

Notice of Public Hearing

You and each of you are hereby notified that a Public Hearing has been set for the 11th of May, 2021 at 7:00 P.M. at the Camanche Community Center 323 9th Avenue, City of Camanche, Clinton County, State of Iowa, before the Camanche Planning and Zoning Commissions, relative to request for a plat of Phase 2 of the Cross 1st Addition Subdivision, which is more specifically described as follows:

LOTS 1 THRU 11 – LEGAL DESCRIPTION

BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 81 NORTH, RANGE 6 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CAMANCHE, CLINTON COUNTY, IOWA PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 33;

THENCE NORTH 0° 03' 57" WEST, 59.99 FEET ALONG THE WEST LINE OF SAID SECTION 33 TO THE NORTHERLY RIGHT OF WAY LINE OF SOUTH WASHINGTON BOULEVARD; THENCE CONTINUING ALONG SAID WEST LINE OF SECTION 33, 764.58 FEET; THENCE SOUTH 88° 56' 17" EAST, 240.12 FEET; THENCE NORTH 0° 51' 06" EAST, 40.10 FEET; THENCE SOUTH 89° 07' 28" EAST, 95.21 FEET, TO THE POINT OF BEGINNING,

THENCE SOUTH 89° 07' 28" EAST, 262.24 FEET TO THE WEST LINE OF HIGHLAND PARK SUBDIVISION; THENCE SOUTH 00° 11' 33" EAST, 414.46 FEET; THENCE NORTH 89° 00' 39" WEST, 158.45' TO THE WEST SIDE OF EAST RIVER COURT RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY SOUTH 00° 59' 21" WEST, 207.26 FEET TO A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 45° 59' 21" WEST WITH A CHORD LENGTH OF 42.43 FEET; THENCE NORTH 89° 00' 39" WEST, 80.69 FEET TO THE EAST LINE OF CROSSROADS AVENUE RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 00° 49' 21" EAST, 611.35 FEET; THENCE NORTH 01° 10' 27" EAST, 40.06 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.132 ACRES, 136,448.16 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LOT 12 – LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 84° 02' 46" WEST, 134.44 FEET WITH THE NORTH RIGHT OF WAY LINE OF SOUTH WASHINGTON BLVD. TO A POINT 30.12 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID LOT 1; NORTH 00° 49' 20" EAST, 114.97 FEET; THENCE NORTH 53° 24' 28" WEST, 31.33 FEET TO A POINT ON THE SOUTH RIGHT

OF WAY LINE OF EAST RIVER COURT HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF NORTH 61° 02' 39" EAST WITH A CHORD LENGTH OF 21.97 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 53° 24' 28" EAST, 66.03 FEET; THENCE SOUTH 89° 04' 24" EAST, 86.71 FEET TO A POINT ON THE EAST LINE OF LOT 1, LOCATED 4.62 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 50' 17" WEST, 117.47 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12 AND POINT OF BEGINNING, SAID PARCEL CONTAINS 0.370 ACRES, 16,122.33 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

You are further advised that if you do not appear and file objections before said body that the Camanche Planning and Zoning Commission may grant Cross 1st Addition Phase 2.

So govern yourselves accordingly.

Dated at Camanche, Clinton County, State of Iowa, on this 4th day of May, 2021.