



Document 2021 5201

Book 2021 Page 5201 Type 06 024 Pages 13

Date 12/22/2021 Time 11:24:51AM

Rec Amt \$67.00

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ANNO

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**RESOLUTION**  
**Recorder's Cover Sheet**

**Preparer Information:** (name, address and phone number)  
City of Winterset, 124 W. Court Avenue, Winterset, IA 50273-1534  
Phone: (515)-462-1422

**Taxpayer Information:** (name and complete address)  
LeMar Koethe, 6000 Douglas Avenue, Suite 210, Des Moines, IA 50322

**Return Document To:** (name and complete address)  
City of Winterset, 124 W. Court Avenue, Winterset, IA 50273-1534

**Grantor:**  
City of Winterset, Iowa

**Grantee:**  
LeMar Koethe

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

# CITY of WINTERSET

124 W. COURT AVENUE  
WINTERSET, IOWA 50273-1545

Philip A Macumber, Mayor  
Kelley Brown, City Administrator

Phone (515) 462-1422  
FAX (515) 462-1963

To: Secretary of State  
Madison County Board of Supervisors  
Iowa Dept. of Transportation  
Affected public utilities

From: Kelley Brown, City Administrator

Date: June 01, 2020

Re: Annexation

Enclosed you will find copies of the following described documents:

Resolution No. 2020-11 approving the annexation of certain real estate owned by LeMar Koethe, together with the Application for Voluntary Annexation, legal description of the property owned by LeMar Koethe. to be annexed into the City of Winterset, Iowa, and maps of the properties showing their relationship to the existing city boundary.

Please contact me if you require further information or have any questions.

RESOLUTION 2020-11

RESOLUTION APPROVING THE ANNEXATION  
OF CERTAIN REAL ESTATE  
TO THE CITY OF WINTERSET, IOWA

**WHEREAS**, there has been presented to the City of Winterset, Iowa an Application for Voluntary Annexation executed by LeMar Koethe, the owner of the real estate to be annexed legally described as:

Parcel "O" INCLUDING Parcel "B" in the Southwest 1/4 of the Southeast 1/4 (SW 1 / 4 SE 1/4) of Section 30, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa. EXCEPT Parcel "N" as recorded in Book 2019 Page 3992 in the Office of the Madison County Recorder, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 30; thence N 00°16'12" W, along the West line of the SW 1/4 SE 1/4, a distance of 1311.43' to the Northwest corner thereof; thence S 89°16'16" E, along the North line of said SW 1/4 SE 1/4, a distance of 1311.19' to the Northeast corner thereof; thence S 00°16'30" E, along the East line of said SW 1/4 SE 1/4, a distance of 915.33' to the Northeast corner of said Parcel "N"; thence N 89°03'39" W, along the North line of said Parcel "N", a distance of 588.45' to the Northwest corner thereof; thence S 00°33'49"W, along the West line of said Parcel "N" a distance of 400.84' to the Southwest corner thereof; thence N 89°03'38" W, along the South line of said SW 1/4 SE 1/4, a distance of 717.08' to the point of beginning.

Containing 34.102 acres including 3.339 acres of road right of way easement. Subject to any and all easements of record.

**WHEREAS**, the Application for Voluntary Annexation from LeMar Koethe was accompanied by a map showing the location of the property adjacent to the existing City limits of the City of Winterset; and

**WHEREAS**, the property is not in an urbanized area within two miles of another city; and

**WHEREAS**, notice was provided to the Madison County Board of Supervisors and published at least 14 business days prior to the City Council taking action on the annexation application.

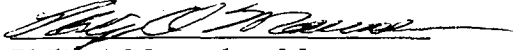
**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the City Council of the City of Winterset, Iowa as follows:

1. That the Application for Voluntary Annexation filed by LeMar Koethe for the above described real estate is hereby approved.


2. That the City Clerk shall file a copy of this Resolution, the map, and the legal description of the property with the Iowa Secretary of State, the Madison County Board of Supervisors, each affected public utility, and the Iowa Department of Transportation.

3. That the City Clerk shall record a copy of the legal description, map and this Resolution with the Madison County Recorder.

