

Recorder Use Only



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SHERYL J THUL, COUNTY RECORDER
BOONE IOWA*rel. to - Co. Auditor***BOARD OF SUPERVISOR
BOONE COUNTY, IOWA**

ORDINANCE NO. 91

Ordinance amending the official zoning map of Boone County for Boone County from A-1 (Agricultural) to C-1 (Commercial).
Approximately 102.54 ACRES.

PARTS OF THE SW NW, SE NW, NW SW AND NE SW OF, SECTION 31 OF JACKSON TOWNSHIP IN BOONE COUNTY, IOWA.

Location Summary: approximately 3.5 miles east of Boone at the northeast corner of the intersection of S Ave. and US 30.

See Exhibit A- as recorded in Boone County Recorder's Office

WHEREAS, In this case, Boone County has petitioned to rezone the property described hereinabove from A-1 (Agricultural) to C-1 (Commercial) to accommodate necessary signage for the Farm Progress Show and the Central Iowa Expo Center.

WHEREAS, The Director of Planning and Development has forwarded a recommendation for approval to the Boone County Zoning Commission with finding of facts as follows; the location of this proposal fits the policies by promoting agriculture entities in an area that is noted on the Boone County Comprehensive Plan- Future Land Use Map as an area for agriculture.

WHEREAS, The Zoning Commission has held a public hearing in accordance with the Iowa Code and has forwarded a letter of recommendation of approval to the Boone County Board of Supervisors for the rezoning of the property noted hereinabove. The Zoning Commission, with a unanimous vote, recommends approval of the petition by the Board of Supervisors.

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

SECTION ONE: That Boone County shall, and it does hereby, approve an amendment to the Official Zoning Map that the property described as follows:
Parts of the SW NW, SE NW, NW SW, AND NE SW, of Section 31, TOWNSHIP 84 NORTH, RANGE 25 WEST (Jackson Township) in BOONE COUNTY, IOWA. APPROXIMATELY 102.54 ACRES be rezoned from A-1 Agriculture to C-1 Commercial.

See Exhibit A- as recorded in Boone County Recorder's Office

SECTION TWO: Approval with the following conditions:

1. None

SECTION THREE: That this amendment shall be in full force and effect from and after its passage and approval in the manner provided by law.

ACTION UPON FIRST READING

DATE: September 22, 2008

Moved by: O'Brien

Seconded by: Sorensen

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Albert Sorensen Mike O'Brien David Reed

ACTION UPON SECOND READING

DATE: September 24, 2008

Moved by: Sorensen

Seconded by: O'Brien

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Albert Sorensen Mike O'Brien David Reed

ACTION UPON FINAL READING

DATE: September 26, 2008

Moved by: O'Brien

Seconded by: Reed

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Albert Sorensen Mike O'Brien David Reed

David W. Reed
Chairman
Boone County Board of Supervisors

9-26-08
Date

Philippe E. Meier

9-26-2008
Date

ATTEST:

