



Document 2023 3022

Book 2023 Page 3022 Type 06 025 Pages 82
Date 12/13/2023 Time 11:20:38AM
Rec Amt \$412.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Documents to be recorded to complete annexation of territory to the City of West Des Moines.

City Development Case Number UA23-28.

**Preparer: Matt Rasmussen
City Development Board Administrator
1963 Bell Avenue, Suite 200
Des Moines, IA 50315
Phone: 515-348-6196**

**Return Recorded Copies to: Iowa Economic Development Authority
City Development Board
Attention: Matt Rasmussen
1963 Bell Avenue, Suite 200
Des Moines, Iowa 50315**

The City of West Des Moines and the City Development Board (Grantor) are granting the right of annexation into the City of West Des Moines to Marco Properties, LLC/Lemar Koethe and Flinn Farms, LLC (Grantees).

Legal description of affected territory may be found on page 7 of the Findings of Fact and Conclusion of Law and Determination with Appendix A as the title.

CITY DEVELOPMENT BOARD
STATE OF IOWA

IN THE MATTER OF THE CITY OF)	
WEST DES MOINES VOLUNTARY	)	NO. UA23-28 / WEST DES MOINES
ANNEXATION WITHIN THE URBANIZED AREA)	
OF THE CITY OF CUMMING	)	FILING OF WRITTEN DECISION

TO: Cities of West Des Moines and Cumming, Madison County Board of Supervisors, Madison County Attorney, Des Moines Area Metropolitan Planning Organization, Iowa State Attorney General, Iowa Department of Transportation, affected Public Utilities and Parties of Record

You and each of you are hereby notified that the City Development Board has approved the annexation of territory to the City of West Des Moines under City Development Board Case File No. UA23-28.

Please find enclosed the Findings of Fact, Conclusions of Law, Determination and Final Order by the City Development Board approving the annexation. An appeal of the Board's decision may be filed within 30-days of the date of the enclosed Order.

If no appeal is filed within 30-days of the date of this Order, the City Development Board will file with the Iowa Secretary of State and record with the Madison County Recorder to complete this annexation.

CITY DEVELOPMENT BOARD



Matt Rasmussen, Administrator
City Development Board

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Iowa Dist. Trans. Planner
1020 S. Fourth Street
Ames, IA 50010

Ms. Erin Hardisty
Madison Co. Attorney
P.O. Box 152, 112 N. John Wayne Drive,
Courthouse
Winterset, IA 50273

Mr. Phil Clifton
Madison Co. Bd. of Supervisors
201 West Court Street
Winterset, IA 50273

Ms. Beth Waddle
SICOG
101 East Montgomery Street
Creston, IA 50801-2406

Mr. Tom Becker
Cumming Mayor
649 N. 44th Street,
P.O. Box 100
Cumming, IA 50061

West Des Moines City Attorney
P.O. Box 65320
West Des Moines, IA 50265-0320

Mr. Ryan Jacobson
West Des Moines City Clerk
P.O. Box 65320
West Des Moines, IA 50265-0320

Mr. Ryan Moffatt
West Des Moines Community & ED Director
P.O. Box 65320
West Des Moines, IA 50265-0320

Ms. Abbey Duncan
Lee Township Board of Trustees
2973 120th Street
Van Meter, IA 50261

Mr. Terry Lee Lyon
Lee Township Board of Trustees
1454 Union Lane
Van Meter, IA 50261

Mr. Stan Ripperger
Systems Mgr., Warren Water District
1204 E. 2nd Street
Indianola, IA 50125

Mr. Jim Monaghan
CenturyLink
2103 East University Ave.
Des Moines, IA 50317

Flinn Farms, LLC
3711 SE 50th Street
Cumming, IA 50061

Ms. Diane Fitch
Madison Co. Bd. of Supervisors
201 West Court Street
Winterset, IA 50273

Jeannie Ivanovich
3279 110th Lane
Cumming, IA 50061

Sargent Farms LLC
1305 50th Street
West Des Moines, IA 50266

Mr. Eric Kenoyer
Lee Township Board of Trustees
1270 Upland Avenue
West Des Moines, IA 50261

Mr. Ted Corrigan
Des Moines Water Works
2201 George Flagg Pkwy.
Des Moines, IA 50321

Mr. Mike Probst
Mediacom Communications Corp.
2205 Ingersoll
Des Moines, IA 50312

