



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

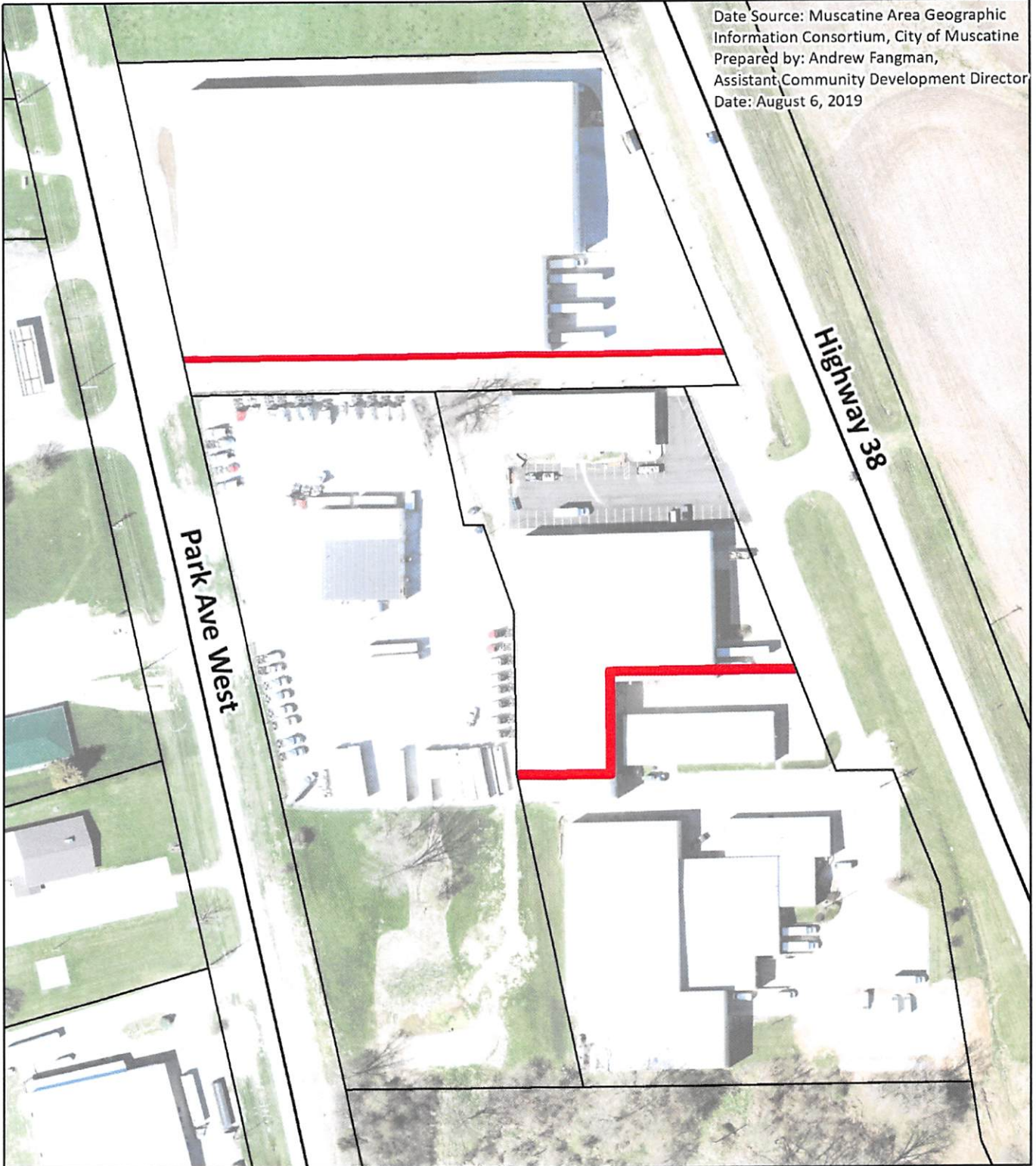
To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, Assistant Community Development Director
Date: September 5, 2019
Re: Utility Easement Vacation – (PZVE-9) 3702 Park Avenue West & 3811 Park Avenue West

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

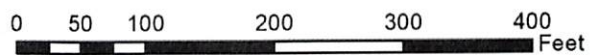
RECOMMENDATION/RATIONALE: Prior to City Council action of the request, a public hearing is required. It is recommended that the attached resolution setting a public hearing, for 7:00 p.m. on Thursday, September 19, 2019, regarding the proposed vacation of certain utility easements.

