

RESOLUTION NO. 2024-25

RESOLUTION APPROVING THE VACATION OF A PORTION OF THE PLAT FOR THE LAKEVIEW RIDGE SUBDIVISION

WHEREAS, on December 18, 2017, the Appanoose County Board of Supervisors passed and approved the plat for 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 (the "Plat").

WHEREAS, pursuant to Iowa Code §354.22, Vice Ventures LLC, an Iowa limited liability company, ("Owner") has submitted the petition (the "Petition") to Appanoose County Board of Supervisors to vacate the portion of the Plat more particularly described on the attached Exhibit A (the "Property").

WHEREAS, the Board of Supervisors has given due consideration to the Petition and finds that the Petition conforms to the applicable governing provisions of Iowa Code §354.22 and other related statutes and ordinances affecting Appanoose County, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF APPANOOSE COUNTY, IOWA AS FOLLOWS:

1. That the Petition be, and the same is hereby approved and accepted and any procedural discrepancies are hereby waived.
2. That the Property is hereby vacated from the Plat pursuant to Iowa Code §354.22.
3. That the previous conveyance to Appanoose County, Iowa of those areas previously set aside and dedicated for public use in the Plat are hereby conveyed by the County to Owner.
4. That the Chairperson and County Auditor of Appanoose County, Iowa, are hereby authorized and directed, upon approval by the Board of Supervisors, to execute all legal documents relating to said vacation of the Property from the Plat, and to certify a copy of this Resolution which shall be affixed to the Declaration of Vacation of Plat after passage and approval by law.
5. That, upon execution and certification of this Resolution by Appanoose County, Iowa, Owner shall file such Declaration of the Vacation of Plat and accompanying materials evidencing compliance with Iowa Code §354.22 with the Appanoose County Auditor and the Appanoose County Recorder.
6. That this Resolution shall become effective upon its passage and approval as provided by law.

PASSED and ADOPTED this the 17th day of June, 2024.

Suzanne Henry
Chairperson, Appanoose County
Board of Supervisors

ATTEST:

Kelly Howard
Kelly Howard, County Auditor

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 $89^{\circ}59'44''$ West, a distance of 329.66 feet, to a found concrete monument;

thence North $00^{\circ}23'34''$ 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 $89^{\circ}57'50''$ 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.

