



MUSCATINE

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

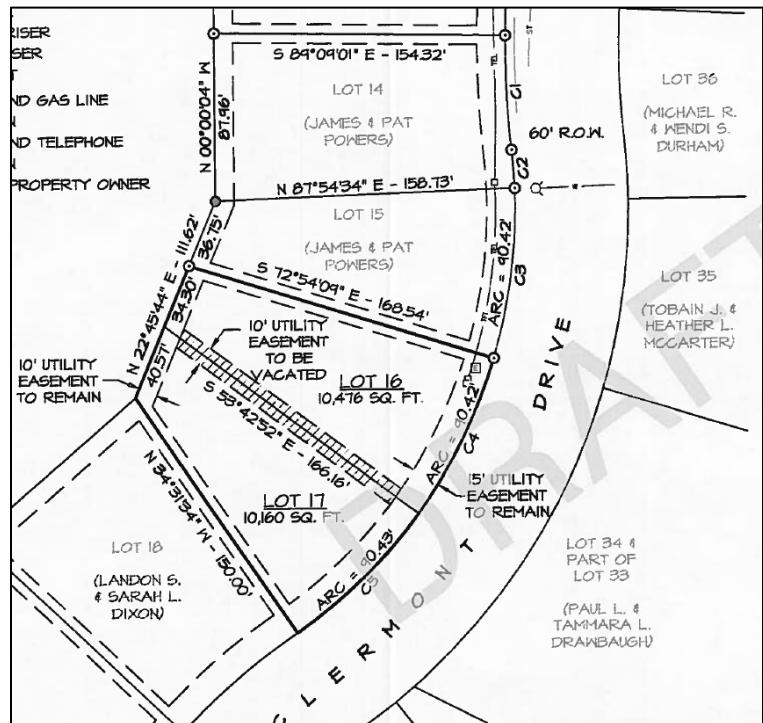
To: Planning and Zoning Commission
From: Andrew Fangman, City Planner
Date: October 5, 2016
Re: Utility Easement Vacation – Lots 16 & 17 Riverbend Second Addition, 3222 Clermont Drive

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.



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

LEGEND

- FOUND 30" X 5/8" REBAR W/RED CAP #12000
- FOUND REBAR
- ELECTRICAL RISER
- TELEPHONE RISER
- Q FIRE HYDRANT
- gas — UNDERGROUND GAS LINE
- st — STORM MAIN
- tl — UNDERGROUND TELEPHONE
- w — WATER MAIN
- (NAME) ADJACENT PROPERTY OWNER



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0
50

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

(TOBAIN, J. & HEATHER L. MCCARTER)
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. 10316

My license renewal date is December 31, 2017

Pages or sheets covered by this seal: 1



CURVE DATA

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	07°02'24"	480.00'	60.0'	50°24'13" E	60.06'
C2	04°14'01"	210.00'	14.95'	50°49'25" E	14.95'
C3	03°11'17"	210.00'	40.42'	50°42'30" E	40.00'
C4	01°11'17"	210.00'	40.42'	52°26'41" E	40.00'
C5	01°11'21"	210.00'	40.43'	52°25'22" E	40.01'

Martin & Whitacre
Surveyors & Engineers, Inc.
P.O. Box 413 (563)263-7691 MUSCATINE, IOWA
CLIFF LANFIER EASEMENT VACATION PLAT
LOTS 16 & 17 OF RIVERBEND 2ND ADDITION, MUSCATINE, IOWA
FILE BOOK SCALE DRN CHKD DATE JOB NO.
REV. 0 8002 EASEMENT 1=50' JRM 04/30/16 808216
REVERSED REVISED SHEET 1 OF 1