

2-72

To the Honorable Iowa County Board of Supervisors

Whereas a petition for alterations and adjustments to existing land use classifications for parcels in Sections 29, 30 & 32 T8N R4E, Town of Wyoming, have been filed by The Springs, Inc. to create and establish the parcels and classifications listed as:

PARCEL "A" TO BE ZONED R-1

A parcel located in part of Section 29 and Section 32, T8N, R4E, which is described as:

Commencing at the south one-quarter corner of said Section 29, T8N, R4E, said point being the point of beginning of this description; thence S49°47'16"E, 289.23'; thence N80°17'59"E, 593.49'; thence S78°52'43"E, 596.20'; thence N80°32'16"E, 334.55'; thence S67°59'19"E, 506.95'; thence N64°17'22"E, 301.50'; thence South, 760'; thence West, 770'; thence North, 450'; thence West, 2,330'; thence N63°26'06"W, 559.02'; thence N30°53'12"W, 2,551.90'; thence N65°41'44"E, 340.15'; thence N53°44'46"E, 186.01'; thence North, 900'; thence East, 250'; thence S16°23'22"E, 354.40'; thence S11°18'36"W, 509.90'; thence S53°40'23"W, 422.02'; thence S36°32'14"E, 1,033.02'; thence S29°14'26"E, 1,197.60'; thence S81°42'10"E, 242.54'; thence S32°34'27"E, 213.60'; thence East, 130'; thence North, 220'; thence S87°54'46"E, 364.37' to the point of beginning.

The above parcel contains 74.91 acres, more or less.

PARCEL "B" TO BE ZONED R-1

A parcel located in part of Section 29, T8N, R4E, which is described as:

Commencing at the southeast corner of said Section 29, T8N, R4E; thence N86°33' W, 365.60'; thence N62°20' W, 368.39' to the point of beginning of this description; thence N44°57' W, 138.10'; thence N46°17'53"W, 121.73'; thence N32°28'16"E, 130.38'; thence S76°45'34"E, 174.64'; thence S12°11'45"W, 257.65' to the point of beginning.

The above parcel contains 0.91 acres, more or less.

PARCEL "C" TO BE ZONED R-1

A parcel located in part of Section 29, T8N, R4E, which is described as:

Commencing at the southeast corner of Section 29, T8N, R4E; thence northerly along the east line of said Section 29, 325' to the point of beginning of this description;

thence westerly to a point which is 324.89' north and 306.77' west of the southeast corner of said Section 29; thence North, 1200'; thence easterly to a point on the east line of said Section 29, which is 1525' north of the southeast corner of said Section 29; thence southerly along the said east section line, 1200' to the point of beginning.

Said parcel contains 8.4 acres, more or less.

PARCEL "D" TO BE ZONED AGRICULTURE

A parcel located in part of Section 29 and Section 32, T8N, R4E, which is described as:

Commencing at the west one-quarter corner of Section 29, T8N, R4E, said point being the point of beginning of this description;

thence N00°56'45"W, 645.46' along the west line of said section; thence S49°28'30"E, 222.68'; thence S21°48'05"E, 538.52'; thence S05°40'59"E, 731.22'; thence S65°41'44"W, 200.15'; thence S30°53'12"E, 2,551.90'; thence S63°28'06"E, 559.02'; thence East, 2,330'; thence South, 450'; thence East, 770'; thence North, 760'; thence easterly to the east line of the NE¼-NE¼ of said Section 32 to a point which is 320' south of the northeast corner of said Section 32; thence southerly along the east line of said NE¼-NE¼ to the southeast corner of said NE¼-NE¼; thence westerly along the south line of the NE¼-NE¼, NW¼-NE¼, NE¼-NW¼, and NW¼-NW¼ of said Section 32 to a point 240' east of the SW corner of the NW¼-NW¼ of Section 32; thence northerly along a line 240' east and parallel to the west line of the said NW¼-NW¼ to the south line of said Section 29; thence westerly along the said south line 240' to the southwest corner of said Section 29; thence northerly along the west line of the SW¼ of said Section 29 to the west one-quarter corner of said Section 29 and the point of beginning.

Said parcel contains 134.80 acres, more or less.