Passed and approved this 1<sup>st</sup> day of June, 2020

  
Philip A Macumber, Mayor

ATTEST:

  
\_\_\_\_\_  
Kelley L Brown, City Administrator

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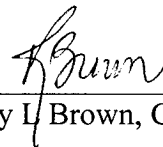
Kelley Brown  
City Administrator  
124 W. Court Avenue  
Winterset IA 50273  
(515) 462-1422

CERTIFICATION OF VOLUNTARY ANNEXATION

I, the undersigned City Clerk of the City of Winterset, Iowa, hereby certifies that the following described documents attached hereto are true and authentic copies of the official records in the custody of the Office of the City Clerk of the City of Winterset, Iowa.

Resolution No. 2020-11 approving the annexation of certain real estate owned by LeMar Koethe, together with the Application for Voluntary Annexation, legal description of the property owned by LeMar Koethe. to be annexed into the City of Winterset, Iowa, and maps of the properties showing their relationship to the existing city boundary.

Witness my hand and the City Seal this 1<sup>st</sup> day of June, 2020



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Kelley L. Brown, City Clerk

SEAL:

January 30, 2020

Winterset City Administration  
Winterset Planning and Zoning  
Winterset City Council

To whom it may concern:

This cover letter is for the property located at 1217 Highway 92 E, Winterset IA for the purpose of annexing the property into the City and rezoning this property. The zoning on these 34 acres, would-be residential, apartments and some commercial along Highway 92. The legal description of this property is attached along with an aerial of this property, it is listed under Dan and Mary Terry on the aerial. Please respond to me what date you would have this on your agenda and I would be more than happy to be there to answer any questions.

Thank you in advance,



LeMar Koethe

LeMar Koethe  
6000 Douglas Ave  
Suite 210  
Des Moines, IA 50322  
O: 515-252-0700  
C: 515-250-3161  
lkinvest@live.com

To whom it may concern:

I the undersigned, the legal owner of Parcel "O" INCLUDING Parcel "B" in the Southwest 1/4 of the Southeast 1/4 (SW 1/4 SE 1/4) of Section 30, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa. EXCEPT Parcel "N" as recorded in Book 2019 Page 3992 in the office of the Madison County Recorder and request voluntary annexation into the City of Winterset.

LeMar Koethe,

*LeMar Koethe*

dotloop verified  
05/05/20 5:56 PM CDT  
OLA1-XRUT-QQKM-AUKJ

Notice is hereby given that the City Council of the City of Winterset Iowa will consider an application for voluntary annexation of property owned by LeMar Koethe and legally described as:

Parcel "O" INCLUDING Parcel "B" in the Southwest 1/4 of the Southeast 1/4 (SW 1 / 4 SE 1/4) of Section 30, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa. EXCEPT Parcel "N" as recorded in Book 2019 Page 3992 in the Office of the Madison County Recorder, more particularly described as follows:

Beginning at the South 1/4 corner of said Section 30; thence N 00°16'12" W, along the West line of the SW 1/4 SE 1/4, a distance of 1311.43' to the Northwest corner thereof; thence S 89°16'16" E, along the North line of said SW 1/4 SE 1/4, a distance of 1311.19' to the Northeast corner thereof; thence S 00°16'30" E, along the East line of said SW 1/4 SE 1/4, a distance of 915.33' to the Northeast corner of said Parcel "N"; thence N 89°03'39" W, along the North line of said Parcel "N", a distance of 588.45' to the Northwest corner thereof; thence S 00°33'49"W, along the West line of said Parcel "N" a distance of 400.84' to the Southwest corner thereof; thence N 89°03'38" W, along the South line of said SW 1/4 SE 1/4, a distance of 717.08' to the point of beginning.

Containing 34.102 acres including 3.339 acres of road right of way easement. Subject to any and all easements of record.

This parcel is generally located on the north side of IA Hwy 92 across from AgriVision. It's on the Northeast corner of the intersection of N 10<sup>th</sup> Street and IA Hwy 92

The City Council will consider the application for voluntary annexation at the City Council meeting scheduled for June 01, 2020 at 7:00 at City Hall; 124 W Court Ave. Winterset, IA. Any interested person may appear and be heard at the public hearing at the time, date and place described above. Please call or email for Zoom instructions. [kellybrown@cwmu.net](mailto:kellybrown@cwmu.net) or 515-462-1422.

