

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSAL TO VACATE AN UNUSED PORTION OF GREEN LOCATED IN THE CITY OF WEST BRANCH, IOWA.

YOU ARE HEREBY NOTIFIED that a public hearing will be held by the City Council of the City of West Branch in the Council Chambers at 110 Poplar Street, at 7:00 o'clock P.M., on Monday, April 3rd, 2023. Said public hearing shall be to consider the proposal of vacating that portion of unused Green Street right-of-way described as Auditor's Parcel P according to the plat thereof recorded in Plat Book L, Page 160, Plat Records of Cedar County, Iowa.

All interested persons make appear at this meeting to make comment on the proposed ordinance to vacate the aforementioned right-of way in the City of West Branch, Iowa.

Leslie Brick, City Clerk,
by Direction of the City Council

BK: L PG: 160
 Page Range: 160-
 Instr. Number: 2023 393
 Recorded: 2/22/2023 at 1:24:29.0 PM
 County Recording Fee: \$7.00
 Iowa E-Filing Fee: \$3.13
 Combined Fee: \$10.13
 Revenue Tax:
 Melissa Bahnsen Recorder
 Cedar County, Iowa

PLAT OF SURVEY AUDITOR'S PARCEL "P"

A PORTION OF VACATED GREEN STREET, SOUTH OF BLOCK 13,
 ORIGINAL TOWN OF CAMERON, NOW WEST BRANCH, CEDAR
 COUNTY, IOWA

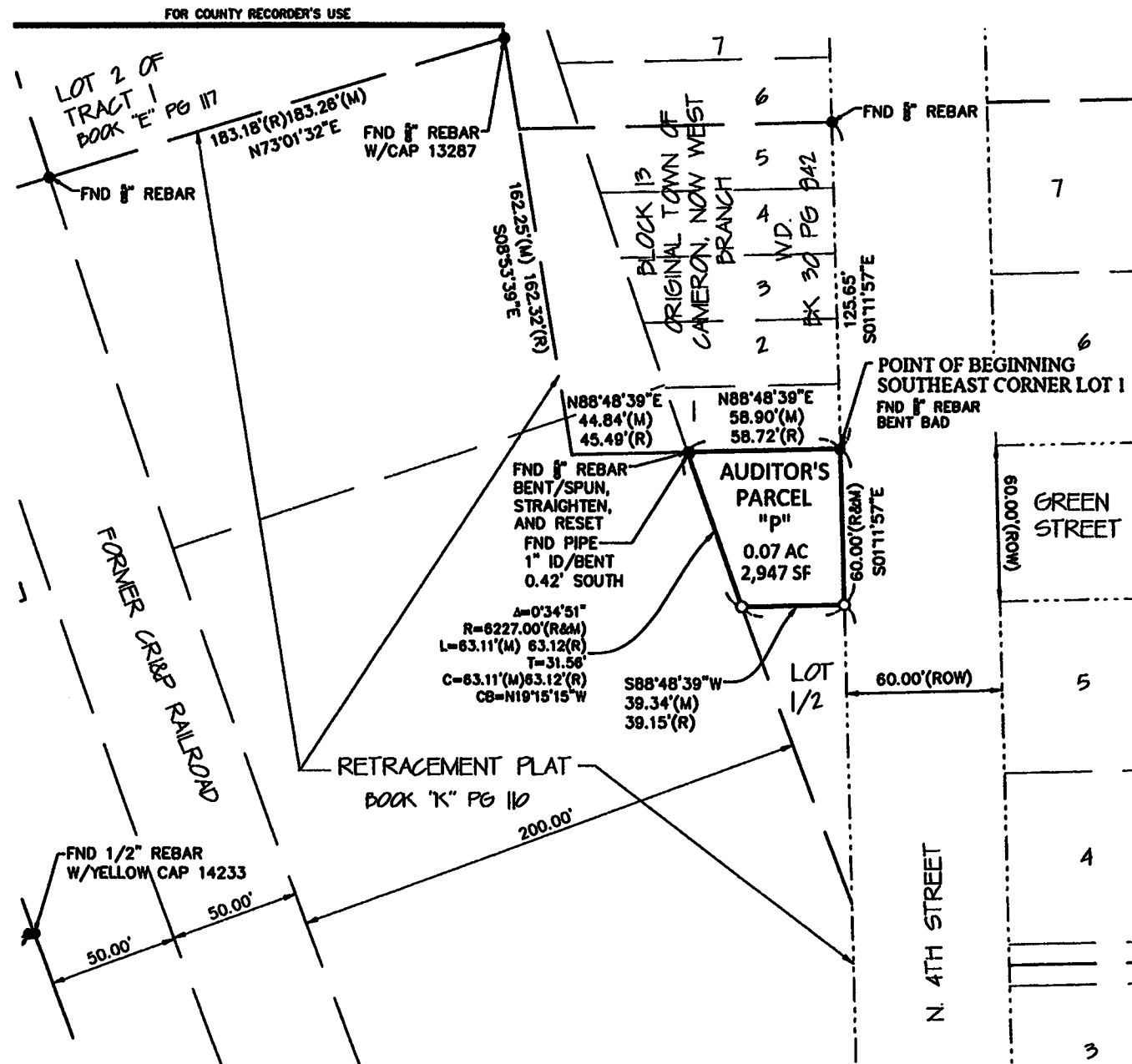
NOTES:
 1. BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83(2011) (EPOCH 2010.000). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES. THE BEARING BASIS IS THE SAME AS THE RETRACEMENT PLAT FILED IN BOOK "K" PAGE 110.