PARCEL "E" TO BE ZONED R-2

A parcel located in part of Section 29, T8N, R4E, which is described as:

Commencing at the southeast corner of Section 29, T8N, R4E; thence N86°33' W, 365.60'; thence N62°20' W, 368.39'; N12°11'45"E, 257.65' to the point of beginning of this description;

thence N76°45'34"W, 174.64'; thence S32°28'16"W, 130.38'; thence N86°04'27"W, 511.20'; thence N67°50'01"W, 437.32'; thence S64°20'25"W, 340.62'; thence N63°50' W, 315.60'; thence N52°33'16"W, 433.54'; thence N10°18'16"E, 335.42'; thence North, 70'; thence N78°E, 250'; thence N62°07'45"E, 894.18'; thence S30°53'23"E, 208.39'; thence South, 150'; thence East 710'; thence North, 150'; thence West, 580'; thence N47°12'09"W, 367.97'; thence S71°45'15 W, 958.18'; thence N68°52'31"W, 235.65'; thence N47°38'33"W, 230.05'; thence

N58°17'02"W, 277.30'; thence S66°23'18"W, 239.13'; thence N13°44'57"W, 483.86'; thence North, 870'; East 419.91'; thence along the arc of a curve concave to the southeast, radius 139' (the chord of which bears S00°07'27"W, 207') a distance of 233.50' along the westerly line of Volume 344, Page 248; thence S48°E, 108.85' along said deed; thence along the arc of a curve concave to the southwest, radius 288' (the chord of which bears S15°05'E, 313') a distance of 330.91' along said deed; thence S03°12'58"W, 388.56'; thence S74°11'51"E, 550.82'; thence N73°54'33"E, 541.20'; thence S76°36'27"E, 647.61'; thence South, 250'; thence East, 250'; thence North, 250'; thence N30°57'50"E, 233.24'; thence S82°30'15"E, 383.28'; thence South, 300'; thence S53°28'16"E, 336.01'; thence South, 750'; thence S45°W, 466.69' to the point of beginning.

Said parcel contains 232.16 acres, more or less.

#### PARCEL "F" TO BE ZONED AGRICULTURE

A parcel located in part of Section 29, T8N, R4E, which is described as:

Commencing at the southeast corner of said Section 29, T8N, R4E, said point being the point of beginning of this description;

thence N86°33' W, 365.60'; thence N62°20' W, 368.39'; thence N12°11'45"E, 257.65'; thence N45°E, 466.69'; thence South, 450'; thence easterly to the east line of Section 29 to a point 325' north of said corner; thence southerly along said east section line, 325' to the point of beginning.

Said parcel contains 6.41 acres, more or less.

#### PARCEL "G" TO BE ZONED B-2

A parcel located in part of Section 29, T8N, R4E, which is described as:

Commencing at the South one-quarter corner of Section 29, T8N, R4E; thence N38°19'17"E, 2,081.81' to the point of beginning of this description;

thence North, 250'; thence East, 250'; thence South, 250'; thence West, 250' to the point of beginning.

Said parcel contains 1.43 acres, more or less, and is subject to all easements and rights-of-way of record.

#### PARCEL "H" TO BE ZONED B-2

A parcel located in part of Sections 29, 30, and 32, T8N, R4E, which is described as:

Commencing at the south one-quarter corner of said Section 29, T8N, R4E, said point being the point of beginning of this description;

thence N87°54'46"W, 364.37'; thence South, 220'; thence West, 130'; thence N32°34'27"W, 213.60'; thence N81°42'10"W, 242.54'; thence N29°14'26"W, 1,197.60'; thence N36°32'14"W, 1,033.02'; thence N53°40'23"E, 422.02'; thence N11°18'36"E, 509.90'; thence N16°23'22"W, 354.40'; thence West, 250'; thence South, 900'; thence S53°44'46"W, 186.01'; thence S65°41'44"W, 140'; thence N05°40'59"W, 731.22'; thence N21°48'05"W, 538.52'; thence N49°28'30"W, 222.68' to the west line of said Section 29; thence N00°56'45"W, 250' along said line; N89°53' W, 185' to the southeast corner of Lot 2 of CSM #431; thence N89°53' W, 149.91' to the southwest corner of said Lot 2; thence N25°05'45"W, 158.48' along the westerly line of said Lot; thence N24°12'48"W, 487.15' along said line; thence N06°39'17"W, 216.85' along said line to a