Mr. LeMar Koethe
Marco Properties, LLC
6000 Douglas Ave., Suite 210
Des Moines, IA 50322

Barbara J. Higgins (Life Estate)
1852 N. Natchez Ave.
Chicago, IL 60707

Erick McCormick
1093 Woodland Ave.
Cumming, IA 50061

Joseph Van Ginkel Revocable Trust
3378 110th Lane
Cumming, IA 50061

Mr. Wes Duncan
Lee Township Board of Trustees
2974 120th Street
Van Meter, IA 50261

Ms. Christina Murphy
West Des Moines Water Works
1505 Railroad Avenue
West Des Moines, IA 50265

Mr. Eric Heikes
MidAmerican Energy
10510 Douglas Avenue
Urbandale, IA 50322

Mr. Dylan Mullenix
Des Moines Area MPO
420 Watson Powell Jr. Way, Ste. 200
Des Moines, IA 50309

Mr. Tom Leners
Madison County Econ. Devl. Group
1217 N. 6th St., Ste. 3
Winterset, IA 50273

Ms. Heather Stancil
Madison County Board of Supervisors
201 West Court Street
Winterset, IA 50273

Hurd Woodland, LLC
2000 Fuller Road
West Des Moines, IA 50265

David Lloyd & Donald Roach
3278 110th Lane
Cumming, IA 50061

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 9th day of November, 2023.

Local Delivery
Honorable Brenna Bird, Iowa Attorney General


Betty Hessing, Administrative Assistant

BEFORE THE CITY DEVELOPMENT BOARD
STATE OF IOWA

IN THE MATTER OF THE VOLUNTARY	)	NO. UA23-28 / WEST DES MOINES
ANNEXATION TO THE CITY OF	)	FINDINGS OF FACT AND
WEST DES MOINES WITHIN THE URBANIZED	)	CONCLUSIONS OF LAW AND
AREA OF THE CITY OF CUMMING	)	DETERMINATION

TO: Cities of West Des Moines and Cumming, Madison County Board of Supervisors, Madison County Attorney, Des Moines Area Metropolitan Planning Organization, Iowa Attorney General, Iowa Department of Transportation, affected public utilities and parties of interest

STATEMENT OF THE CASE

The City of West Des Moines (hereinafter the "City") filed its request for City Development Board approval of annexation of territory within the urbanized area of the City of Cumming on October 11, 2023. Notice of City Development Board review of the request and owners' applications was given on October 17, 2023, and the Board considered the matter at its November 8, 2023 meeting. The City Development Board, having considered the City's request for approval, the property owners' applications and all evidence submitted by the affected parties, hereby makes the following findings of fact, conclusions of law and determination:

FINDINGS OF FACT

1. On July 12, 2023, Marco Properties, LLC/LeMar Koethe; on July 13, 2023, Flinn Farms, LLC by written application, which included a map, requested the City of West Des Moines to annex the following described property owned by them and located in Madison County, Iowa:

The proposed annexation territory is described in Appendix A attached hereto and by this reference made a part of.
2. On October 4, 2023, the City of West Des Moines published in an official county newspaper notice of the City Council's meeting on October 23, 2023, to consider the application for voluntary annexation.

3. On September 28, 2023, the City of West Des Moines provided a copy of the application for voluntary annexation to the City of Cumming, Madison County Board of Supervisors, Des Moines Area Metropolitan Planning Organization, Iowa Department of Transportation, affected public utilities and parties of interest.
4. By resolution dated October 23, 2023, which contained a legal description, the City Council of the City of West Des Moines voted to annex the subject property.
5. The area to be annexed is within two miles of the City of Cumming and is therefore within its urbanized area.
6. The area to be annexed has a common boundary with the City of West Des Moines of more than 50 feet.
7. The area to be annexed does not contain railroad right-of-way.
8. On October 11, 2023, the City requested the City Development Board to approve the annexation of the territory described in finding number one. Said request included a copy of the owners' applications, maps and City Council Resolution.
9. On October 17, 2023, the City Development Board notified, by mail, the Cities of West Des Moines and Cumming, Madison County Board of Supervisors, Madison County Attorney, Des Moines Area Metropolitan Planning Organization, Iowa State Attorney General, Iowa Department of Transportation, affected public utilities and parties of interest, of the proposed annexation and request for approval. Said notice invited oral and written evidence relative to the proposed annexation.
10. The City Development Board received no response from any governmental unit, business or individual.
11. The Board considered the City's request at its November 8, 2023 meeting and found it to be complete and properly filed.
12. Based on the information favoring the annexation found in the City's request and other materials filed by the City of West Des Moines and the absence of evidence of any potential adverse consequences, the Board finds the annexation to be in the public interest.

