



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

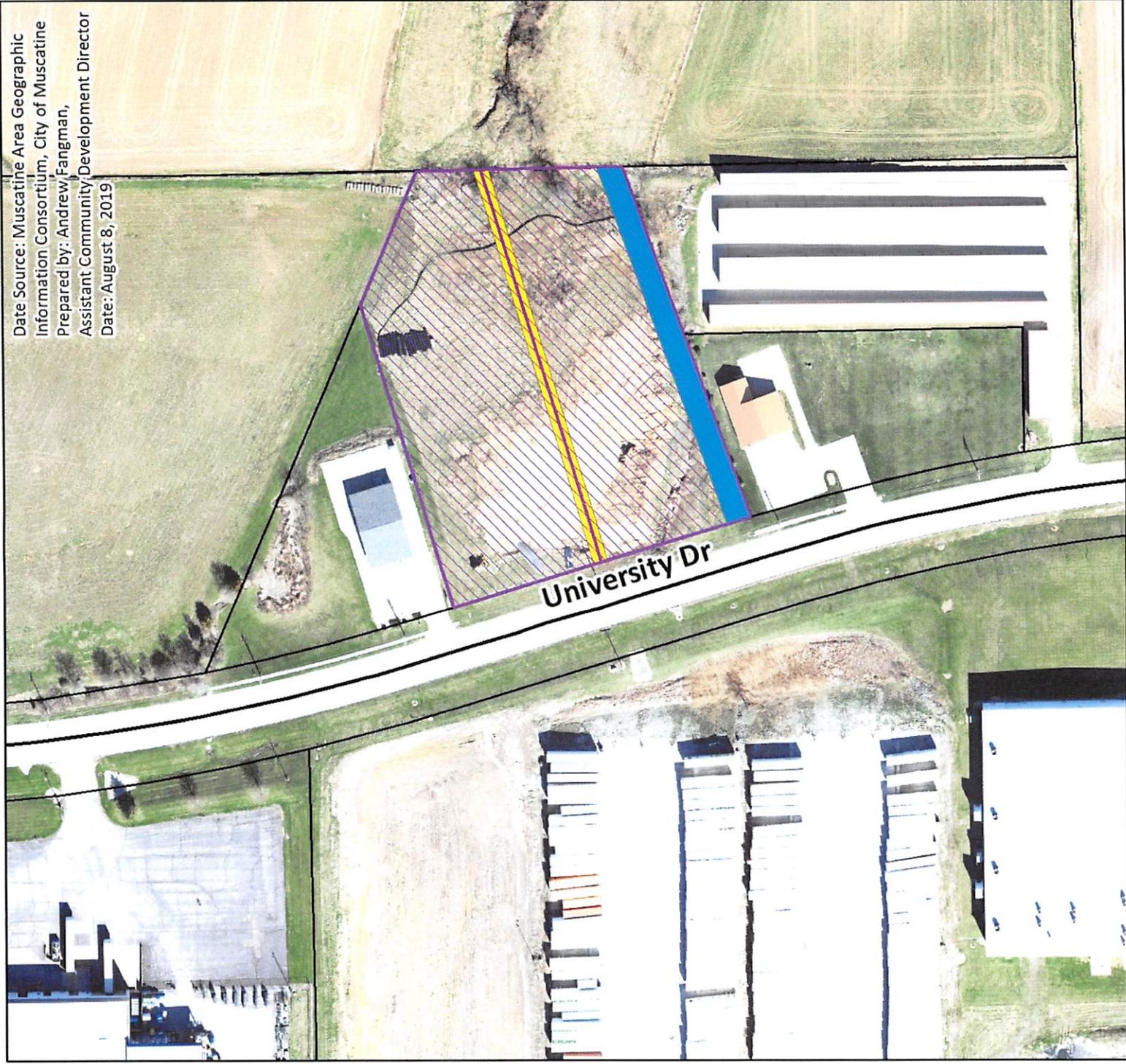
To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, Assistant Community Development Director
Date: September 19, 2019
Re: Utility Easement Vacation – (PZVE-10) Lots 4C and 4B of Sunrise Subdivision (East of University Drive)

INTRODUCTION: A request to vacate certain utility easements has been submitted by University Storage LLC.

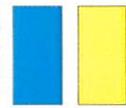
BACKGROUND: University Storage has submitted a utility easement vacation plat, that would if approved by City Council, would vacate a 15' wide utility easement that is comprised of two adjoining 7.5' utility easement on Lots 4C and 4B of Sunrise Subdivision, as illustrated in the attached map. The intent is to vacate unused and unneeded utility easements and allow for development across the boundary between Lot 4C and Lot B. The applicant is also proposing to dedicate a 25' wide easement, along the south edge of Lot 4C, to accommodate the construction of a storm sewer line and any other potential future utility extensions.

RECOMMENDATION/RATIONALE: The Planning and Zoning Commission and staff recommend 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.

