

NOTICE OF PUBLIC HEARING FOR REZONING OF CERTAIN PROPERTY LOCATED
NORTH OF AND ADJACENT EAST MAIN STREET AND WEST OF 4TH STREET IN
WEST BRANCH, IOWA.

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of West Branch, Iowa, will hold a public hearing at 7:00 p.m. on September 28, 2021, in the Council Chambers at City Hall, 110 N. Poplar Street, West Branch, Iowa, to consider the rezoning of the following described property from Industrial District to Planned Unit Development District, to wit:

The real property in the Retracement Plat of Survey filed for record on October 8, 2018 in Book K at Page 110, Records of the Cedar County Recorder; and

Lots 1-5 in Block 3, in West Branch, Iowa and the abandoned railroad right-of-way located west of said Lots 1-5; and

Lots 1 and 2 in Tract 1 located in the abandoned railroad in the SE $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West of the 5th P.M., West Branch, Cedar County, Iowa, as shown in Plat Book E on page 117 in the Cedar County Recorder's Office; and

A tract of land in the SW $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West in the Town of West Branch, and more particularly described as follows: Beginning at a point on the south line of College Street, said point being 50 feet easterly of as measured radially from the centerline of the Chicago, Rock Island and Pacific Railroad's main track; thence S 14°34'45" East, 2.91 feet; thence southerly 72.62 feet, more or less, along a line curved to the left, parallel with and 50 feet easterly of said centerline; said line having a chord length of 72.62 feet; thence N 74°10'55" East 199.78 feet to a point on the easterly line of said Railroad Company's station grounds; thence northerly along the easterly line of said station grounds 145 feet, more or less, to the centerline of College Street; thence S 62°05'00" West along said centerline 205.64 feet to a line 50 feet easterly of and parallel with the centerline of said Railroad Company's main tract; thence southerly along last said parallel line 20 feet, more or less, to the point of beginning; and