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



EASEMENT VACATION PLAT

R2W

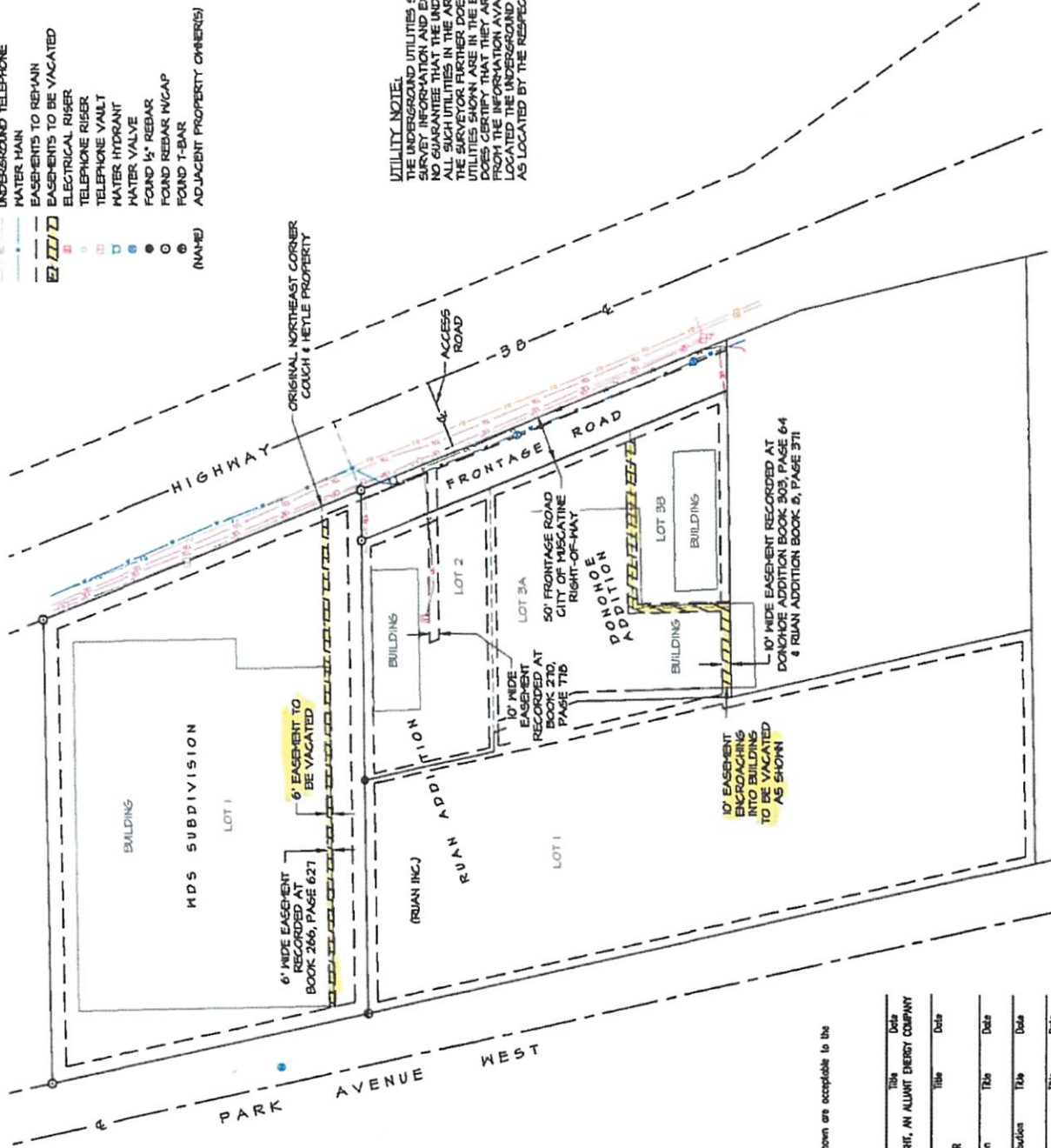


BASIS OF BEARINGS
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE



- 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 OWNERS)

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 DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES, BUT HAS SHOWN THEIR EXISTENCE AS LOCATED BY THE RESPECTIVE UTILITY COMPANIES AND AVAILABLE HAPPINGS.



