

## COMMUNITY DEVELOPMENT

### MEMORANDUM

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

**To:** Planning and Zoning Commission

**From:** Andrew Fangman, City Planner

**Date:** October 5, 2016

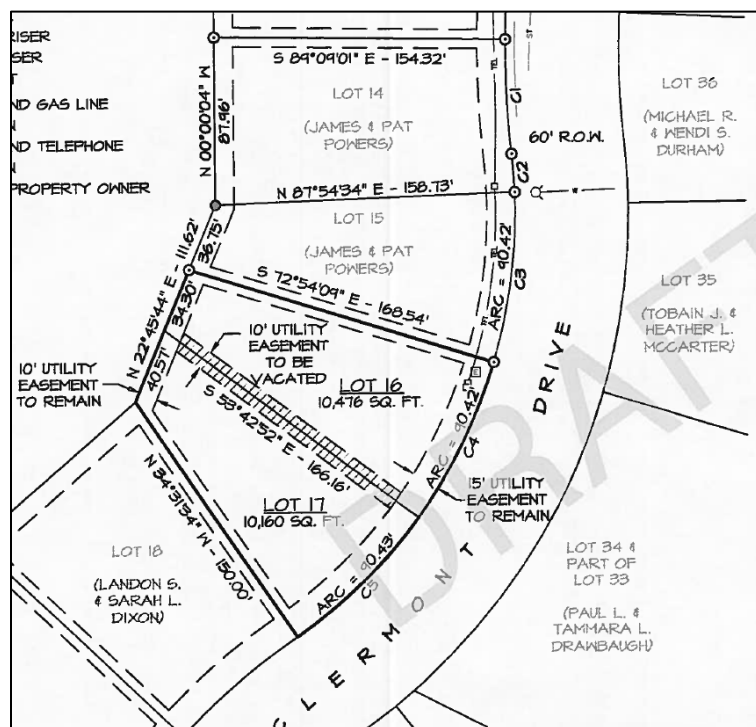
**Re:** Utility Easement Vacation – Lots 16 & 17 Riverbend Second Addition, 3222 Clermont Drive

**INTRODUCTION:** A request to vacate certain utility easements has been submitted on behalf of Cliff Lanfier.

**BACKGROUND:** Cliff Lanfier has submitted an easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5-foot utility easements located on Lot 16 and Lot 17 of the Riverbend Second Addition, 3302 Clermont Drive. 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.

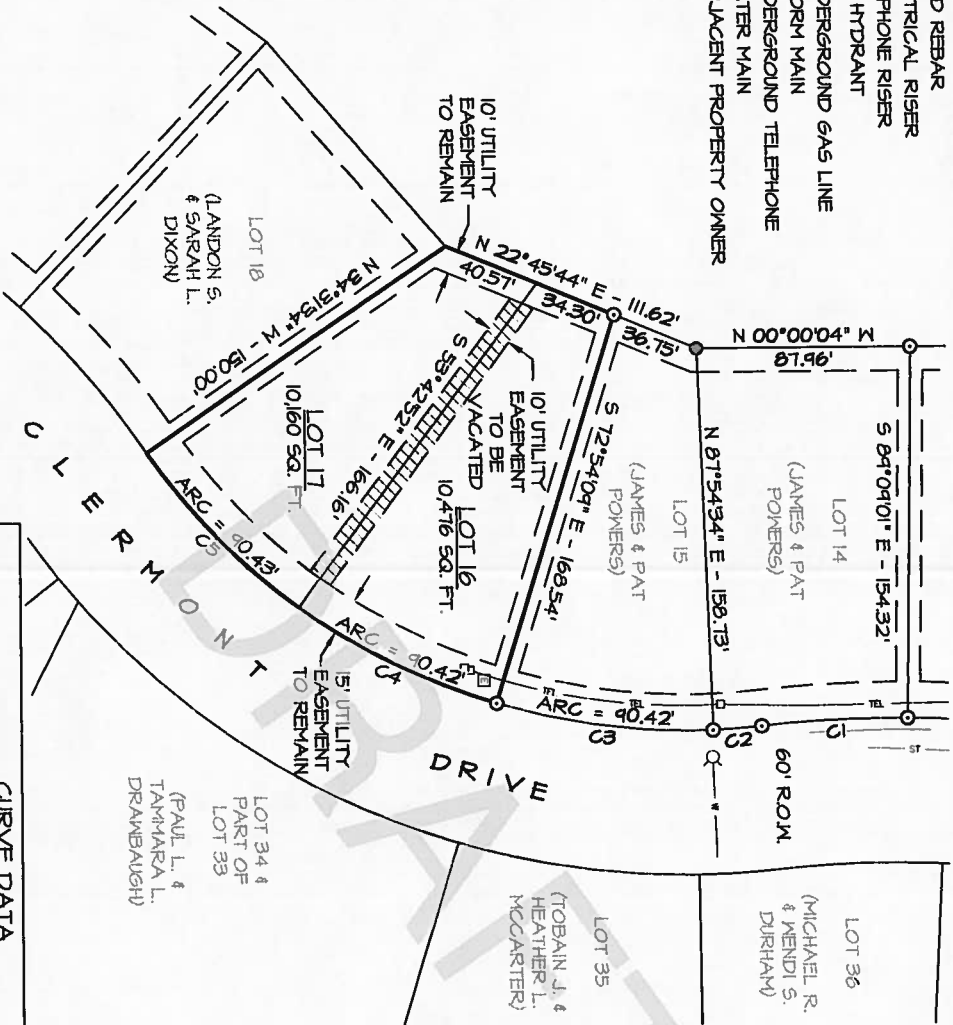
#### RECOMMENDATION/RATIONALE:

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.



# LEGEND

- FOUND 30" X 5/8" REBAR W/RED CAP #12088
- FOUND REBAR
- ELECTRICAL RISER
- TELEPHONE RISER
- FIRE HYDRANT
- GAS — UNDERGROUND GAS LINE
- ST — STORM MAIN
- TEL — UNDERGROUND TELEPHONE
- W — WATER MAIN
- (NAME) ADJACENT PROPERTY OWNER



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	

PROPRIETOR, CENTRAL STATE BANK

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. 10816  
My license renewal date is December 31, 2017

Pages or sheets covered by this seal: 1



Martin & Whitacre  
Surveyors & Engineers, Inc.

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	07°10'24"	480.00'	60.10'	S 02°44'13" E	60.06'
C2	04°14'01"	210.00'	14.95'	S 04°12'25" E	14.95'
C3	14°11'17"	210.00'	40.42'	S 07°30'14" W	40.00'
C4	14°11'14"	210.00'	40.42'	S 26°41'32" W	40.00'
C5	14°11'21"	210.00'	40.43'	S 45°52'52" W	40.01'

P.O. BOX 413 (563)263-7691 MUSCATINE, IOWA	CLIFF LANE EASEMENT VACATION PLAT LOTS 16 & 17 OF RIVERBEND 2ND ADDITION, MUSCATINE, IOWA
FILE BOOK SCALE	DRN CHKD DATE JOB NO.
REVISED 1"=50' JRM GWM	04/20/16 802816
REV. 0	8082 EASEMENT DWS SHEET 1 OF 1