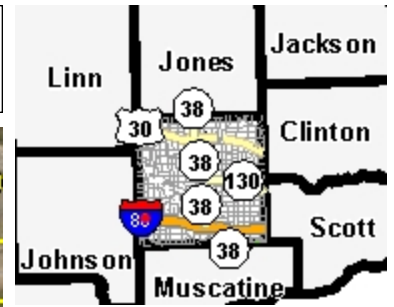
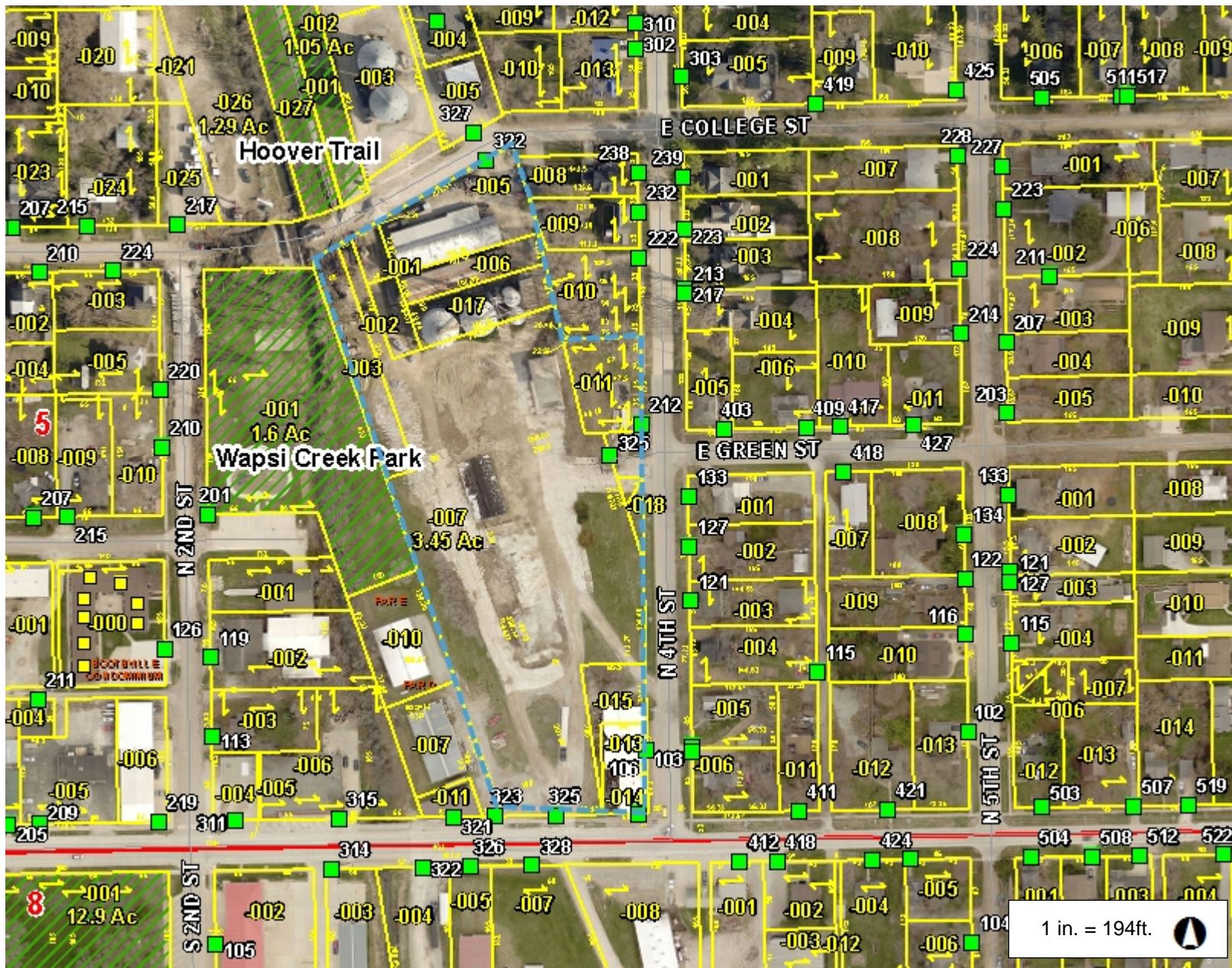
Commencing at an iron pin located on the east right-of-way line of Fourth Street, 33.00 feet north of the centerline of East Main Street; all located in Section 5, Township 79 North, Range 4 West of the 5th P.M. in the City of West Branch, Cedar County, Iowa; thence westerly 58.42 feet along the north right-of-way line of said East Main Street to the point of beginning; thence northerly 64.30 feet along the easterly line of a building fronting on Fourth Street and East Main Street to the SE corner of the partition wall between said building and adjacent building to the north; thence westerly 58.30 feet along the south side of said partition wall to a point 0.70 feet east of the SW corner of said wall; thence southerly 64.35 feet on a line parallel to the westerly wall of said building to an "X" cut in the concrete sidewalk and the north right-of-way line of East Main Street; thence easterly 58.30 feet along said right-of-way line to the point of beginning; and

Beginning at a point 37 feet 1 inch north of and 58 feet 5 inches west of the SE corner of the SW $\frac{1}{4}$ of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence north 60 feet 1.25 inches; thence west 2 feet 1.75 inches; thence south 60 feet 1.25 inches; thence east 1 foot 7 inches to the place of beginning; and commencing 33 feet north and 60 feet west of the SE corner of Section 5, Township 79 North, Range 4 West of the 5th P.M. in the Town of West Branch, Cedar County, Iowa; thence running north 120 feet along the west side of Fourth Street in said town; thence west 60 feet; thence south 120 feet to the north side of East Main Street; thence east 60 feet to the point of beginning

Any and all citizens are welcome to attend the meeting to make comments regarding said proposed rezoning ordinance during said Public Hearing or make written comments to the City Clerk.

/s/ Leslie Brick, City Clerk

Cedar County, IA



Legend

- Road
 - Interstate
 - US Highway
 - State Numbered Highway
 - <all other values>
- +
- Railroad
- Address Point
- Parcel
- Parcel Number/Acres
- Leased Land
- Land Hook
- Corporate Limit Line
- Park
- Section
- County Boundary

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION