

**NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED VAN
METER URBAN RENEWAL AREA AND ON PROPOSED
URBAN RENEWAL PLAN AMENDMENT**

Notice Is Hereby Given: That at 7:00 p.m., at the Van Meter United Methodist Church located at 100 Hazel Street, Van Meter, Iowa, on July 8, 2024, the City Council of the City of Van Meter will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the Van Meter Urban Renewal Area and designating an expanded Van Meter Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

PARCEL 24-18

AN IRREGULAR SHAPED PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH 200 FEET OF THE PARCEL DESCRIBED IN THE DEED RECORDED IN BOOK 2024 AT PAGE 01854; THENCE S33°00'41"E ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF RICHLAND ROAD AS IT IS PRESENTLY ESTABLISHED, A DISTANCE OF 249.83 FEET; THENCE N86°11 '40"W, A DISTANCE OF 221.34 FEET; THENCE S03°48'20"W, A DISTANCE OF 144.07 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF RICHLAND CIRCLE AS IT IS PRESENTLY ESTABLISHED; THENCE N86°54'37"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.65 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RICHLAND CIRCLE AND ALONG A 142.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 219.74 FEET, SAID CURVE HAVING A CHORD BEARING OF N42°49'50"W AND A CHORD LENGTH OF 198.46 FEET; THENCE N01°30'00"E ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID RICHLAND CIRCLE, A DISTANCE OF 32.82 FEET; THENCE N06°59'00"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 176.62 FEET TO THE SOUTHWEST CORNER OF THE NORTH 200 FEET OF THE PARCEL DESCRIBED IN SAID DEED RECORDED IN BOOK 2024 AT PAGE 01854; THENCE S86°11'40"E ALONG THE SOUTH LINE OF SAID NORTH 200 FEET, A DISTANCE OF 315.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

SAID TRACT CONTAINS 2.56 ACRES (111,322 SQUARE FEET)

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment (1) covers

the addition of the Property to the Urban Renewal Area; (2) updates the description of the Trindle Ridge, LLC Housing Development Project which was previously approved by the City Council in the August, 2021 Amendment to the Plan; and (3) updates the description of the City's Urban Renewal Administration and Professional Support Program which was previously approved by the City Council in the January, 2017 Amendment to the Plan and updated in the November, 2019 Amendment to the Plan. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jessica Drake
City Clerk