CONCLUSIONS OF LAW

1. The territory to be annexed "adjoins" the City of West Des Moines as the term is defined in Iowa Code Section 368.1(1) and is within the "urbanized area" of the City of Cumming as the term is defined in Iowa Code Section 368.1(16).
2. The City published notice of the filing of the application and provided copies of the proposed annexation to parties in accordance with the requirements of Iowa Code Section 368.7.

3. The City Development Board possesses jurisdiction to approve or decline the application for annexation in accord with Iowa Code Section 368.7(3). If the application is approved by the Board, the Board is required to file portions of the proceedings in accord with Iowa Code Section 368.7.
4. The resolution by the City Council of West Des Moines conforms to Iowa Code Section 368.7.
5. The City of West Des Moines's request for Board approval and the annexation is in substantial compliance with Iowa Administrative Code r. 263—7.2.
6. In accord with the standards set forth in Iowa Code Chapter 368, including the presumption of validity for voluntary annexation approval set forth in Iowa Code Section 368.6, the annexation proposal is in the public's interest.

Dated this 9th day of November, 2023.

CITY DEVELOPMENT BOARD

A handwritten signature in black ink, appearing to read 'Dennis Plautz', is written over a horizontal line. The signature is fluid and cursive.

Dennis Plautz, Chairperson

Signature affixed by Matt Rasmussen, Administrator
for City Development Board as authorized under Iowa
Administration Code 263 - 9.11(2)

THEREFORE, IT IS ORDERED that the application of the following described territory to the City of West Des Moines is hereby approved:

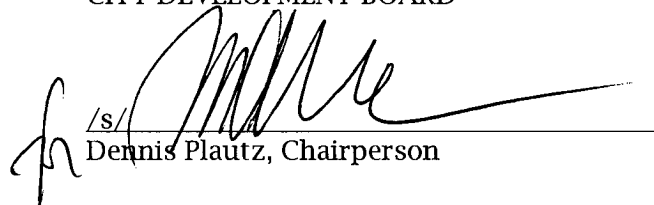
The proposed annexation territory is described in Appendix A and attached hereto and by this reference made a part of.

IT IS FURTHER ORDERED that the owner's annexation application and map, City Council resolution, notices of Board review and this Order be filed by the Board with the West Des Moines City Clerk and that the Board file a copy of the map and legal description with the Iowa Department of Transportation.

To complete the annexation process, the Board Administrator shall mail a copy of this Order and other relevant documents to the Madison County Recorder and Iowa Secretary of State on or after the 31st day following issuance of this Order. To request a stay of completion of the annexation process, a person or city authorized by Iowa Code Section 368.22 to appeal this Order must deliver to the Board Administrator a timely written request for a stay accompanied by notice of the filing of a petition for judicial review or intent to file a petition for judicial review. Any such request shall be referred to the Board for action at its next regularly scheduled meeting or at a special meeting.

Dated this 9th day of November, 2023.

CITY DEVELOPMENT BOARD

/s/
Dennis Plautz, Chairperson

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Iowa Dist. Trans. Planner
1020 S. Fourth Street
Ames, IA 50010

Ms. Erin Hardisty
Madison Co. Attorney
P.O. Box 152, 112 N. John Wayne Drive,
Courthouse
Winterset, IA 50273

Mr. Phil Clifton
Madison Co. Bd. of Supervisors
201 West Court Street
Winterset, IA 50273

Ms. Beth Waddle
SICOG
101 East Montgomery Street
Creston, IA 50801-2406

Mr. Tom Becker
Cumming Mayor
649 N. 44th Street,
P.O. Box 100
Cumming, IA 50061

West Des Moines City Attorney
P.O. Box 65320
West Des Moines, IA 50265-0320

Mr. Ryan Jacobson
West Des Moines City Clerk
P.O. Box 65320
West Des Moines, IA 50265-0320

Mr. Ryan Moffatt
West Des Moines Community & ED Director
P.O. Box 65320
West Des Moines, IA 50265-0320