Philippe E. Meier, County Auditor

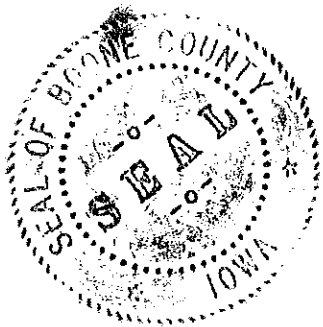


EXHIBIT A

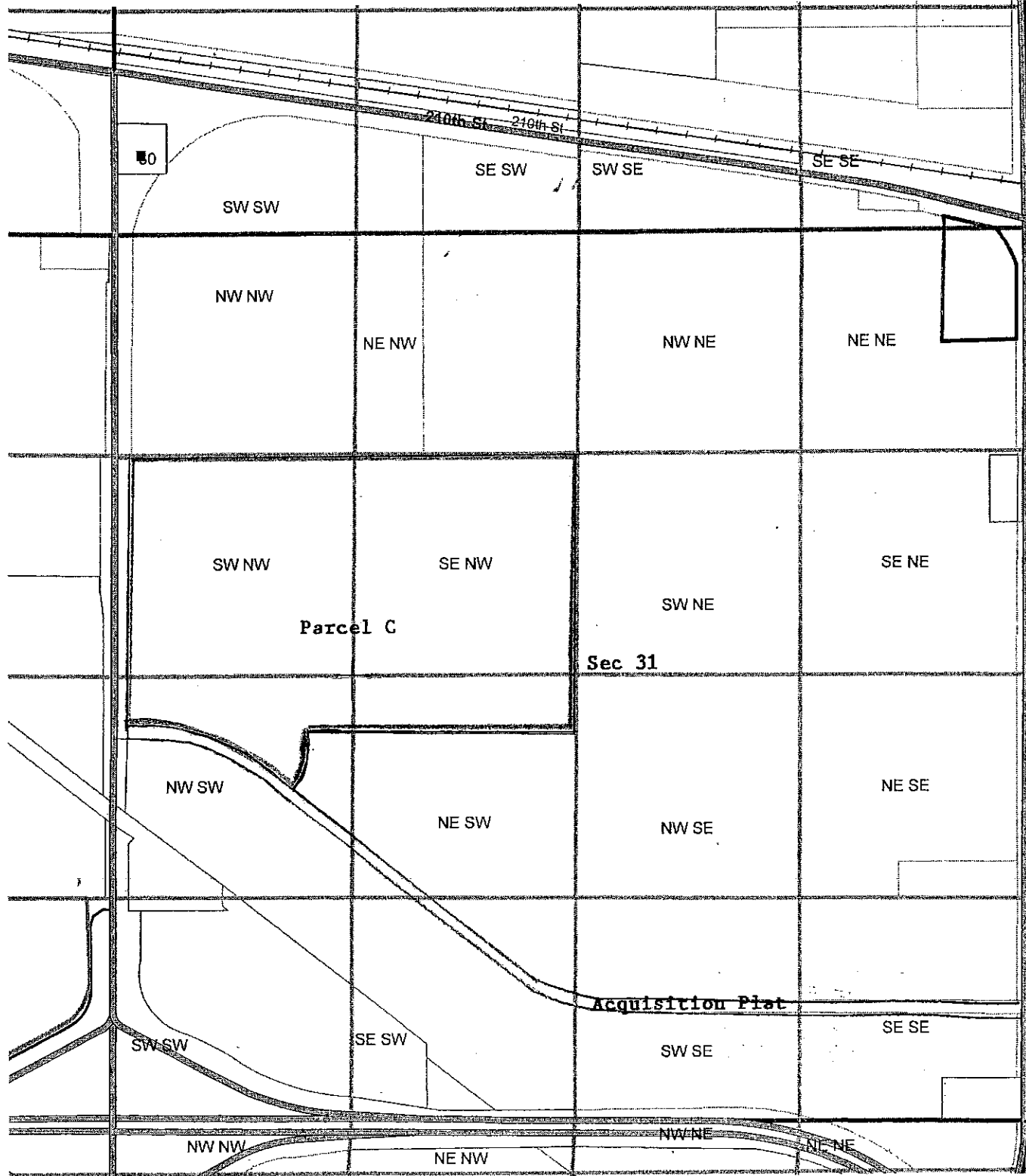
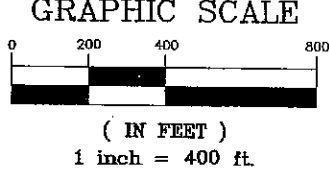
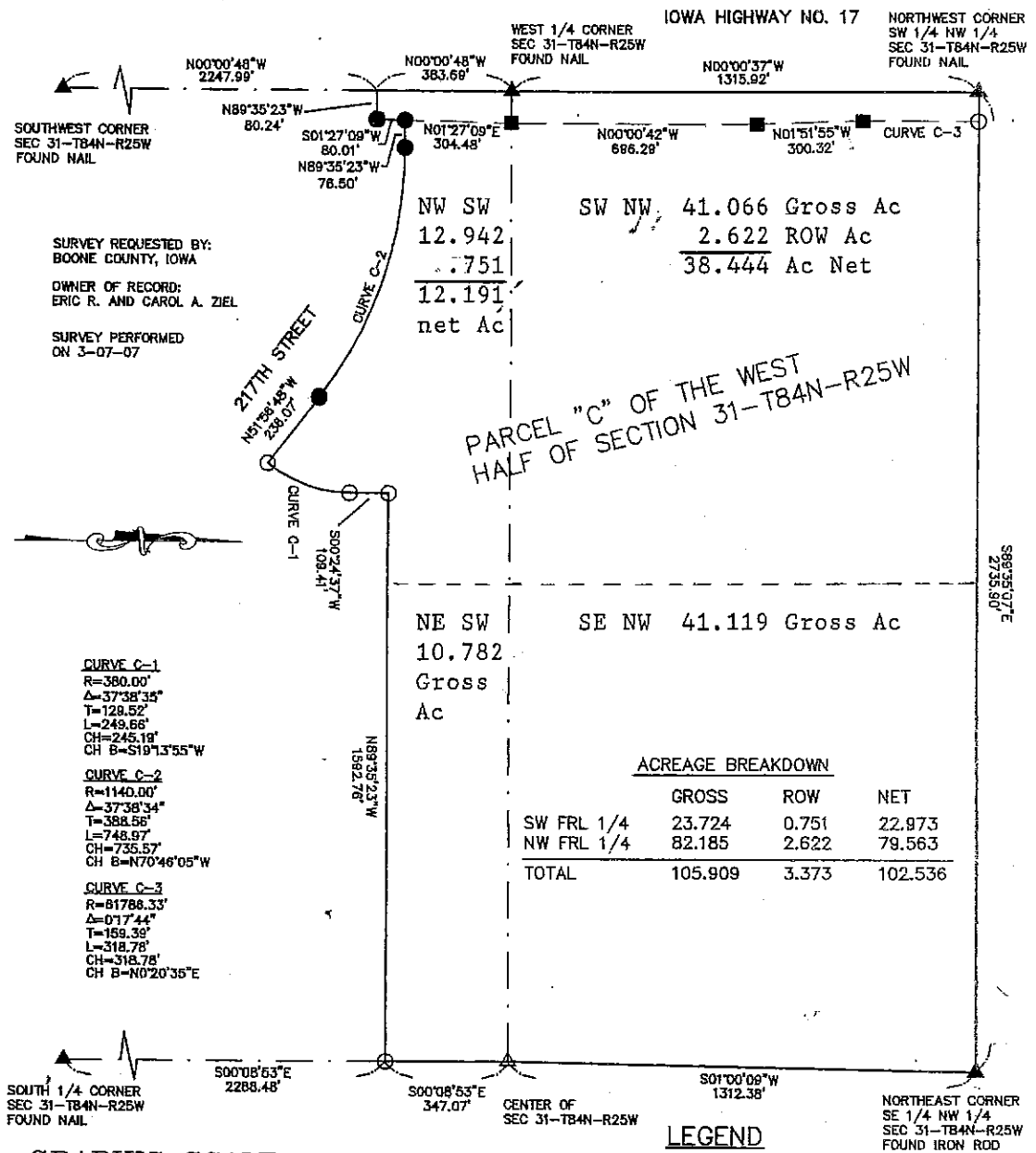


