

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO THE WEST BRANCH ZONING CODE.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the West Branch Planning and Zoning Commission in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on Tuesday, February 26, 2019. The public hearing will discuss a proposed rezoning request of the following described parcel from R-1 to R-2:

A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 44 OF THE GREENVIEW ESTATES SUBDIVISION, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE S1°19'13"E, 195.11 FEET TO THE POINT OF BEGINNING, THENCE 86°46'30"E, 315.69 FEET; THENCE S3°13'30"E, 24.96 FEET; THENCE 143.10 FEET ALONG A 216.00 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S21°52'40"E, 141.10 FEET); THENCE S40°56'32"E, 967.89 FEET; THENCE S49°03'24"W, 50.37 FEET; THENCE 89.97 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S57°38'54"W, 89.63 FEET); THENCE N40°56'32"W, 961.68 FEET; THENCE S88°40'13"W, 77.11 FEET; THENCE S01°19'47"E, 127.44 FEET; THENCE N82°46'48"W, 37.29 FEET; THENCE S88°40'47"W, 140.28 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.

YOU ARE FURTHER NOTIFIED that a public hearing will be held by the City Council of the City of West Branch, Cedar County, in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on Monday, March 4, 2019. The public hearing will discuss a proposed rezoning request of the following described parcel:

A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 44 OF THE GREENVIEW ESTATES SUBDIVISION, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE S1°19'13"E, 195.11 FEET TO THE POINT OF BEGINNING, THENCE 86°46'30"E, 315.69 FEET; THENCE S3°13'30"E, 24.96 FEET; THENCE 143.10 FEET ALONG A 216.00 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S21°52'40"E, 141.10 FEET); THENCE S40°56'32"E, 967.89 FEET; THENCE S49°03'24"W, 50.37 FEET; THENCE 89.97 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S57°38'54"W, 89.63 FEET); THENCE N40°56'32"W, 961.68 FEET; THENCE S88°40'13"W, 77.11 FEET; THENCE S01°19'47"E, 127.44 FEET; THENCE N82°46'48"W, 37.29 FEET; THENCE S88°40'47"W, 140.28 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.

All interested persons are invited to attend these meetings and be heard on the
aforementioned proposed adoption of the amendment. Further information regarding same may
be obtained by contacting the West Branch Deputy City Clerk.

/s/ Leslie Brick
Leslie Brick, Deputy City Clerk
by West Branch City Council