Ms. Abbey Duncan
Lee Township Board of Trustees
2973 120th Street
Van Meter, IA 50261

Mr. Terry Lee Lyon
Lee Township Board of Trustees
1454 Union Lane
Van Meter, IA 50261

Mr. Stan Ripperger
Systems Mgr., Warren Water District
1204 E. 2nd Street
Indianola, IA 50125

Mr. Jim Monaghan
CenturyLink
2103 East University Ave.
Des Moines, IA 50317

Flinn Farms, LLC
3711 SE 50th Street
Cumming, IA 50061

Ms. Diane Fitch
Madison Co. Bd. of Supervisors
201 West Court Street
Winterset, IA 50273

Jeannie Ivanovich
3279 110th Lane
Cumming, IA 50061

Sargent Farms LLC
1305 50th Street
West Des Moines, IA 50266

Mr. Eric Kenoyer
Lee Township Board of Trustees
1270 Upland Avenue
West Des Moines, IA 50261

Mr. Ted Corrigan
Des Moines Water Works
2201 George Flagg Pkwy.
Des Moines, IA 50321

Mr. Mike Probst
Mediacom Communications Corp.
2205 Ingersoll
Des Moines, IA 50312

Mr. LeMar Koethe
Marco Properties, LLC
6000 Douglas Ave., Suite 210
Des Moines, IA 50322

Barbara J. Higgins (Life Estate)
1852 N. Natchez Ave.
Chicago, IL 60707

Erick McCormick
1093 Woodland Ave.
Cumming, IA 50061

Joseph Van Ginkel Revocable Trust
3378 110th Lane
Cumming, IA 50061

Mr. Wes Duncan
Lee Township Board of Trustees
2974 120th Street
Van Meter, IA 50261

Ms. Christina Murphy
West Des Moines Water Works
1505 Railroad Avenue
West Des Moines, IA 50265

Mr. Eric Heikes
MidAmerican Energy
10510 Douglas Avenue
Urbandale, IA 50322

Mr. Dylan Mullenix
Des Moines Area MPO
420 Watson Powell Jr. Way, Ste. 200
Des Moines, IA 50309

Mr. Tom Leners
Madison County Econ. Devl. Group
1217 N. 6th St., Ste. 3
Winterset, IA 50273

Ms. Heather Stancil
Madison County Board of Supervisors
201 West Court Street
Winterset, IA 50273

Hurd Woodland, LLC
2000 Fuller Road
West Des Moines, IA 50265

David Lloyd & Donald Roach
3278 110th Lane
Cumming, IA 50061

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 9th day of November, 2023.

