



Document 2022 890

Book 2022 Page 890 Type 06 024 Pages 5

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

*E* ✓ Prepared by and return to:  
Andrew J. Barden  
City Administrator  
124 W. Court Avenue  
Winterset IA 50273  
(515) 462-1422

CERTIFICATION

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.

1. Resolution of the City Council of the City of Winterset approving the purchase of certain real estate to the City of Winterset, Iowa. (Res. No. 2022-03)
2. Notice of Public Hearing on Proposed Purchase (Feb. 23, 2022)
3. Legal description of the property.
4. Maps showing the location of the property.

Witness my hand and the City Seal this 28<sup>th</sup> day of ~~April~~<sup>MARCH 4<sup>th</sup></sup> 2022

  
\_\_\_\_\_  
Andrew J. Barden, City Clerk

SEAL:



RESOLUTION NO. 2022-03

RESOLUTION SETTING A DATE OF MEETING FOR PUBLIC HEARING ON  
PURCHASE OF PROPERTY OWNED BY LUKE BEELER

**WHEREAS**, the City of Winterset was informed of an opportunity to purchase land near the Winterset Aquatic Center; and

**WHEREAS**, it was in the best interest of the city to expand green space and communal spaces on the westside of town; and

**WHEREAS**, the parcel would be non-conforming to current developments; and

**WHEREAS**, the property is owned by Lucas Beeler and has been concurrently surveyed with another approved Plat of Survey (Res. No 2021- 34); and

**WHEREAS**, the purchase price was deemed to be fair market value based on current CSR values and recent land sales; and

**WHEREAS**, the Winterset City Council Advised the Administrator and City Attorney to proceed with purchasing the land during the January 17, 2022 City Council Meeting; and

**WHEREAS**, the meeting was held with both interested parties and a Real Estate Contract and Farm Lease was drafted; and

**WHEREAS**, it is necessary to publish a notice of a public hearing according to Iowa Code; and

**NOW THEREFORE**, It Is Resolved by the City Council of the City of Winterset, Iowa, as follows:

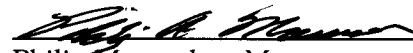
The City Council of the City of Winterset, Iowa, will meet on March 7<sup>th</sup>, 2022 at City Hall in the City, at 7 o'clock p.m., for the purpose of holding a public hearing instituting proceedings on the acquisition of:

Parcel "Z" more particularly described as a parcel of land located in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown by the Plat of Survey recorded on January 5, 2022, in the Madison County Recorder's Office in Book 2022 at Page 60, Parcel ID Number 840006500014810.

Passed and approved this 7<sup>th</sup> day of February 2022.

ATTEST:

  
Andrew Barden, City Administrator

  
Philip Macumber, Mayor



STATE OF IOWA  
SS  
MADISON COUNTY

AFFIDAVIT OF PUBLICATIONS

SUE SMITH being duly sworn says she is the Publisher of The WINTERSET MADISONIAN, a once weekly paper of General Circulation, published in Winterset, Iowa, and that the Notice, a copy which is annexed and made part hereof was Correctly published in said paper.

**Notice Of Public Hearing On  
Proposal To Purchase Property**

NOTICE IS HEREBY GIVEN, that the Winterset City Council has adopted a resolution (2022-03) setting forth its proposal to purchase the following described property; Parcel "Z" more particularly described as a parcel of land located in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown by the Plat of Survey recorded on January 5, 2022, in the Madison County Recorder's Office in Book 2022 at Page 60, Parcel ID Number 840006500014810, Locally known as 2.03 ac west of the Winterset Aquatic Center.

NOTICE IS FURTHER GIVEN that the City Council will hold a Public Hearing on the proposed purchase of said property at 7 p.m. in the City Council Chambers, City Hall, 124 W Court Ave, Winterset, Iowa on March 7th, 2022. City Council will receive oral or written objections from any resident or property owner of the City; written objections must be received at City Hall prior to the beginning of the hearing. All interested persons are invited to attend this hearing. This notice is given by order of the City Council of Winterset, Iowa, in accordance with Section 382.3 of the Code of Iowa. 27

