NOTICE OF PUBLIC HEARING
ON PROPOSED CHANGE IN ZONING CLASSIFICATION OF LAND

TO WHOM IT MAY CONCERN:

You are hereby notified that a proposal has been made that the zoning classification of the following described land in the Incorporated City of Orleans, Dickinson County, Iowa, to-wit (also known as 13138 North Templar):

That part of Lot 1 of Kingman's Plat of Government Lots I and 2 in Section 29, Township I 00 North, Range 36 West of the 5th Principal Meridian, Orleans, Dickinson County, Iowa, described as follows: Commencing at the southwest comer of Lot 14 of the North Shore Subdivision of portions of said Lot I and Lot 2 of said Kingman's Plat; thence North 32 degrees 18.7 minutes East 229.83 feet along the southeasterly line of said Lot 14 to the westerly shoreline of the Iowa State Conservation Commission Master Property Plat of Big Spirit Lake; thence South 52 degrees 07.5 minutes East 69.59 feet along said shoreline to the Master Plat SL 357; thence South 34 degrees 03.0 minutes East 110.43 feet along said shoreline; thence South 50 degrees 22.7 minutes West 206.91 feet to the point of beginning; thence North 79 degrees 53.9 minutes West 188.58 feet; thence South 48 degrees 16.9 minutes East 145.53 feet; thence North 50 degrees 22.7 minutes East 100.00 feet to the point of beginning, containing 0.17 acre.
The above-described real estate is designated as Parcel "C" on the survey plat recorded on August 8, 1988, in Plat Book 9 at Page 9 in the office of the Dickinson County Recorder
AND
All that part of Lots 1 and 2 of Kingman's Plat of Government Lots 1 and 2 in Section 29, Township 100 North, Range 36, West of the 5th P.M., Dickinson County, Iowa, lying East of Iowa Highway No. 276 as now situated and North of the following described line:
Commencing at the southwest corner of Lot 14 of the Plat of North Shore Subdivision, Orleans, Iowa; thence North 32° 14' 25" East (recorded as North 32° 48' 16" E) 223.55 feet along the So1,1theasterly line of said Lot 14 to the Westerly shoreline of Spirit Lake as determined by Iowa State Conservation Commission; thence South 52° 07.5' East 66.38 feet along said westerly shoreline; thence South 34 ° 03.0' East 111.62 feet along said westerly shoreline to the point of beginning; thence South 50° 18.4' West 199.91 feet; thence North 79° 58.2' West 920.3 feet, more or less, to the easterly right-of-way line of Iowa Highway No. 276 as now located where this described line terminates; excepting there from that land included in the plat of North Shore subdivision; All bearings are as per Iowa State Conservation Commission shoreline survey Except the following:

Those portions of Lots I and 2 of Kingman's Plat of Government Lots 1 and 2 in Section 29, Township 100 North, Range 36 West of the 5th Principal Meridian, Orleans, Dickinson County, Iowa, described as follows:
Commencing at the southwest corner of Lot 14 of the North Shore Subdivision of

portions of said Lots 1 and 2 of Kingman's Plat; thence North 32 degrees 18.7 minutes East 229 .83 feet along the southeasterly line of said Lot 14 to the westerly shoreline of the Iowa State Conservation Commission Master Property Plat of Big Spirit Lake; thence South 52 degrees 07.5 minutes East 69.59 feet along said shoreline to the Master Plat SL 357; thence South 34 degrees 03.0 minutes East 110.43 feet along said shoreline; thence South 50 degrees 22.7 minutes West 206.91 feet; thence North 79 degrees 53.9 minutes West 188.58 feet to the point of beginning; thence continuing North 79 degrees 53.9 minutes West 723.27 feet to the easterly right-of-way line of Iowa Primary Road #276; thence North 22 degrees 06.6 minutes West 336.25 feet along said right-of-way line; thence North 42 degrees 47.1 minutes East 194.26 feet to the southwesterly line of the said North Shore Subdivision; thence South 51 degrees 29.7 minutes East 178.56 feet along said Subdivision line to the southwest comer of Lot 3 of said Subdivision; thence South 57 degrees 35.4 minutes East 651.37 feet along said Subdivision line; thence South 32 degrees 29.3 minutes West 75.00 feet; thence South 48 degrees 16.9 minutes East 88.64 feet to the point of beginning, containing 5.06 acres.

The above-described real estate is designated as Parcel "D" on the survey plat recorded on August 8, 1988, in Plat Book 9 in the office of the Dickinson County Recorder, owned by Walter W. Cocking and Lois M. Cocking, as Trustees of the Walter W. Cocking and Lois M. Cocking Revocable Trust dated February 27, 1995.

be rezoned from Conservation District (CN) and General Residential District (R-2) to Lakeshore Residential District (R-1). The aforesaid property is located within the Incorporated City of Orleans, Dickinson County, Iowa, and accordingly, said proposal involves changes in the official zoning plat of the City of Orleans, Dickinson County, Iowa.

You are hereby notified that the City Council of the City of Orleans, Iowa, has fixed the 13th day of April 2026, at 7:00 p.m. in the council chambers of the Orleans City Hall, 13880 253rd Ave, Orleans, Iowa, as the time and place of the public hearing on said proposal. Any interested parties who appear at said time will be given the opportunity to be heard. If you have questions concerning this project, or if you require special accommodations to attend such public hearing, you may contact P. Kay Cmelik, City Clerk at 712-336-8156 between the hours of 8:30 a.m. to 4:00 p.m. M-F or by emailing cityoforleansia@outlook.com. Written comments may be addressed to the City Council at the above City address or email address. All interested parties are welcome and encouraged to attend.

P. Kay Cmelik

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P. KAY CMELIK, CITY CLERK