Local Delivery
Honorable Brenna Bird, Iowa Attorney General


Betty Hessing, Administrative Assistant

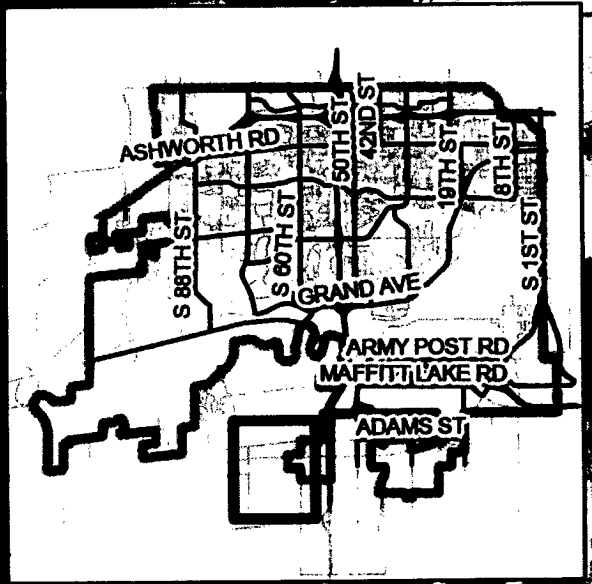
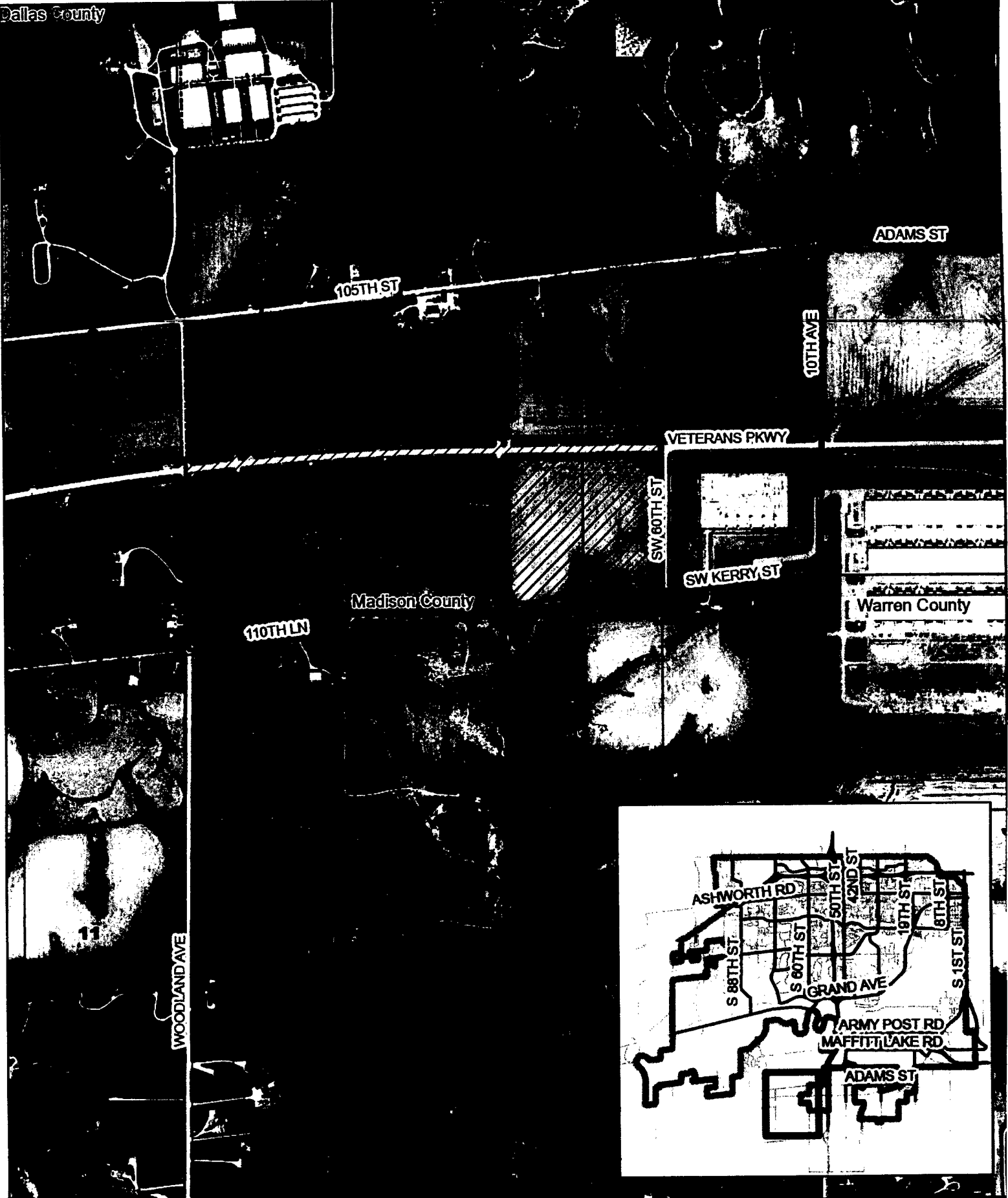
APPENDIX A
LEGAL DESCRIPTION OF TERRITORY PROPOSED TO BE
ANNEXED TO THE CITY OF WEST DES MOINES, IOWA
CDB CASE NO. UA23-28

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY; THE WEST 20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY, THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 , AND PARCELS "D" AND "E" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 AS DESCRIBED AS AREA "B" IN THE WARRANTY DEED RECORDED IN BOOK 2018, PAGE 4057 OF THE MADISON COUNTY RECORDER'S OFFICE, AND ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 2020, PAGE 124 AND BOOK 2020, PAGE 125 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

The territory extends to the center line of all
Secondary roads adjacent to the above-described properties.