For the period of 1 consecutive weeks, the last Publication thereof being

On the 23 day of Feb. 2022

Susan R Smith

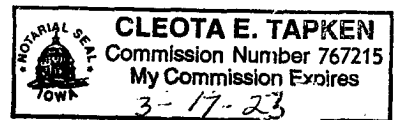
Subscribed and sworn to before me this

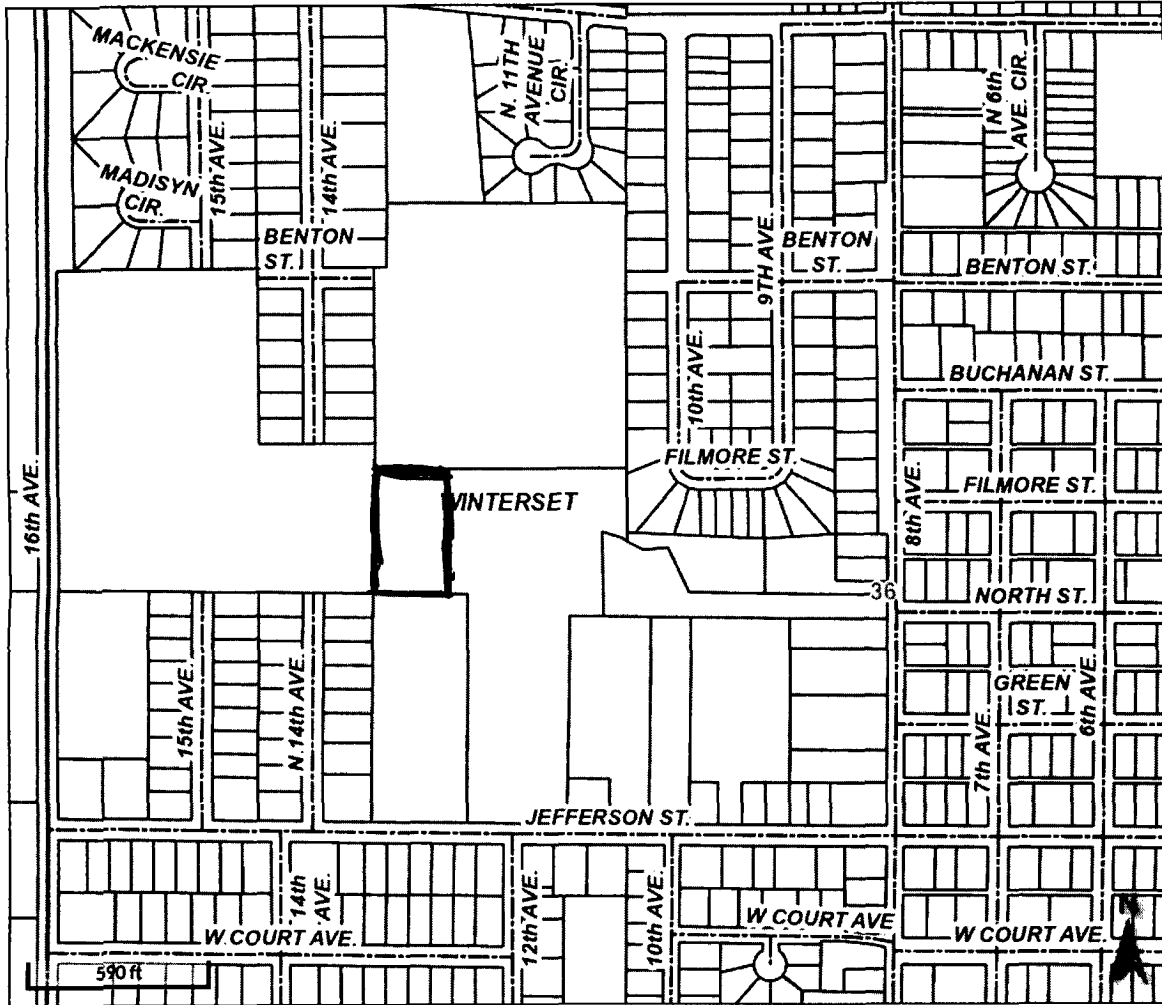
24 day of Feb. 2022

Cleota Tapken

NOTARY PUBLIC  
In and for Madison County

Fee  
\$ 15.20





Overview



Legend

- Parcels
- Owner Name
- Townships
- Sections
- City Limits
- Road Centerlines

Parcel ID	840006500014810	Alternate ID	n/a	Owner Address	BEELER, LUCAS
Sec/Twp/Rng	0-0-0	Class	A		2726 SE 11TH ST.
Property Address		Acreege	2.03		WEST DES MOINES, IA 50265
District	WINTERSET LANDS				
Brief Tax Description	PAR Z 2.03A IN SW NW SEC 36 (Note: Not to be used on legal documents)				

Date created: 3/29/2022  
Last Data Uploaded: 3/28/2022 11:12:22 PM

Developed by  **Schneider**  
GEOSPATIAL

## Legal Description of Land

Parcel "Z" more particularly described as a parcel of land located in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, as shown by the Plat of Survey recorded on January 5, 2022, in the Madison County Recorder's Office in Book 2022 at Page 60, Parcel ID Number 840006500014810.