



Document 2023 2790

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INDX
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and Return to:
Andrew Barden
City of Winterset
124 W. Court Avenue
Winterset IA 50273
515-462-1422

CERTIFICATION

The undersigned, the duly appointed and acting City Administrator and City Clerk of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

Resolution 2023-44 A Resolution approving the annexation of certain real estate into the City of Winterset

Relating to documents:

- 1) Resolution 2023-44
- 2) A Map showing relationship to the City of Winterset Corporate boundary
- 3) The Legal description of said property.

The undersigned further certifies the Resolution described above were duly passed by the Council and approved by the Mayor on the dates shown thereon.

Andrew Barden
City Administrator
City of Winterset, Iowa

SEAL



RESOLUTION 2023-44

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

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

Parcel "J" in the South Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa. Thence South $00^{\circ}13'44''$ West 655.10 feet along the East line of said Northwest Quarter of the Southeast Quarter to the Point of Beginning, thence North $89^{\circ}26'17''$ West 546.40 feet along the North line of the South Half of said Northwest Quarter of the Southeast Quarter; thence South $00^{\circ}39'51''$ East 330.41 feet along the East line of Lot 3, Seven Oaks Subdivision; thence South $89^{\circ}28'06''$ East 326.20 feet along the North line of Lot 1, Seven Oaks Subdivision; thence continuing South $89^{\circ}28'06''$ East 215.05 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence North $00^{\circ}13'44''$ East 330.05 feet to the Point of Beginning containing 4.122 acres including 0.353 acres of County Road right-of-way. Parcel is shown as Lot 3 on a Plat of Survey filed in Book 5, Page 632 on October 18, 1872 at the Madison County Recorder's Office.

WHEREAS, the Application for Voluntary Annexation from Michael Ashby 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, the City Council unanimously approved a motion to post a public hearing on October 2nd, 2022

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.

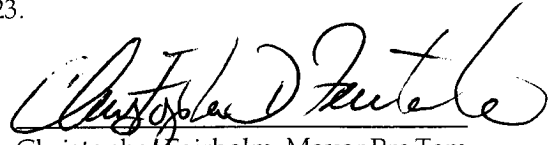
NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Winterset, Iowa as follows:

1. That the Application for Voluntary Annexation filed by Michael Ashby 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 6th day of November 2023.



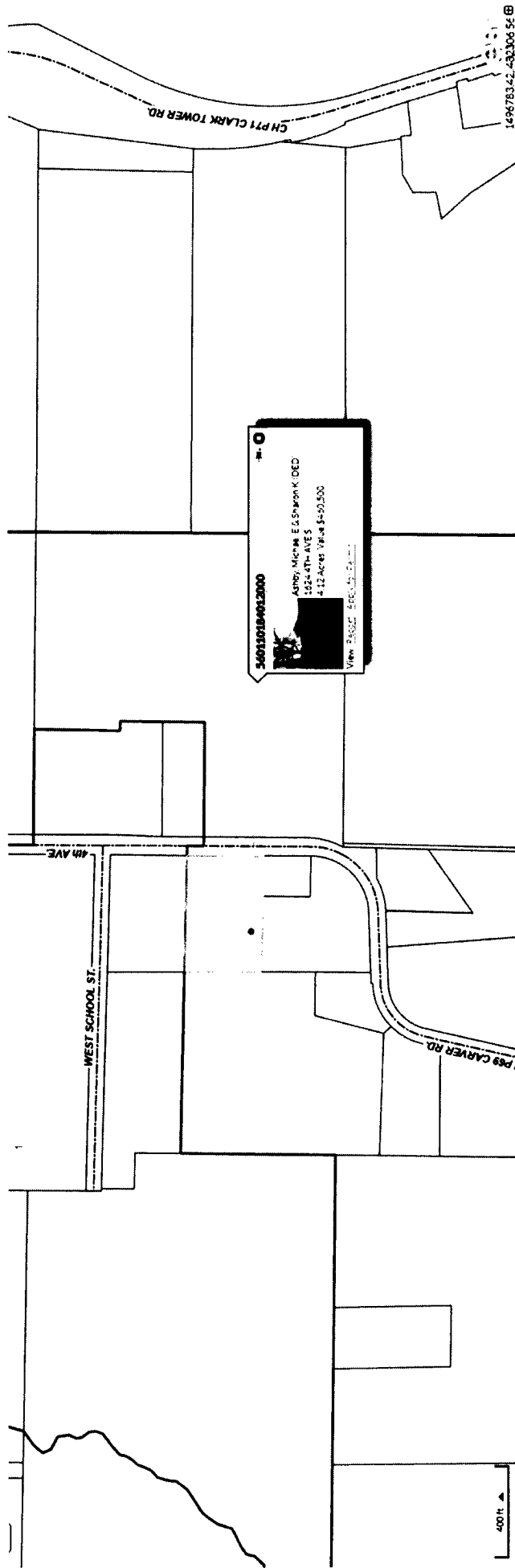
Christopher Fairholm, Mayor Pro Tem

ATTEST:



Andrew J. Barden, City Administrator/ City Clerk





Parcel ID 560110184012000
 Sec/Twp/Rng 1-75-28
 Property Address 1624 4TH AVE S
 WINTERSET

LINCOLN WINTERSET WFD
 PARCEL J 4 12A S 1/2
 NW SE
 (Note: Not to be used on legal documents)

Alternate ID n/a
 Class R
 Acreage 4.12

Owner Address Ashby, Michael E & Sharon K
 1624 4TH AVE
 WINTERSET, IA 50273

560110184012000

ASHBY, MICHAEL E & SHARON K (DED)
 1624 4TH AVE S
 4.12 ACRES 198-4 45-50.500

View PARCEL RECORDS

149678342, 432306566B



DANIELS LAND SURVEYING

CHAD A DANIELS, PLS
22470 18TH Lane
New Virginia, IA 50210
PLS17532@gmail.com
515-577-2583

To whom it may concern:

RE: Annexation legal description for Mike and Sharon Ashby

Parcel "J" in the South Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa. Thence South 00°13'44" West 655.10 feet along the East line of said Northwest Quarter of the Southeast Quarter to the Point of Beginning, thence North 89°26'17" West 546.40 feet along the North line of the South Half of said Northwest Quarter of the Southeast Quarter; thence South 00°39'51" East 330.41 feet along the East line of Lot 3, Seven Oaks Subdivision; thence South 89°28'06" East 326.20 feet along the North line of Lot 1, Seven Oaks Subdivision; thence continuing South 89°28'06" East 215.05 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence North 00°13'44" East 330.05 feet to the Point of Beginning containing 4.122 acres including 0.353 acres of County Road right-of-way. Parcel is shown as Lot 3 on a Plat of Survey filed in Book 5, Page 632 on October 18, 1872 at the Madison County Recorder's Office.

The above description is taken from a Court Officer Deed recorded in Book 2001 Page 4651 on 15 October 2001. Parcel "J" was recorded in Book 2001 Page 3862 on 29 August 2001.

Sincerely,

Chad A Daniels