PROJECT: **Annexation**





LOCATION: **Annexation Boundary**

DRAWN BY: BJM | DATE: 8/4/2023 | PROJECT: 0045-069 | SHT: 1 of 1

Legend

-  Annexation Boundary
-  Corporate Limit
-  County Boundary

 N
 0 250 500 1,000 Feet


-  Marco Properties LLC
-  Flinn Farms LLC
-  Annexation Boundary
-  City Limits

105TH ST

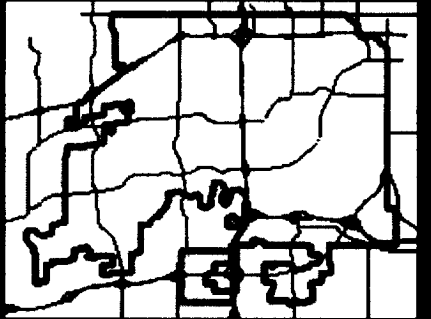
VETERANS PKWY

WOODLAND AVE

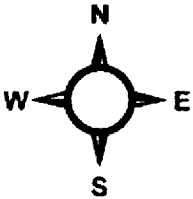
SW 60TH ST

SW KERRY ST




110TH LN

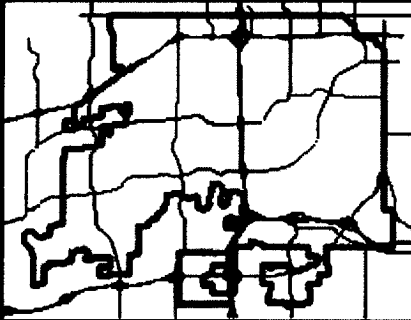


Annexation Application Property Owners Map

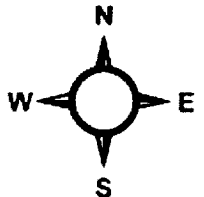


* For illustrative purposes only. The City of West Des Moines claims no responsibility for map's correctness or content accuracy.

-  West Des Moines Corporate Boundary
-  Cumming Corporate Boundary
-  Annexation Boundary



Corporate Boundaries Annexation Proximity Map



** For illustrative purposes only. The City of West Des Moines claims no responsibility for map's correctness or content accuracy.*

CITY DEVELOPMENT BOARD
STATE OF IOWA

IN THE MATTER OF THE CITY OF	)	NO. UA23-28 / WEST DES MOINES
WEST DES MOINES VOLUNTARY)	
ANNEXATION WITHIN THE URBANIZED AREA	)	NOTICE OF MEETING TO CONSIDER
OF THE CITY OF CUMMING	)	VOLUNTARY ANNEXATION WITHIN AN
	)	URBANIZED AREA

TO: Cities of West Des Moines and Cumming, Madison County Board of Supervisors, Madison County Attorney, Des Moines Area Metropolitan Planning Organization, Iowa State Attorney General, Iowa Department of Transportation, Parties of Interest and affected public utilities

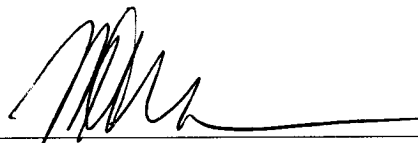
You and each of you are hereby notified that the City Development Board will, pursuant to Iowa Code Section 368.7, consider the above captioned matter at its regular meeting at 1:00 p.m. on November 8, 2023 at the Iowa Economic Development Authority, 1963 Bell Avenue, Suite 200, Helmick Conference Room, Des Moines. A copy of a map and legal description of the annexation territory is enclosed.

At said meeting, the City Development Board in its deliberations on approval or disapproval of said annexation, may take note of public documents or other evidence and shall give any interested party opportunity to present evidence or comment orally or in writing all in accord with Section 263—7.2, I.A.C. The City Development Board invites oral or written comments relative to the petition on or before the meeting date as noted above.

To participate in this meeting via Teams Webinar, go to <https://akaiowa.us/cdb>. You will be required to register before receiving the link to join the meeting.

Should you have questions regarding this notice, please contact the City Development Board at 515/348-6196.