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

Gary E. Williams
 Date: _____ Reg. No. 10216
 My license renewal date is December 31, 2019
 Pages or sheets covered by this plat: 1

SURVEY COMPANY / RETURN TO:
Martin & Whitacre
Surveyors & Engineers, Inc.
 P.O. BOX 143 MUSCATINE, IOWA 52775
 INFO@MARTIN-WHITACRE.COM (563)283-7691
 SURVEYOR: GARY E. WILLIAMS
 PROPRIETORS: WHITE DISTRIBUTION & SUPPLY, LLC
 REQUESTOR: WHITE DISTRIBUTION & SUPPLY, LLC
 LOCATION: 3702 PARK AVENUE N. IN MUSCATINE, IOWA
 SURVEY TYPE: VACATION PLAT

| | | | | | | |
|-----------|-------|--------|-----|-------|----------|---------|
| FILE # | BOOK | SCALE | ORN | CHK'D | DATE | JOB NO. |
| 14-19-201 | 28716 | 1"=50' | JRH | GMH | 06/03/19 | 060019 |

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

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

RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING ON A REQUEST THE REQUEST TO
VACATE CERTAIN OF UTILITY EASEMENTS AT 3702 & 3811 PARK
AVENUE WEST**

WHEREAS, a request has been received for the vacation of certain utility easements at 3702 and 3811 Park Avenue West of Sunrise Subdivision described as:

A 6' WIDE EASEMENT AS RECORDED AT BOOK 266, PAGE 627 IN THE OFFICE OF RECORDER, MUSCATINE COUNTY, IOWA EXCEPT FOR THE EASTERLY AND WESTERLY 15' THEREOF:

AND ALSO

A 10' WIDE EASEMENT AS SHOWN ON THE FINAL PLAT OF DONOHOE ADDITION AS RECORDED AT BOOK 303, PAGE 64 AND RUAN ADDITION BOOK 8, PAGE 371 IN THE OFFICE OF RECORDER, MUSCATINE COUNTY, IOWA. SAID EASEMENT IS TO BE VACATED ALONG THE SOUTH LINE OF LOT 3A AND THE WEST AND NORTH LINE OF LOT 3B EXCEPT AS INCLUDED IN OVERLAPPING EASEMENTS.

WHEREAS The intent is to vacate unused and unneeded utility easements that encroach on existing buildings; and

WHEREAS, a public hearing must be conducted by the City Council of Muscatine on the vacation of this utility easement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, September 19, 2019, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 5th day of September, 2019.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

REQUEST THE REQUEST TO VACATE CERTAIN OF UTILITY EASEMENTS AT 3702 AND 3811 PARK AVENUE WEST

Public Notice is hereby given that the City Council for the City of Muscatine, Iowa, will conduct a Public Hearing to review a request for the vacation of certain utility easements 3702 AND 3811 Park Avenue West as:

A 6' WIDE EASEMENT AS RECORDED AT BOOK 266, PAGE 627 IN THE OFFICE OF RECORDER, MUSCATINE COUNTY, IOWA EXCEPT FOR THE EASTERLY AND WESTERLY 15' THEREOF:

AND ALSO

A 10' WIDE EASEMENT AS SHOWN ON THE FINAL PLAT OF DONOHUE ADDITION AS RECORDED AT BOOK 303, PAGE 64 AND RUAN ADDITION BOOK 8, PAGE 371 IN THE OFFICE OF RECORDER, MUSCATINE COUNTY, IOWA. SAID EASEMENT IS TO BE VACATED ALONG THE SOUTH LINE OF LOT 3A AND THE WEST AND NORTH LINE OF LOT 3B EXCEPT AS INCLUDED IN OVERLAPPING EASEMENTS.

This Public Hearing will be conducted on Thursday, September 19, 2019, at 7:00 p.m. in the City Council Chambers at City Hall, 215 Sycamore Street.

All interested persons are invited to attend and comment on the project at that time.

Gregg Mandsager, City Clerk