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman,
Assistant Community Development Director
Date: August 8, 2019



PZVE-10 Proposed Vacation of Certain Utility Easements at Lots 4C & 4B of Sunrise Subdivision



Proposed New Utility & Stormwater Easement

Utility Easements Proposed for Vacation



Lots 4C & 4B

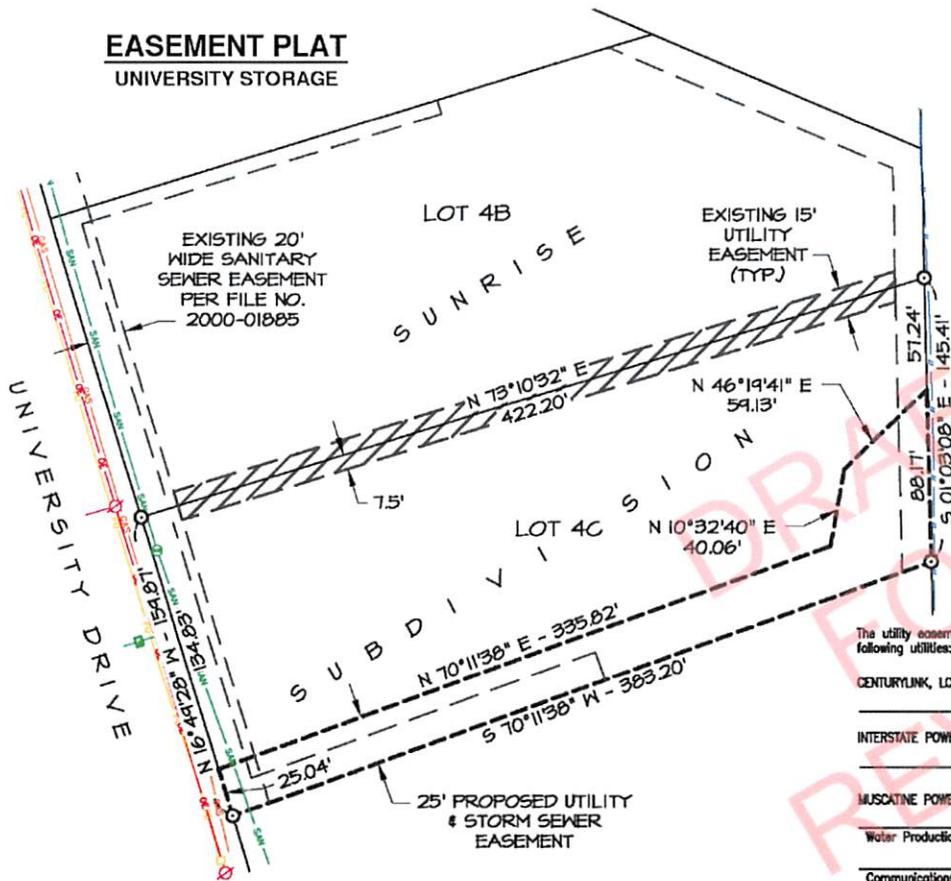


Parcel Lines



0 25 50 100 150 200

EASEMENT PLAT
UNIVERSITY STORAGE



BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE

LAND DESCRIPTION -

A PERMANENT EASEMENT BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 77 NORTH, RANGE 1 WEST OF THE 5TH P.M., CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.
THE SOUTHERLY 25 FEET OF LOT 4C IN SUNRISE SUBDIVISION, IN THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

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

CENTURYLINK, LC	Title	Date
INTERSTATE POWER AND LIGHT, AN ALLIANT ENERGY COMPANY	Title	Date
MUSCATINE POWER & WATER	Title	Date
Water Production & Distribution	Title	Date
Communications	Title	Date
EASTERN IOWA LIGHT & POWER COOPERATIVE	Title	Date

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. 10318
My license renewal 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 413 MUSCATINE, IOWA 52781
INFO@MARTIN-WHITACRE.COM (563)263-7691

SURVEYOR: GARY W. WHITACRE
PROPRIETOR(S): UNIVERSITY STORAGE LLC

RESOLUTION NO. _____

**A RESOLUTION
TO VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 4C AND LOT B OF
SUNRISE SUBDIVISION (EAST SIDE OF UNIVERSITY DRIVE)**

WHEREAS, a resolution was adopted by the City Council of Muscatine, Iowa, on August 15, 2019, providing for the proposed vacation of all right, title and interest of the City of Muscatine, Iowa, in and to certain utility easement located at Lot 4B and Lot 4C of Sunrise Subdivision, in the City of Muscatine, Iowa; and

WHEREAS, the resolution provided that notice of intention to vacate the utility easement should be given by publication of a Public Notice in the Muscatine Journal prior to the meeting of the City Council to be held on September 5, 2019, and the notice was duly published in the newspaper as required by law; and

WHEREAS, the resolution provided for a public hearing on the proposed vacation, and such hearing has been held:

WHEREAS, the City Council found and determined that the proposed vacation of said utility easements would serve the public interest:

BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA, AS FOLLOWS:

1. The City of Muscatine, Iowa, hereby vacates all rights, title, and interest in and to the following described utility easements:

Two adjoining 7.5' public utility easements 7.5' that were established along the south line of Lot 4B and the north line of Lot 4C, of Riverbend Sunrise Subdivision in the City of Muscatine, Iowa.

2. Any resolution or part thereof in conflict or inconsistent with this resolution is repealed.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2019.

CITY COUNCIL OF THE CITY
OF MUSCATINE, IOWA

Diana L. Broderson, Mayor

ATTEST:

Gregg Mandsager, City Clerk