

**NOTICE OF PUBLIC  
HEARING**

You are hereby given notice of a public hearing to be held on April 9, 2024, at 9:30 a.m. at the Board Room at the Osceola County Courthouse located at 300 7<sup>th</sup> Street, Sibley, Iowa, at which time the Board will hear objection to the vacation and disposal of the below legal description from any interested parties. You may file a written claim for damages with the Osceola County Auditor prior to the hearing, or you may make objections at the April 9, 2024 public hearing.

RESOLUTION NO. 27 23/24

RESOLUTION PROPOSING THE VACATION OF A PORTION OF PINNACLE  
AVENUE IN THE UNINCORPORATED TOWNSHIP OF WILSON, OSCEOLA  
COUNTY, IOWA, AND ITS SUBSEQUENT DISPOSAL TO MBN PALLETS,  
L.L.C.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF OSCEOLA COUNTY,  
IOWA:

That the Board of Supervisors of Osceola County, Iowa (the "Board"), upon the request of the MBN Pallets, LLC, of Sibley, Iowa ("MBN"), and consistent with certain prior development agreements between the County and MBN, hereby proposes to vacate a portion of Pinnacle Avenue in said County, which is legally described as follows:

*A tract of land located in the E 1/2 of the SW 1/4 of Section 32, Township 100 North, Range 41 West of the 5th Principal Meridian, Osceola County, Iowa described as follows:*

*Beginning at the Southeast Corner of Lot 5 of Osceola County Enterprise Park of Osceola County, Iowa (as shown in the Malstrom re-plat of lots 6 and 7 and outlots 1 and 2 of the Osceola County Enterprise Park of Osceola County as recorded in Osceola County in Book 2015, Page 1269) thence North 08°58'56" East a distance of 16.64 feet; thence North 00°32'34" East a distance of 1055.80 feet; thence North 89°50'44" East a distance of 66.00 feet; thence South 00°32'34" West a distance of 1061.48 feet; thence South 08°58'56" West a distance of 10.66 feet to the southwest corner of lot 8; thence South 89°38'30" West a distance of 66.89 feet to the point of beginning, containing 1.62 acres.*

That, if the above-described portion of street is vacated, the vacated portions thereof shall be deeded to MBN Pallets, L.L.C. Said transfer would be subject to and in accordance with any other currently existing utility and/or access easements pertaining to the above-described portion of street. If said sale is approved, the above-described vacated portions of the street shall be conveyed by special warranty deed to MBN in accordance with the terms set forth in this resolution.

That a public hearing shall be held on April 9<sup>th</sup>, 2024, at 9:30 a.m. at the Board

Room of the Osceola County Courthouse located at 300 7<sup>th</sup> Street, Sibley, Iowa, at which time the Board will hear objections to the vacation and disposal of the above-described portions of Pinnacle Avenue from any interested parties.

That the Auditor of Osceola County, Iowa, is directed to publish notice of the aforementioned hearing in conformance with sections 354.23, 331.361, and 331.305 of the Iowa Code (2023), as well as Osceola Zoning Code, Section 4.4, p. 26.

PASSED, APPROVED, AND ADOPTED this 12<sup>th</sup> day of March, 2024.

Jayson Vande Hoef  
Vice Chair, Osceola County Board of Supervisors

Rochelle Van Tilburg  
Auditor, Osceola County