meander corner for said Lot 2; thence S86°37'34"E, 431.41' along said meander line; thence South, 117.41' along the easterly line of said Lot 2 to the center line of vacated Golf Course Road; thence S85°E, 215.68' along said line; thence S53°E, 371.54' along said line; thence along the arc of a curve concave to the northeast, radius 617' (the chord of which bears S60°19'55"E, 157.48') a distance of 157.91' along said line; thence N22°20'11"E, 33'; thence North, 154.67'; thence East, 280'; thence S26°52'01"E, 332.03' to the center line of vacated Golf Course Road; thence S78°58' E, 148.07' along said line; thence along the arc of a curve concave to the northwest, radius 150' (the chord of which bears N71°58' E, 154.96') a distance of 162.83' along said line; thence N40°52' E, 246.53' along said line; thence N49°46' E, 300.59' along said line; thence along the arc of a curve concave to the southeast, radius 255.33' (the chord of which bears N60°52'29"E, 98.38') a distance of 102.43' along said line to the southwesterly right-of-way of Golf Course Road conveyed to Iowa County; thence along the arc of curve concave to the northeast, radius 166' (the chord of which bears S75°33'14"E, 82.09') a distance of 82.95' along said right-of-way; thence N00°07'58"W, 33' to the centerline of Golf Course Road; thence along the arc of a curve concave to the southwest, radius 255.33' (the chord of which bears S81°58'01"E, 70.19') a distance of 73.08' along said centerline; thence S74°04' E, 873.41' along said centerline; thence S74°20' E, 30.76' along said centerline; thence S67°36' E, 1,786.79' along said centerline; thence along the arc of curve concave to the southwest, radius 934' (the chord of which bears S49°48' E, 571.04') a distance of 580.33' along said centerline; thence S32°E, 156.33' along said centerline; thence along the arc of a curve concave to the northeast, radius 675' (the chord of which bears S42°52'30"E, 254.70') a distance of 256.24' along said centerline; thence S53°45' E, along said centerline to the intersection with the east line of said Section 29; thence southerly along the east line of said Section 29 to a point 1,525' north of the southeast corner of said Section 29; thence westerly to a point which is 1,524.89' north and 306.78' west of the southeast corner of said Section 29; thence N53°28'16"W, 336.01'; thence North, 300'; thence N82°30'15"W, 383.28'; thence North, 580'; thence N74°28'03"W, 1,452.47' to the northeast corner of Volume 344, Page 248 of deeds; thence S82°W, 267.84' along the north line of said deed; thence along the arc of a curve concave to the northwest, radius 533' (the chord of which bears S88°30'40"W, 120.67') a distance of 120.93' along the north line of said deed; thence N85°W, 301.29' along the north line of said deed; thence along the arc of a curve concave to the southeast, radius 139' (the chord of which bears S71°37'29"W, 110.30') a distance of 113.42' along the north line of said deed; thence West, 419.91'; thence South 870'; thence S13°44'57"E, 483.86'; thence N66°23'18"E, 239.13'; thence S58°17'02"E, 277.30'; thence S47°38'33"E, 230.05'; thence S68°52'31"E, 235.85'; thence N71°45'15"E, 958.18'; thence S47°12'09"E, 367.97'; thence East, 580'; thence South, 150'; thence West, 710'; thence North, 150'; thence N30°53'23"W, 208.39'; thence S62°07'45"W, 894.18'; thence S78°W, 250'; thence South, 70'; thence S10°18'16"W, 335.42'; thence S52°33'16"E, 433.54'; thence S83°50' E, 315.60'; thence N64°20'25"E, 340.62';

thence S67°50'01"E, 437.32'; thence S86°04'27"E, 511.20'; thence S46°17'53"E, 121.73'; thence S44°57' E, 138.10'; thence S62°20' E, 368.39'; thence S86°33' E, 365.60' to the southeast corner of said Section 29 and the northeast corner of said Section 32; thence southerly along the east line of Section 32, 320'; thence westerly to a point which is 315.10' south and 126.78' West of the northeast corner of said Section 32; thence S84°17'22"W, 301.50'; thence N67°59'19"W, 506.95'; thence S80°32'16"W, 334.55'; thence N78°52'43"W, 596.20'; thence S80°17'59"W, 593.49'; thence N49°47'16"W, 289.23' to the south one-quarter of said Section 29 and the point of beginning.

Said parcel contains 233.01 acres, more or less.

PARCEL "J" TO BE ZONED AGRICULTURE

A parcel located in Section 29, T8N, R4E, which is described as:

Commencing at the southeast corner of Section 29, T6N, R4E; thence N86°33' W, 365.60'; thence N62°20' W, 368.39'; N12°11'45"E, 257.65'; thence N45°E, 466.69'; thence North, 750'; thence N53°26'18"W, 336.01'; thence North, 300'; thence N62°30'15"W, 383.28' to the point of beginning of this description;

thence S30°57'50"W, 233.24'; thence West, 250'; thence N78°36'27"W, 647.61'; thence S73°54'33"W, 541.20'; thence N74°11'51"W, 550.82'; thence N03°12'58"W, 386.56'; thence East 628.78' along the south line of Volume 344, Page 248 of deeds; thence North, 831'; thence S74°26'03"E, 1,452.47'; thence South, 560' to the point of beginning.

Said parcel contains 36.06 acres, more or less.

Whereas notice of such requested change has been properly advertised with proof of publication attached and notice has been given to the Clerk of the Town of Wyoming with proof also attached, and

Whereas a public hearing has been held in accord with said notice and as the result of said hearing action has been taken to approve said change

Now Therefore Be It Resolved that the land above described is hereby approved to be zoned as listed above in A-1, R-1, R-2 and B-2 Districts.

Richard Sullivan  
Roman Schlemmer  
Robert McAllen

Clyde Muller  
James E. Truitt  
Planning and Zoning Committee