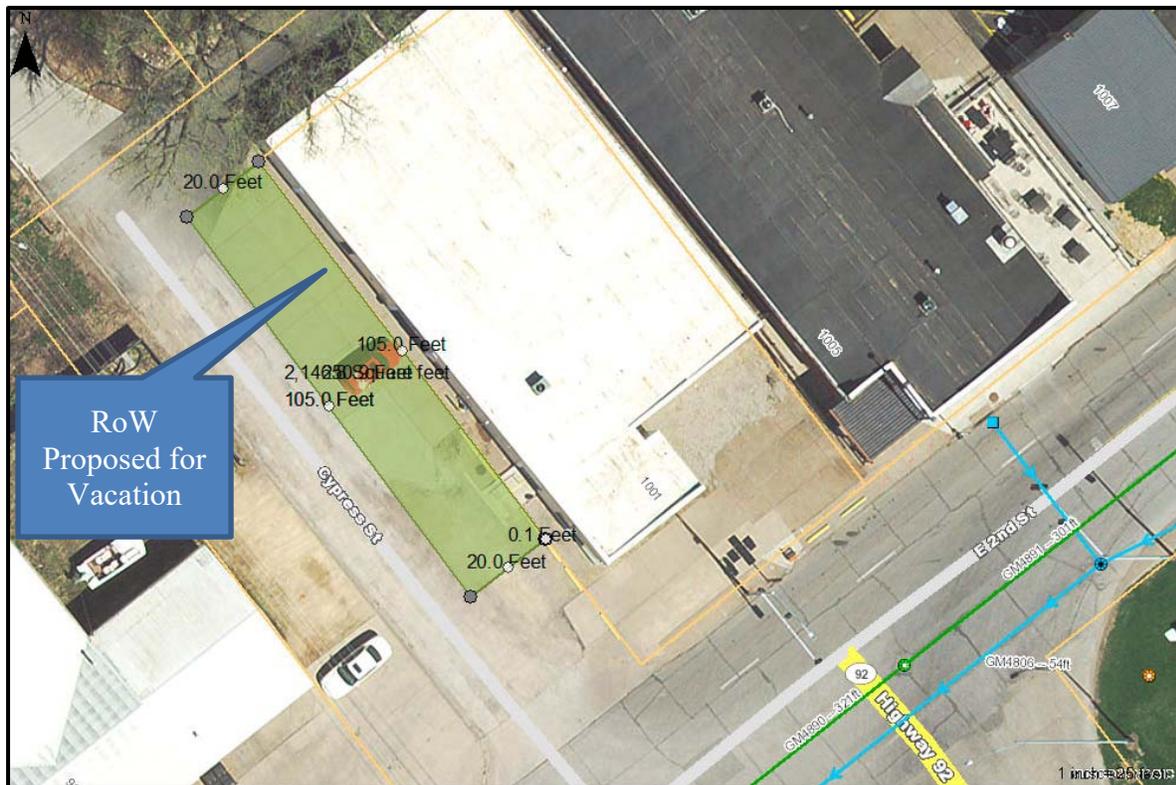
Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Planning and Zoning Commission
From: Andrew Fangman, Assistant Community Development Director
Date: May 12, 2020
Re: Vacation a Portion of the Cypress Street Right of Way Adjoining to 1001 2nd Street

INTRODUCTION: The City of Muscatine has filed for the vacation for of a portion of the Cypress Street right of way that is adjacent to 1001 2nd St. If this vacation request is approved, said ownership said vacated right of way would be transferred to the adjoining property owner.

BACKGROUND: The vacation of portion of the Cypress Street right-of-way adjacent to Warren Poole’s property, 1001 2nd Street, is needed for the completion of property acquisition rights for the Park Avenue Project. An easement is needed for the construction and maintenance of the traffic signals for the intersection as well as an easement to construct a pedestrian ramp in front of the Poole building. The area of the easement is currently being used as parking. To ease the impact of losing this parking, it is request that the City vacate a 20’ wide portion of the Cypress Street right of way and deed it to the Poole’s to use as parking (see attached Vacation Plat).

RECOMMENDATION/RATIONALE: Staff recommends approval of this request. The right of way being proposed for vacation serves no useful public purpose.