CITY DEVELOPMENT BOARD



Matt Rasmussen, Administrator
City Development Board

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Iowa Dist. Trans. Planner
1020 S. Fourth Street
Ames, IA 50010

Ms. Erin Hardisty
Madison Co. Attorney
P.O. Box 152, 112 N. John Wayne Drive,
Courthouse
Winterset, IA 50273

Mr. Phil Clifton
Madison Co. Bd. of Supervisors
201 West Court Street
Winterset, IA 50273

Ms. Beth Waddle
SICOG
101 East Montgomery Street
Creston, IA 50801-2406

Mr. Tom Becker
Cumming Mayor
649 N. 44th Street,
P.O. Box 100
Cumming, IA 50061

West Des Moines City Attorney
P.O. Box 65320
West Des Moines, IA 50265-0320

Mr. Ryan Jacobson
West Des Moines City Clerk
P.O. Box 65320
West Des Moines, IA 50265-0320

Mr. Ryan Moffatt
West Des Moines Community & ED Director
P.O. Box 65320
West Des Moines, IA 50265-0320

Ms. Abbey Duncan
Lee Township Board of Trustees
2973 120th Street
Van Meter, IA 50261

Mr. Terry Lee Lyon
Lee Township Board of Trustees
1454 Union Lane
Van Meter, IA 50261

Mr. Stan Ripperger
Systems Mgr., Warren Water District
1204 E. 2nd Street
Indianola, IA 50125

Mr. Jim Monaghan
CenturyLink
2103 East University Ave.
Des Moines, IA 50317

Flinn Farms, LLC
3711 SE 50th Street
Cumming, IA 50061

Ms. Diane Fitch
Madison Co. Bd. of Supervisors
201 West Court Street
Winterset, IA 50273

Jeannie Ivanovich
3279 110th Lane
Cumming, IA 50061

Sargent Farms LLC
1305 50th Street
West Des Moines, IA 50266

Mr. Eric Kenoyer
Lee Township Board of Trustees
1270 Upland Avenue
West Des Moines, IA 50261

Mr. Ted Corrigan
Des Moines Water Works
2201 George Flagg Pkwy.
Des Moines, IA 50321

Mr. Mike Probst
Mediacom Communications Corp.
2205 Ingersoll
Des Moines, IA 50312

Mr. LeMar Koethe
Marco Properties, LLC
6000 Douglas Ave., Suite 210
Des Moines, IA 50322

Barbara J. Higgins (Life Estate)
1852 N. Natchez Ave.
Chicago, IL 60707

Erick McCormick
1093 Woodland Ave.
Cumming, IA 50061

Joseph Van Ginkel Revocable Trust
3378 110th Lane
Cumming, IA 50061

Mr. Wes Duncan
Lee Township Board of Trustees
2974 120th Street
Van Meter, IA 50261

Ms. Christina Murphy
West Des Moines Water Works
1505 Railroad Avenue
West Des Moines, IA 50265

Mr. Eric Heikes
MidAmerican Energy
10510 Douglas Avenue
Urbandale, IA 50322

Mr. Dylan Mullenix
Des Moines Area MPO
420 Watson Powell Jr. Way, Ste. 200
Des Moines, IA 50309

Mr. Tom Leners
Madison County Econ. Devl. Group
1217 N. 6th St., Ste. 3
Winterset, IA 50273

Ms. Heather Stancil
Madison County Board of Supervisors
201 West Court Street
Winterset, IA 50273

Hurd Woodland, LLC
2000 Fuller Road
West Des Moines, IA 50265

David Lloyd & Donald Roach
3278 110th Lane
Cumming, IA 50061

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 17th day of October, 2023.

Local Delivery
Honorable Brenna Bird, Iowa Attorney General


Betty Hessing, Administrative Assistant

UA23-28 WEST DES MOINES

October 20, 2023

Honorable Chair and Members of the City Development Board
c/o Iowa Economic Development Authority
200 East Grand Avenue
Des Moines, IA 50309

RE: City of West Des Moines, Voluntary Annexation (Ruthenium)

Honorable Chair and Members of the Board:

The City of West Des Moines requests that the City Development Board approve the 100% voluntary annexation of 132 acres of property located in a portion of Section 1 in Lee Township, Madison County. In general, the proposed annexation in Madison County encompasses 132 acres of land along the north right-of-way of Veterans Parkway, the west right-of-way of Woodland Avenue, and south right-of-way of 110th Lane.

The annexation consists of two parcels, all of which are considered to be agricultural property, according to the Madison County Assessors.

The City of West Des Moines's Comprehensive Plan indicates that the property has land use category of Industrial Light. In creating the Comprehensive Plan, which was approved in 2022, the City employed smart planning principles.

The annexation area is just south of the current corporate limits of the City of West Des Moines. An economic development prospect is proposing the construction of a data manufacturing center. As part of the project, public improvements will be extended to and through the area. The proposed development will be serviced off those facilities. The City of West Des Moines is prepared to provide police, fire, public works and emergency medical services to the annexed area.

