

ORDINANCE NO. 75

ORDINANCE DESIGNATING THE UNION COUNTY URBAN
REVITALIZATION AREA OF UNION COUNTY, IOWA

WHEREAS, Chapter 404, Code of Iowa (the "Act"), authorizes counties by ordinance to designate revitalization areas if such areas meet the criteria of the Act and if the County completes the procedural requirements of the Act; and

WHEREAS, pursuant to the Act, on November 21, 2022, this Board did, by Resolution No.19 FYR 22/23, adopt an urban revitalization plan for Union County, Iowa for abatement of taxes on actual value added by qualified improvements to property assessed as residential, called the Union County Urban Revitalization Plan ("Plan") for the Union County Urban Revitalization Area ("Area" or "Revitalization Area"), which Area is legally described herein; and

WHEREAS, the Area has heretofore been found to meet the criteria of the Act; and

WHEREAS, the revitalization of the Area so described will enhance the rehabilitation, conservation, redevelopment, economic development, or a combination thereof of the Area and is necessary in the interest of the public health, safety, or welfare of the residents of the County, and the Area substantially meets the criteria of Section 404.1 of the Act; and

WHEREAS, notice of the public hearing was published at least 30 days prior to the date of the hearing and notice by ordinary mail was sent to the last known address of the owners of record within the Area as well as to any "occupants" of the addresses located within the proposed Area at least 30 days prior to the date of the hearing; and

WHEREAS, pursuant to the provisions of the Act, the County has held a public hearing on the Plan for said Area; and

WHEREAS, pursuant to the provisions of the Act, the County has adopted the Plan for said Area on November 21, 2022, subject to a 30-day petition period, and now desires to designate the Area as an urban revitalization area by ordinance, as required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF UNION COUNTY, IOWA:

Section 1. That in accordance with the Act, and in consideration of the restrictions set forth in the preamble hereof, the Area legally described as follows is hereby designated as a revitalization area, which shall be known as the Union County Urban Revitalization Area:

Lot Numbered Twenty--five (25) in the Southwestern Subdivision of the North Half (N ½) of Section Fourteen (14), Township Seventy-two North, Range Thirty-one (31), West of the 5th P.M., in Union County, Iowa, EXCEPT the following described tract: Commencing at the Northwest corner of the Northwest Quarter (NW ¼) of Section Fourteen (14); thence South along the West line of the Northwest Quarter (NW ¼) a

distance of One Thousand Eight Hundred Seventy-five and eight tenths (1,875.8) feet to the point of beginning; thence South Eighty-three degrees Forty-two minutes (83°42') East, a distance of Two Hundred Twenty-seven (227) feet; thence South Nineteen degrees Forty minutes (19°40') East to a point on the Northwesterly Right-of-Way of U.S. Highway 34, a distance of Three Hundred Eighty-one and Eighty-hundredths (381.80) feet; thence along said Right-of-Way, on a curved line concave Southeasterly having a radius of One Thousand Four Hundred Thirty-two and five-tenths (1,432.5) feet and a chord bearing South Thirty-nine degrees Twenty-three minutes (39°23') West a distance of Two Hundred Ten and Thirty-hundredths (210.30) feet; thence South Forty-five degrees Forty-four minutes (45°44') West, a distance of Thirty-nine and Ninety-five hundredths (39.95) feet; thence North Eighteen degrees Twenty-nine minutes (18°29') West, a distance of Six Hundred Six and Five Hundredths (606.05) feet to the point of beginning, containing two and thirty-nine hundredths (2.39) acres, more or less;

AND EXCEPT Parcel "A" of Section 14-72-31 as recorded in Survey Book 3 at Page 242 of the Records of the Union County Recorder; AND EXCEPT Parcel "B" of Section 14-72-31 as recorded in Survey Book 4 at Page 260 of the Records of the Union County Recorder;

All of Lot Numbered Twenty-six (26);

A Tract of Land in Lot Numbered Twenty-seven (27) of the Subdivision of Section Fourteen (14), Township Seventy-two (72) North, Range Thirty-one (31) West of the 5th P.M., in Union County, Iowa, described as follows: Commencing at the West corner of said Lot Twenty-seven (27), thence Northeasterly along the lot line 300 feet 1 ½ inches, thence in a Southerly direction to a point on the Southwest line of said Lot 200 feet 5 ½ inches Southeasterly of the said West corner of said Lot thence Northwesterly along the Lot line to the Place of Beginning, containing 30,081.27 square feet, more or less;

The West Three Hundred Thirty-eight (338) feet of Lot Numbered Thirty-three (33) EXCEPT the following described tract: Commencing at a point of juncture of the East line of the West 338 feet of Lot Numbered Thirty-three (33) in the Southwestern Sub-division of the North One-half (N ½) of Section Fourteen (14), Township Seventy-two (72) North, Range Thirty-one (31), West of the 5th P.M., in Union County, Iowa, with the Northwest line of Lot Numbered Twenty-seven (27) in said Sub-division, thence Southwest along the dividing line between said Lots 33 and 27 to the point of juncture of the West line of the East 239 ½ feet to the said West 338 feet of said Lot Numbered 33, thence North along the West line of said East 239 ½ feet of said West 338 feet of said Lot Numbered 33, 628 feet to the Point of Beginning, thence North 602 feet, more or less, to the North line of said Lot Numbered 33, thence East 239 ½ feet to the Northeast corner of the East 239 ½ feet of the West 338 feet of the said Lot Numbered 33, thence South 602 feet thence West 239 ½ feet to the point of beginning; AND

All of Lot Numbered Thirty-four (34);

All in the Southwestern Subdivision of the North Half (N ½) of Section Fourteen (14), Township Seventy-two North, Range Thirty-one (31) West of the 5th P.M., in Union County, Iowa, subject to any easements of record.

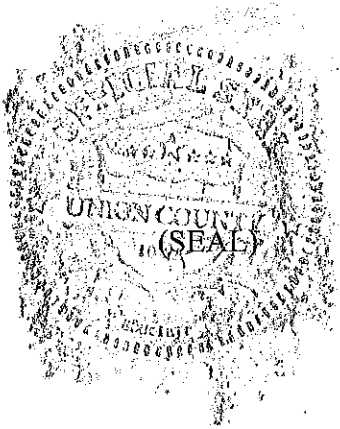
Section 2. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

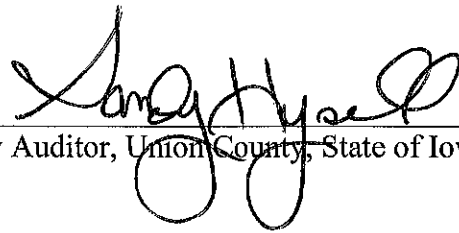
Section 3. That if any section, provision or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this 21st day of November, 2022.

WITNESS my hand and the seal of the County hereto affixed this 21st day of November, 2022.





County Auditor, Union County, State of Iowa

**(Attach Affidavit of Publication to this Certificate
and send Certificate and Affidavit to Ahlers & Cooney, P.C.)**

02097945-1\17697-011