

## 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, July 26, 2016. The public hearing will discuss the proposed rezoning of the following described parcel: An approximately 27.49 acre parcel on the Westerly portion of the W. ½ N.W.1/4 Sec. 6 T.79N. R.4W in West Branch, Cedar County, Iowa, more commonly known as Cedars Edge Golf Course. Rezoning Tract #1: A-1 to R-1, Rezoning Tract #2: A-1 to R-2, Rezoning Tract #3: A-1 to R-3, and Rezoning Tract #4: A-1 to B-1.

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, August 1, 2016. The public hearing will discuss the proposed rezoning of the following described parcel: An approximately 27.49 acre parcel on the Westerly portion of the W. ½ N.W.1/4 Sec. 6 T.79N. R.4W in West Branch, Cedar County, Iowa, more commonly known as Cedars Edge Golf Course. Rezoning Tract #1: A-1 to R-1, Rezoning Tract #2: A-1 to R-2, Rezoning Tract #3: A-1 to R-3, and Rezoning Tract #4: A-1 to B-1.

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 City Clerk.

/s/Matt Muckler

Matt Muckler, City Administrator/Clerk  
by West Branch City Council

DESCRIPTION - REZONING TRACT #1 (A-1 TO R-1) - BEGINNING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE N01°02'17"W ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 756.27 FEET; THENCE N88°57'43"E, A DISTANCE OF 183.00 FEET; THENCE S01°02'17"E, A DISTANCE OF 689.00 FEET; THENCE N86°42'09"E, A DISTANCE OF 20.02 FEET; THENCE N01°02'17"W, A DISTANCE OF 228.21 FEET; THENCE N88°57'43"E, A DISTANCE OF 419.56 FEET; THENCE S03°13'20"E, A DISTANCE OF 230.63 TO THE NORTHEAST CORNER OF LOT 9 OF GREEN VIEW ESTATES AS RECORDED IN BOOK 5, PAGE 207 OF THE RECORDERS OFFICE OF CEDAR COUNTY; THENCE S86°43'55"W ALONG THE NORTH LINE OF SAID GREEN VIEW ESTATES, A DISTANCE OF 193.71 FEET; THENCE S03°09'26"E ALONG SAID WEST LINE; A DISTANCE OF 40.96 FEET; THENCE S86°42'09"W ALONG SAID NORTH LINE, A DISTANCE OF 439.64 FEET TO THE POINT OF BEGINNING. SAID REZONING TRACT CONTAINS 5.74 ACRES (249,886 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - REZONING TRACT #2 (A-1 TO R-2) - COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE N01°02'17"W ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 756.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°02'17"W ALONG SAID WEST LINE, A DISTANCE OF 367.00 FEET; THENCE N88°57'43"E, A DISTANCE OF 243.00 FEET; THENCE N01°02'17"W, A DISTANCE OF 70.00 FEET; THENCE N88°57'43"E, A DISTANCE OF 208.41 FEET; THENCE S70°16'50"E, A DISTANCE OF 170.06 FEET; THENCE S36°18'56"E, A DISTANCE OF 145.31 FEET; THENCE S50°31'50"W, A DISTANCE OF 179.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING OF S05°32'16"W, AN ARC DISTANCE OF 106.11 FEET; THENCE N62°44'59"W, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CHORD BEARING OF S58°06'22"W AND AN ARC DISTANCE OF 118.48 FEET; THENCE S88°57'43"W, A DISTANCE OF 418.64 FEET TO THE POINT OF BEGINNING. SAID REZONING TRACT CONTAINS 5.50 ACRES (239,761 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - REZONING TRACT #3 (A-1 TO R-3) - COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE N01°02'17"W ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 756.27 FEET; THENCE N88°57'43"E, A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING; THENCE S01°02'17"E, A DISTANCE OF 155.00 FEET; THENCE N88°57'43"E, A DISTANCE OF 317.82 FEET; THENCE N54°02'41"E, A DISTANCE OF 131.83 FEET; THENCE N29°34'42"W, A DISTANCE OF 140.23 FEET; THENCE N62°44'59"W, A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CHORD BEARING OF S58°06'22"W, AN ARC DISTANCE OF 118.48 FEET; THENCE S88°57'43"W, A DISTANCE OF 235.64 FEET TO THE POINT OF BEGINNING. SAID REZONING TRACT CONTAINS 1.46 ACRES (63,691 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION - REZONING TRACT #4 (A-1 TO B-1) - COMMENCING AT THE WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 79, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CEDAR COUNTY, IOWA; THENCE N01°02'17"W ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 1322.10 TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6 BEING THE POINT OF BEGINNING; THENCE S01°02'17"E ALONG SAID WEST LINE OF SAID SECTION 6, A DISTANCE OF 198.84 FEET; THENCE N88°57'43"E, A DISTANCE OF 243.00 FEET; THENCE N01°02'17"W, A DISTANCE OF 70.00 FEET; THENCE N88°57'43"E, A DISTANCE OF 208.41 FEET; THENCE S70°16'50"E, A DISTANCE OF 170.06 FEET; THENCE S36°18'56"E, A DISTANCE OF 145.31 FEET; THENCE S50°31'50"W, A DISTANCE OF 179.45 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET AND A CHORD BEARING OF S05°32'16"W, AN ARC DISTANCE OF 106.11 FEET; THENCE S29°34'42"E, A DISTANCE OF 140.23 FEET; THENCE S54°02'41"W, A DISTANCE OF 131.83 FEET; THENCE S88°57'43"W, A DISTANCE OF 317.82 FEET; THENCE S01°02'17"E, A DISTANCE OF 534.00 FEET; THENCE N86°42'09"E, A DISTANCE OF 20.02 FEET; THENCE N01°02'17"W, A DISTANCE OF 228.21 FEET; THENCE N88°57'43"E, A DISTANCE OF 419.56 FEET; THENCE S03°13'20"E, A DISTANCE OF 150.68 FEET; THENCE N69°52'28"E, A DISTANCE OF 348.32 FEET; THENCE N01°06'13"W, A DISTANCE OF 1093.06 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE S87°07'55"W ALONG SAID NORTH LINE, A DISTANCE OF 956.71 FEET TO THE POINT OF BEGINNING. SAID REZONING TRACT CONTAINS 14.79 ACRES (644,363 SQUARE FEET), AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.