

NOTICE OF PUBLIC HEARING
ON A MINOR SUDIVISION APPLICATION
SERGEANT BLUFF, IA

You are hereby notified that the Planning and Zoning Commission will hold a Public Hearing, commencing at 6:00 p.m. on Tuesday, December 6, 2022 in the Council Chambers located at 401 4th Street to hear public comments on a Minor Subdivision application submitted by the City of Sergeant Bluff and Jan Harman pertaining to a Minor Subdivision Application (“Baker Prairie North”) an area more generally described as the undeveloped and developed lots located west of Baker Drive and north of Prairie Bluff Drive.

PARCEL DESCRIPTION:

A PARCEL OF LAND IN THE E1/2 OF THE SE1/4 OF SECTION 30, T88N R47W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE1/4 CORNER OF SAID SECTION 30 THENCE N1°14'06"E (AN ASSUMED BEARING) ALONG THE EAST LINE OF THE SE1/4 FOR 1097.73 FEET; THENCE N88°45'54"W FOR 60.15 FEET TO THE WESTERLY R.O.W. LINE OF BAKER DR., THE NE CORNER OF TRACT C BAKER PRAIRIE BLUFF, FIRST FILING AND THE POINT OF BEGINNING; THENCE N1°14'06"E ALONG SAID WESTERLY R.O.W. LINE FOR 551.20 FEET; THENCE N89°41'25"W FOR 625.05 FEET; THENCE S1°06'14"W FOR 109.20 FEET; THENCE S56°10'31"W FOR 287.46 FEET; THENCE N88°52'36"W FOR 209.24 FEET; THENCE S1°09'46"W FOR 96.54 FEET; THENCE N88°47'30"W FOR 200.01 FEET TO THE EXISTING R.O.W. LINE OF 4TH STREET; THENCE S1°09'29"W ALONG SAID R.O.W. FOR 60.00 FEET; THENCE S88°47'30"E FOR 200.01 FEET; THENCE S1°09'46"W FOR 10.00 FEET; THENCE S88°47'30"E FOR 28.22 FEET; THENCE ALONG A CURVE CONCAVE SOUTHWESTERLY, WITH AN ARC LENGTH OF 234.94 FEET A RADIUS OF 465.00 FEET AND A CHORD OF S74°19'02"E FOR 232.45 FEET; THENCE S59°50'34"E FOR 20.53 FEE; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, WITH AN ARC LENGTH OF 635.55 FEET A RADIUS OF 1300.00 FEET AND A CHORD OF S73°50'53"E FOR 629.24 FEET; THENCE N2°11'09"E FOR 70.00 FEET; THENCE ALONG A CURVE CONCAVE NORTHEASTERLY, WITH AN ARC LENGTH OF 24.71 FEET A RADIUS OF 1230.00 FEET AND A CHORD OF S88°25'53"E FOR 24.71 FEET; THENCE S89°00'19"E FOR 43.86 FEET; THENCE N1°13'37"E FOR 60.00 FEET; THENCE S88°46'23"E FOR 120.00 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 11.932 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

Digital/teleconference attendance available when possible by visiting:

<https://us02web.zoom.us/j/89478186424?pwd=V0FINTZaeE50VEtsT116L0s0L2hMUT09>

Meeting ID: 894 7818 6424

Passcode: 414414

Via phone: 833 548 0276 US Toll-free

All interested persons are urged to comment by agent or attorney, or in writing. If needed questions or comments can be taken by phone at 712-943-4244 during the hours of 8:00 am to 5:00 pm, Monday – Friday.

Jeanette Kellen, P & Z Secretary