Kelley L Brown  
City Administrator  
City of Winterset, Iowa



# CITY of WINTERSET

124 W. COURT AVENUE  
WINTERSET, IOWA 50273-1545

Philip A Macumber, Mayor  
Kelley L Brown, City Administrator

Phone (515) 462-1422  
FAX (515) 462-1963

Madison County Board of Supervisors  
PO Box 152  
Winterset IA 50273

To: Madison County Board of Supervisors

From: City Council, City of Winterset, Iowa

Date: May 11, 2020

Pursuant to Iowa Code Section 368.7(2), notice is hereby given that the City Council of the City of Winterset Iowa will consider an application for voluntary annexation of a 34.102-acre parcel located in the general vicinity of the northeast corner of the intersection of N 10<sup>th</sup> Street and IA Hwy 92. Attached are maps showing the location of this parcel together with the legal descriptions of the parcels.

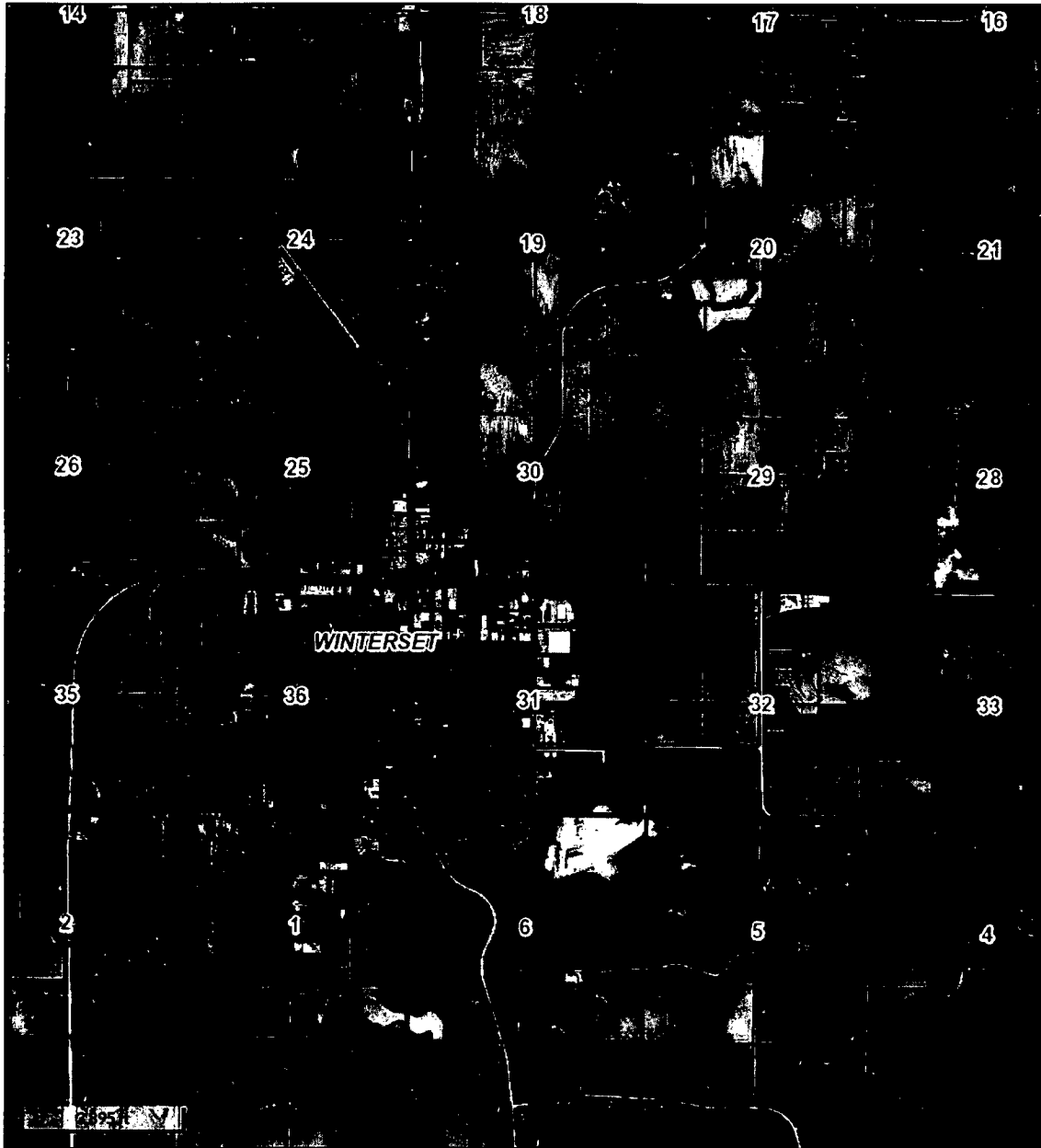
The City Council plans to take action on these applications for voluntary annexation at the Council meeting scheduled for June 01, 2020 at 7:00 PM at the City Hall. Please call or email to get Zoom meeting instructions. [kellybrown@cwmu.net](mailto:kellybrown@cwmu.net) or 515-462-1422.

