

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **WARREN COUNTY ZONING COMMISSION** on the **14th day of October, 2024 at 6:35 p.m.** in the **2nd floor Board of Supervisors Meeting Room, Warren County Administration Building, Indianola, Iowa.**

Said hearing is in regard to a review of **FINAL PLAT for Marywood East**, submitted by **Marywood Farms, 12024 S23 Highway, Indianola, Iowa 50125.**

The proposed plat is on property described as:

PARCEL 'J' OF SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M OF THE PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 6724; A PART OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 23 WEST OF THE 5TH P.M.; A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 75 NORTH, RANGE 23 WEST OF THE 5TH P.M.; A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2; AND A PART OF PARCEL 'J' OF SAID SECTION 2 OF THE PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2020-06856, ALL IN WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 88°52'35" EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 898.54 FEET TO THE SOUTHWEST CORNER OF PARCEL "J", AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 2007 PAGE 6724; THENCE NORTH 67°57'38" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "J", 779.38 FEET; THENCE NORTH 50°34'46" EAST ALONG SAID NORTHERLY LINE, 1363.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "J"; THENCE SOUTH 00°08'50" WEST ALONG THE EAST LINE OF SAID PARCEL "J", 1192.91 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 01°11'07" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 910.53 FEET; THENCE NORTH 89°19'45" WEST, 296.50 FEET; THENCE SOUTH 01°55'54" EAST, 242.00 FEET; THENCE SOUTH 71°41'35" EAST, 311.02 FEET TO A POINT ON SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 2; THENCE SOUTH 01°11'07" EAST ALONG SAID EAST LINE, 169.94 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89°38'51" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 169.12 FEET TO THE EASTERLY LINE OF SAID PARCEL 'J' OF THE PLAT OF SURVEY RECORDED AS DOCUMENT 2020-06856; THENCE SOUTH 00°11'05" EAST ALONG SAID EASTERLY LINE, 1331.32 FEET; THENCE SOUTH 89°44'47" EAST ALONG SAID EASTERLY LINE, 178.63 FEET; THENCE SOUTH 01°08'20" EAST ALONG SAID EASTERLY LINE, 190.74 FEET TO THE NORTHERLY LINE OF PARCEL 'S' OF PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 2020-05090; THENCE NORTH 63°25'51" WEST ALONG SAID NORTHERLY LINE, 366.41 FEET; THENCE NORTH 73°48'24" WEST ALONG SAID NORTHERLY LINE, 620.87 FEET; THENCE SOUTH 35°32'23" WEST ALONG SAID NORTHERLY LINE, 248.03 FEET; THENCE SOUTH 77°47'58" WEST ALONG SAID NORTHERLY LINE, 134.28 FEET; THENCE NORTH 47°56'58" WEST ALONG SAID NORTHERLY LINE, 147.11 FEET TO A POINT ON THE NORMAL POOL LINE OF MARYWOOD LAKE (ELEVATION=818.5' NAVD) AND THE SOUTHERLY POINT OF THE

MEANDER LINE OF SAID PARCEL "S"; THENCE NORTHWESTERLY ALONG NORMAL POOL LINE OF MARYWOOD LAKE HAVING A MEANDER LINE OF NORTH 32°27'16" WEST, 744.16 FEET; THENCE NORTHWESTERLY ALONG NORMAL POOL LINE OF MARYWOOD LAKE HAVING A MEANDER LINE OF NORTH 28°36'21" WEST, 737.12 FEET; THENCE NORTHWESTERLY ALONG NORMAL POOL LINE OF MARYWOOD LAKE HAVING A MEANDER LINE OF NORTH 16°22'17" WEST, 731.92 FEET TO THE NORTH POINT OF THE MEANDER LINE OF SAID PARCEL "S"; THENCE NORTH 00°41'10" WEST ALONG SAID NORTHERLY LINE, 359.79 FEET; THENCE SOUTH 78°51'16" WEST ALONG SAID NORTHERLY LINE, 380.43 FEET; THENCE NORTH 80°55'50" WEST ALONG SAID NORTHERLY LINE, 404.24 FEET; THENCE SOUTH 76°44'42" WEST ALONG NORTHERLY LINE, 98.40 FEET TO A POINT ON THE EAST LINE OF MARYWOOD LAKES ADDITION, AN OFFICIAL PLAT; THENCE NORTH 06°41'50" EAST ALONG SAID EAST LINE, 486.50 FEET TO THE NORTHEAST CORNER OF SAID MARYWOOD LAKES ADDITION; THENCE SOUTH 88°29'07" EAST ALONG NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 26.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 135.40 ACRES (5,897,977 SQUARE FEET), PROPERTY SUBJECT TO ROADWAY EASEMENT BEING 4,807 SQUARE FEET.

The text of the application is on file in the **ZONING OFFICE** in the Warren County **Administration Building, 301 North Buxton, Suite 210, Indianola, Iowa**, and can be provided upon request.

Written comments will be accepted during regular office hours or before the hearing. Send comments to: **Warren County Zoning Office, 301 North Buxton, Suite 210, Indianola, Iowa 50125** or email them to: zoning@warrencountyia.org. Anonymous correspondence will not be considered.

Dated at Indianola, Iowa this 25th day of September, 2024.


Lindsey Baughman
Zoning Director