INDEX LEGEND	
LOCATION	: PART OF CYPRESS STREET IN THE ORIGINAL TOWN OF MUSCATINE, MUSCATINE COUNTY, IOWA
REQUESTOR	: CITY OF MUSCATINE
PROPRIETOR	: CITY OF MUSCATINE
SURVEYOR	: GARY D. GROSS
SURVEY	: SHIVE-HATTERY
COMPANY	: 1701 River Drive, Suite 200, Moline, Illinois 61265
RETURN TO	: SHIVE-HATTERY

VACATION PLAT

LAND DESCRIPTION

A PART OF CYPRESS STREET IN THE ORIGINAL TOWN OF MUSCATINE, MUSCATINE COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF BEGINNING AT THE WESTERNMOST CORNER OF LOT 1, BLOCK 24, ORIGINAL TOWN OF MUSCATINE, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF A 20' ALLEY AND THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS STREET;

THENCE SOUTH 38°26'02" EAST 105.00 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS STREET;

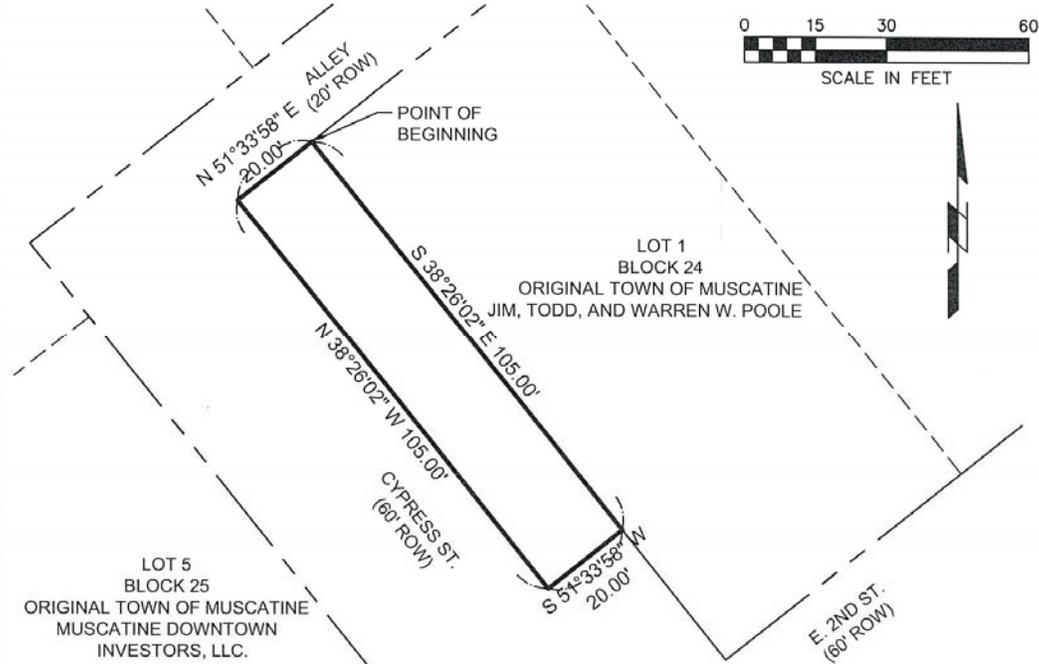
THENCE SOUTH 51°33'58" WEST 20.00 FEET ALONG A LINE PERPENDICULAR TO THE SAID SOUTHWESTERLY LINE OF LOT 1 AND THE EASTERLY RIGHT OF WAY LINE OF CYPRESS STREET;

THENCE NORTH 38°26'02" WEST 105.00' PARALLEL TO THE SAID SOUTHWESTERLY LINE OF LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS STREET TO THE SOUTHERLY LINE OF A 20' ALLEY EXTENDED SOUTHWESTERLY;

THENCE NORTH 51°33'58" EAST 20.00 FEET ALONG THE SAID SOUTHERLY LINE OF A 20' ALLEY EXTENDED SOUTHWESTERLY TO THE SOUTHWESTERLY LINE OF LOT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF CYPRESS STREET AND THE POINT OF BEGINNING.

(FOR PURPOSES OF THIS DESCRIPTION THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 24, ORIGINAL TOWN OF MUSCATINE IS ASSUMED TO BEAR SOUTH 38°26'02" EAST)

THIS PARCEL CONTAINS 2,100 SQUARE FEET MORE OR LESS.



OWNER INFORMATION

CITY OF MUSCATINE
1459 WASHINGTON STREET
MUSCATINE, IA 52761

PREPARED BY

SHIVE-HATTERY
1701 RIVER DRIVE SUITE 200
MOLINE, ILLINOIS 61265
1-(309)-764-7650

LEGEND	
SURVEY	
PLAN MARK	DESCRIPTION
00	BEARING/DISTANCE

PROFESSIONAL LAND SURVEYOR

GARY D. GROSS

16850

IOWA

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 FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Gary D. Gross*

NAME: GARY D. GROSS

DATE: 3/6/2020

CICENSE NUMBER: 16850

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2020

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.12

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SHIVE-HATTERY
ARCHITECTURE + ENGINEERING
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309.764.7650 | www.shive-hattery.com
Iowa | Illinois | Indiana Illinois Firm Number: 184-000214

VACATION PLAT CYPRESS STREET CITY OF MUSCATINE MUSCATINE, IOWA			PROJECT NO. 317247-0
DATE	3/6/2020	SCALE	AS SHOWN
DRAWN	JJB	FIELD BOOK	644
APPROVED	GDG	REVISION	--
			SHEET NO. B1.12