If you have additional questions, please feel free to contact me.

Best regards,



Kelley L Brown  
City Administrator  
City of Winterset



Overview



Legend

- Parcels
- Townships
- Sections
- City Limits

Date created: 3/6/2020  
Last Data Uploaded: 3/6/2020 3:15:00 AM

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Overview



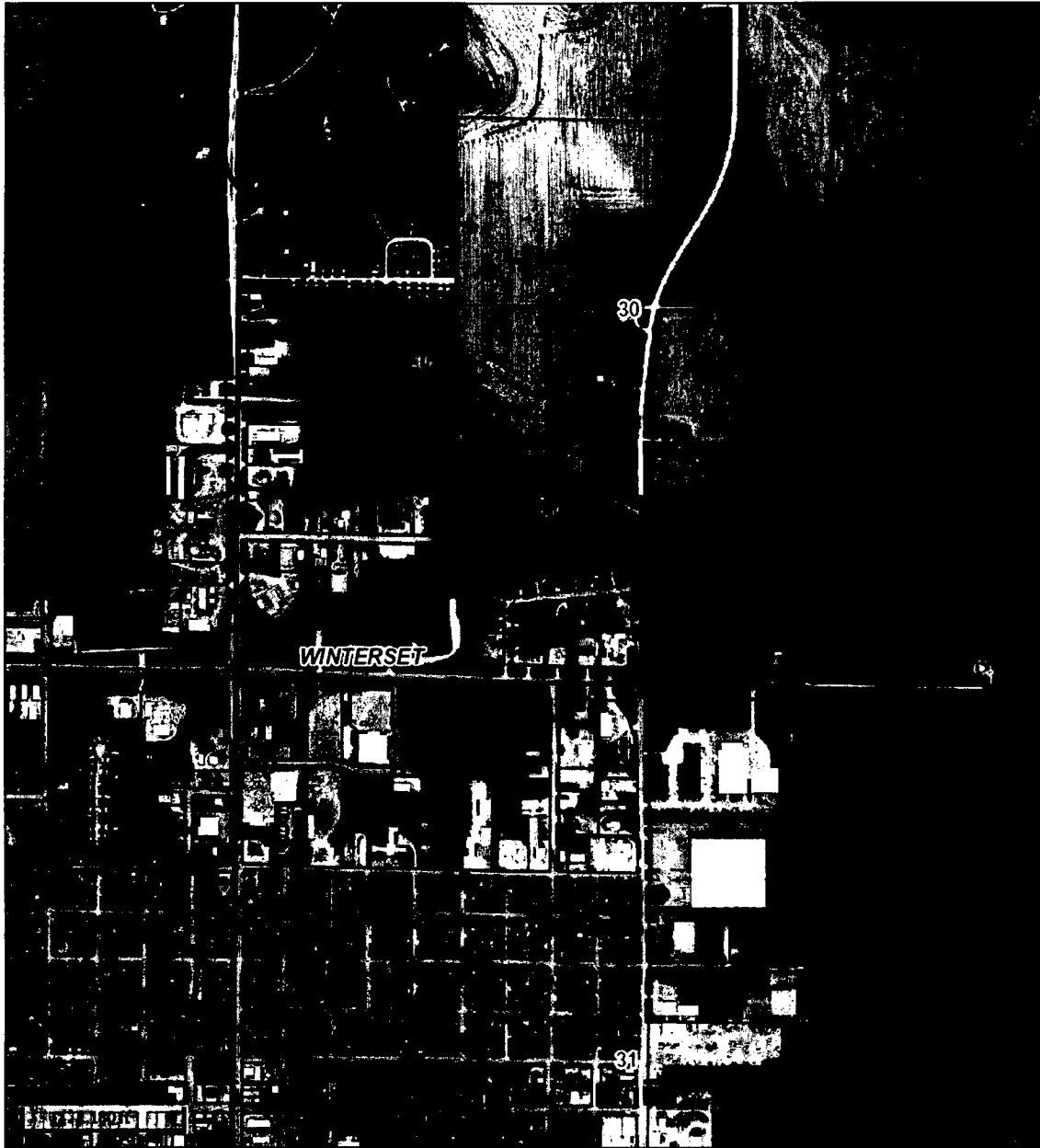
Legend

- Parcels
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Date created: 3/6/2020  
Last Data Uploaded: 3/6/2020 3:15:00 AM

