

**NOTICE OF PUBLIC HEARING REGARDING THE PETITION FOR THE VACATION OF A
PORTION OF THE PLAT OF THE LAKEVIEW RIDGE SUBDIVISION**

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED that the Board of Supervisors of Appanoose County, Iowa will hold a public hearing to consider a resolution to approve the vacation of that certain real property more particularly described on the attached Exhibit A from the Plat of the Lakeview Ridge Subdivision, an Addition to Appanoose County, Iowa recorded March 14, 2018 in Book 2018, Page 410 in the Office of the Appanoose County Recorder, at meeting to be held on June 17, 2024 commencing at 9:15 A.M. in the chambers of the Appanoose County Board of Supervisors located at the Appanoose County Courthouse, 201 N. 12th St., Centerville, Iowa. The petition for such vacation is available for public inspection in the office of the Appanoose County Auditor.

Persons desiring to object to said resolution may appear at said time and place set for hearing or may file written objections with the City Clerk prior thereto.

Published by order of the County Board of Supervisors of Appanoose County, Iowa.

APPANOOSE COUNTY, IOWA

By /s/ Kelly Howard
Appanoose County Auditor

Published: May 22, 2024

Exhibit A

Legal Description of the Property

A parcel of land located in Section 3, Township 70 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa more particularly described as follows:

Beginning at the Center of Section 3, Township 70 North, Range 19 West of the Fifth Principal Meridian, Appanoose County, Iowa and proceeding thence North $00^{\circ}16'59''$ West along the West line of the Southwest Quarter of the Northeast Quarter, a distance of 768.98 feet, to a found iron pin;

thence North $86^{\circ}42'26''$ East, a distance of 5.90 feet, to a found iron pin on the Westerly right-of-way line of Appanoose County Highway S70 as presently located;

thence Southeasterly along said Right-of-Way and along a 898.60 foot radius curve, concave Northeasterly, with a chord bearing of South $26^{\circ}45'35''$ East and a chord length of 702.91 feet, a distance of 722.19 feet;

thence South $39^{\circ}37'43''$ West along said Right-of-Way, a distance of 25.00 feet, to a found iron pin;

thence Southeasterly along said Right-of-Way and along a 923.60 foot radius curve, concave Northeasterly, with a chord bearing of South $55^{\circ}35'02''$ East and a chord length of 169.74 feet, a distance of 169.98 feet, to a found iron pin;

thence South $29^{\circ}34'34''$ West along said Right-of-Way, a distance of 25.86 feet, to a found iron pin on the South line of the Southwest Quarter of the Northeast Quarter of said Section 3;

thence South $89^{\circ}28'01''$ West along said South line and along the North line of Outlot I of Lakeview Ridge Subdivision, a distance of 372.59 feet to a common corner therewith;

thence South $00^{\circ}18'53''$ East along a Westerly line of said Outlot I, a distance of 18.89 feet, to a common corner therewith;

thence South $44^{\circ}21'13''$ West along a Westerly line of said Outlot I, a distance of 45.18 feet, to a common corner therewith;

thence South $00^{\circ}09'38''$ East along a West line of said Outlot I, a distance of 1265.84 feet, to the Southwest corner thereof and also on the South line of the Northwest Quarter of the Southeast Quarter of said Section 3;

thence South $89^{\circ}33'46''$ West along the South line of the Northwest Quarter of the Southeast Quarter of said Section 3, a distance of 20.53 feet, to a found concrete monument at the Southwest corner thereof;

thence South $89^{\circ}57'15''$ West along the South line of the Northeast Quarter of the Southwest Quarter of said Section 3, a distance of 660.44 feet, to a found concrete monument;

thence North $00^{\circ}24'45''$ West, a distance of 658.20 feet, to a found concrete monument;

thence South 89°59'44" West, a distance of 329.66 feet, to a found concrete monument;

thence North 00°23'34" West, a distance of 658.41 feet, to a found concrete monument on the North line of the Northeast Quarter of the Southwest Quarter of said Section 3;

thence North 89°57'50" East along the North line of the Northeast Quarter of the Southwest Quarter of said Section 3, a distance of 990.49 feet, to the found concrete monument at the Point of Beginning, said Parcel containing 28.44 acres, more or less, subject to easements of record.