EXHIBIT A (con't)
PLAT OF SURVEY
OF
PARCEL "C" OF THE WEST HALF OF
SECTION 31-T84N-R25W
BOONE COUNTY, IOWA



- LEGEND**
- ▲ SECTION CORNER FOUND AS NOTED
 - △ SECTION CORNER SET 5/8" IR #14074
 - FOUND IDOT MONUMENT
 - FOUND 5/8" IR W/CAP #14074
 - SET 5/8" IR W/CAP #14074
 - SECTION LINE
 - - - - RIGHT OF WAY LINE

ALDRICH LAND SURVEYS, INC.
112 N. EWING, SUITE C
GRIMES, IOWA 50111
(515) 886-4922 Fax (515) 886-4966

DRAWN BY MAF
APPROVED BY _____
DATE 5-07-2007
JOB # _____

CLIENT:
BOONE COUNTY, IOWA

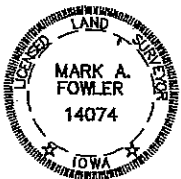
SHEET 2 OF 2

PLAT OF SURVEY
OF
PARCEL "C" OF THE WEST HALF OF
SECTION 31-T84N-R25W
BOONE COUNTY, IOWA

LEGAL DESCRIPTION FOR PARCEL "C"

A PARCEL OF LAND LOCATED IN SECTION 31, TOWNSHIP 84 NORTH, RANGE 25 WEST OF THE 5TH P.M., BOONE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°35'07"E, 2,735.90 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S01°00'09"W, 1312.28 FEET TO THE CENTER OF SAID SECTION 31; THENCE S00°08'53"E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 347.07 FEET; THENCE N89°35'23"W, 1592.76 FEET; THENCE S00°24'37"W, 109.41 FEET; THENCE SOUTHWESTERLY 249.66 FEET ALONG A 380.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CHORD LENGTH IS 245.19 FEET AND WHOSE CHORD BEARS S19°13'55"W, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 217TH STREET; THENCE N51°56'48"W ALONG SAID RIGHT OF WAY LINE, 236.07 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE ALONG AN 1140.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE CHORD LENGTH IS 735.57 FEET AND WHOSE CHORD BEARS N70°46'05"W; THENCE N89°35'23"W ALONG SAID RIGHT OF WAY LINE, 76.50 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF IOWA HIGHWAY 17; THENCE S01°27'09"W ALONG SAID RIGHT OF WAY LINE, 80.01 FEET; THENCE N89°35'23"W, 80.24 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE N00°00'48"W ALONG SAID WEST LINE, 383.69 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE N00°00'37"W, 1315.92 FEET TO THE POINT OF BEGINNING, CONTAINING 105.909 ACRES, MORE OR LESS, OF WHICH 3.373 ACRES IS IN PUBLIC ROAD EASEMENT, AND BEING SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa. <i>Mark A. Fowler</i> 5-7-07
	Mark A. Fowler License number 14074 My license renewal date is December 31, 2008. Pages or sheets covered by this seal: 1 OF 2 & 2 OF 2

ALDRICH LAND SURVEYS, INC. 112 N. EWING, SUITE C GRIMES, IOWA 50111 (515) 898-4922 Fax: (515) 898-4965	DRAWN BY <u>MAF</u> APPROVED BY _____ DATE <u>5-07-2007</u> JOB # _____	CLIENT: BOONE COUNTY, IOWA
	SHEET 1 OF 2	