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Overview



Legend

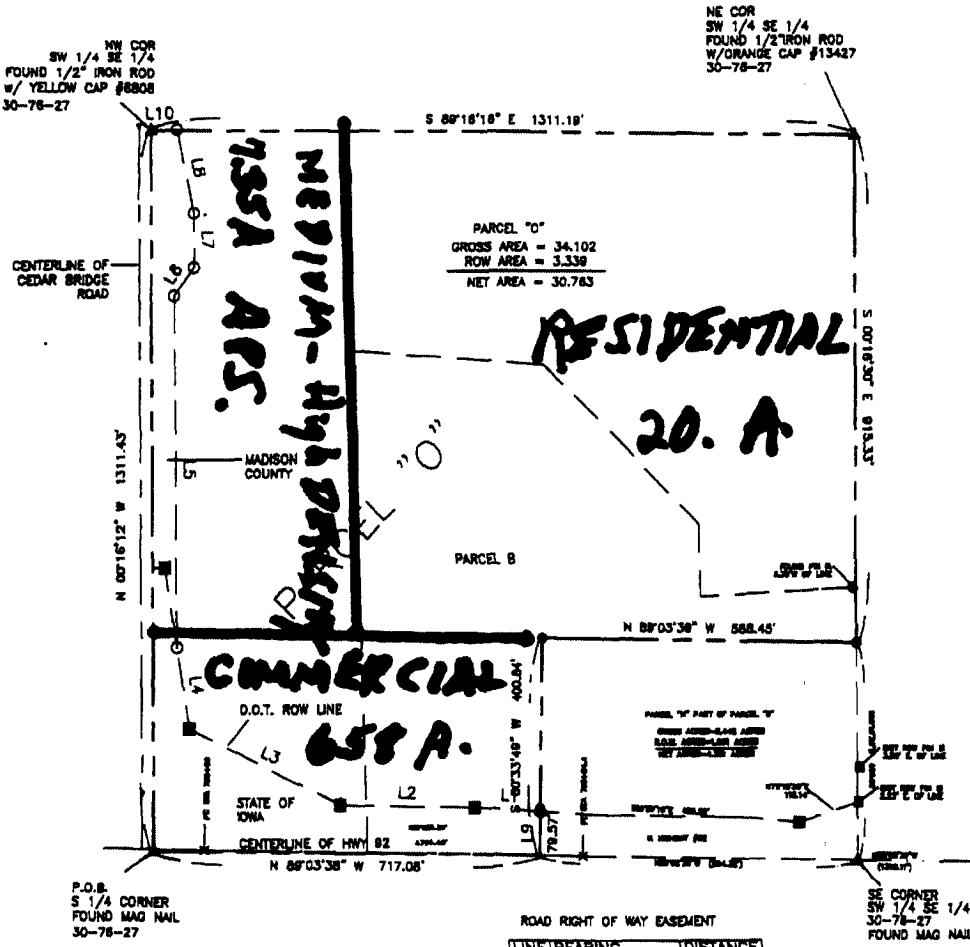
- Parcels
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Date created: 3/6/2020  
Last Data Uploaded: 3/6/2020 3:15:00 AM

Developed by  **Schneider**  
GEOSPATIAL

**ZONING:**  
**RESIDENTIAL 20. ACRES**  
**APARTMENTS-MED.-HIGH DENSITY 725A**  
**COMMERCIAL 6.58 ACRES**



ROAD RIGHT OF WAY EASEMENT

LINE	BEARING	DISTANCE
L1	N 86°28'40"	W 123.61'
L2	N 88°36'23"	W 250.12'
L3	N 63°14'57"	W 312.61'
L4	N 08°28'09"	W 158.28'
L5	N 00°23'57"	W 632.99'
L6	N 35°35'34"	E 81.03'
L7	N 00°23'57"	W 100.00'
L8	N 11°29'34"	W 155.91'
L9	S 00°33'49"	W 79.57'
L10	S 89°16'18"	E 147.66'

- IRON ROD OR PIPE SET
- IRON ROD FOUND
- △ PLSS CORNER SET
- × NOT SET
- ROW RAIL OR CAPPED PIN
- ▲ PLSS CORNER FOUND