LOCATION: A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA	SUBDIVIDER: BDO LLC C/O BARRY FRANTZ CONSTRUCTION INC. PO BOX 277 WEST LIBERTY, IOWA, 52776
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: JAMES D. HOUGHTON 216 STEVENS DRIVE IOWA CITY, IOWA 52240
DATE OF SURVEY: 05-16-2022	PROPRIETOR OR OWNER: CITY OF WEST BRANCH 8 COLLEGE STREET WEST BRANCH, IOWA, 52358
DOCUMENT RETURN INFORMATION: ATTORNEY	



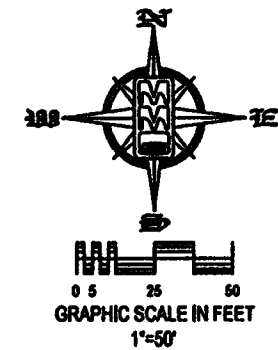
CIVIL ENGINEERS
 LAND PLANNERS
 LAND SURVEYORS
 LANDSCAPE ARCHITECTS
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
 IOWA CITY, IOWA 52240
 (319) 351-8282
 www.mmsconsultants.net



LEGAL DESCRIPTION: AUDITOR'S PARCEL "P"
 A PORTION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 79 NORTH, RANGE 4 WEST OF THE 5TH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 13 OF THE ORIGINAL TOWN OF CAMERON, NOW WEST BRANCH, CEDAR COUNTY, IOWA; THENCE S01°11'57"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 4TH STREET, 60.00 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND SHOWN ON A RETRACEMENT PLAT OF SURVEY RECORDED IN BOOK "K", PAGE 110, IN THE RECORDS OF THE CEDAR COUNTY RECORDERS OFFICE, THENCE S88°48'39"W, ALONG SAID EASTERLY LINE, 39.34 FEET; THENCE NORTHWESTERLY 63.11 FEET, ALONG SAID EASTERLY LINE AND AN ARC OF A 6227.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 63.11 FOOT CHORD BEARS N19°15'15"W TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N88°48'39"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 58.90 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.07 ACRES (2,947 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND AND NOTES	
▲	CONGRESSIONAL CORNER, FOUND
△	CONGRESSIONAL CORNER, REESTABLISHED
○	CONGRESSIONAL CORNER, RECORDED LOCATION
○	PROPERTY CORNER(S), FOUND (as noted)
○	PROPERTY CORNER(S) SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
○	CUT "X"
—	PROPERTY &/or BOUNDARY LINES
—	CONGRESSIONAL SECTION LINES
—	RIGHT-OF-WAY LINES
—	CENTER LINES
—	LOT LINES, INTERNAL
—	LOT LINES, PLATTED OR BY DEED
—	EASEMENT LINES, WIDTH & PURPOSE NOTED
—	EXISTING EASEMENT LINES, PURPOSE NOTED
—	RECORDED DIMENSIONS
—	MEASURED DIMENSIONS
—	CURVE SEGMENT MARKER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS
 ERROR OF CLOSURE IS LESS THAN 1 FOOT IN 20,000 FEET

PROFESSIONAL LAND SURVEYOR

RICHARD R. NOWOTNY

P.L.S. Iowa Lic. No. 17918

IOWA

SEAL

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.

Richard R. Nowotny 2-22-23

RICHARD R. NOWOTNY
 P.L.S. Iowa Lic. No. 17918
 My license renewal date is December 31, 2023

Page or sheets covered by this seal: 1

Date: _____ Revision: _____
 DESIGNATED
 by
 CEDAR COUNTY AUDITOR
 PARCEL P
 DATE 2/23/2023
 INITIAL RL

AUDITOR'S
 PARCEL "P"

GREEN STREET,
 SOUTH OF BLOCK 13,
 ORIGINAL TOWN OF
 CAMERON, NOW
 WEST BRANCH,
 CEDAR COUNTY,
 IOWA
 MMS CONSULTANTS, INC.

Date: 08-01-22

Surveyed by: DMW Field Book No: 1333, PG 77
 Drawn by: TAV Scale: 1"=50'
 Checked by: MAS/RRN Sheet No: 1
 Project No: 11186-002 of: 1