All parcels are consenting parcels. This is a 100% voluntary annexation.

We request that the requirement for the annexation to be submitted to the board for consideration at the first board meeting conducted 31 or more days after the filing of the request be waived.

STATE OF IOWA

OCT 11 2023

CITY DEVELOPMENT BOARD

In support of the annexation, we enclose the following:

1. A copy of the applications for voluntary annexation of property signed by each respective property owner and the accompanied by exhibits for the parcels included in the annexation (Exhibit A).
2. A copy of the resolution of the City of West Des Moines approving the annexation of 132 acres into the City of West Des Moines (Exhibit B).
3. A location map of the annexation area (Exhibit C).
4. A copy of the legal description of the annexation area (Exhibit D).
5. A copy of the noticing information including: a copy of the notice that was mailed to the public utilities, governments, and other agencies, a list of the recipients of the mailed notices, proof of certified mailing, and a receipt of publication of the notice in the newspaper of general circulation (Exhibit E).
6. A copy of the letter to the Madison County Auditor's offices requesting review of the annexation (Exhibit F). The Auditor provided verification of the ownership and legal description.
7. A copy of the Annexation Agreement between the City of West Des Moines and the City of Cumming that shows that this area is eligible for annexation by the City of West Des Moines (Exhibit G).

Again, please waive any waiting period for the submittal of the application and place the boundary adjustment on the Board's November 2023 meeting agenda. If you have any questions, please feel free to contact me at (515) 273-0770 or ryan.moffatt@wdm.iowa.gov. City staff will be in attendance at the meeting and will be available to answer questions at that time. Thank you for your consideration.

Sincerely,

Ryan Moffatt, Director
Community and Economic Development

cc. Tom Hadden, City Manager
Greta Truman, Asst. City Attorney

Project Ruthenium Annexation Mailing List

Abbey Duncan
Lee Township Board of Trustees
2974 120th Street
Van Meter, IA 50261

Eric Kenoyer
Lee Township Board of Trustees
1270 Upland Avenue
West Des Moines, IA 50261

Wes Duncan
Lee Township Board of Trustees
2974 120th Street
Van Meter, IA 50261

Terry Lee Lyon
Lee Township Board of Trustees
1454 Union Lane
Van Meter, IA 50261

Ted Corrigan
CEO & Gen. Manager
Des Moines Water Works
2201 George Flagg Parkway
Des Moines, IA 50321

Christina Murphy
General Manager
West Des Moines Water Works
1505 Railroad Avenue
West Des Moines, IA 50265

Stan Ripperger
Systems Manager, Warren Water District
1204 E. 2nd Street
Indianna, IA 50125

Mike Probst
Mediacom Communications Corp.
2205 Ingersoll
Des Moines, IA 50312

Eric Heikes
Manager, Customer Ops. Support
MidAmerican Energy
10510 Douglas Avenue
Urbandale, IA 50322

Jim Monaghan
CenturyLink
2103 East University Avenue
Des Moines, IA 50317

LeMar Koethe
Marco Properties, LLC
6000 Douglas Avenue, Suite 210
Des Moines, IA 50322

Dylan Mullenix
Executive Director
Des Moines Area MPO
420 Watson Powell Jr. Way, Suite 200
Des Moines, IA 50309

Flinn Farms, LLC
3711 SE 50th Street
Cumming, IA 50061

Beth Waddle
SICOG
101 E. Montgomery Street
Creston, IA 50801

Tom Leners
Madison County Economic Dev. Group
1217 N. 6th Street, Suite 3
Winterset, IA 50273

Phil Clifton
Madison County Board of Supervisors
201 West Court Street
Winterset, IA 50273

Diane Fitch
Madison County Board of Supervisors
201 West Court Street
Winterset, IA 50273

Heather Stancil
Madison County Board of Supervisors
201 West Court Street
Winterset, IA 50273

Tom Becker
Mayor, City of Cumming
PO Box 100
Cumming, IA 50061

Barbara J Higgins
(Life Estate)
1852 N Natchez Ave
Chicago, IL 60707

Hurd Woodland, LLC
2000 Fuller Road
West Des Moines, IA 50265

Jeannie Ivanovich
3279 110th Lane
Cumming, IA 50061

Erick McCormick
1093 Woodland Ave
Cumming, IA 50061

David Lloyd & Donald Roach
3278 110th Lane
Cumming, IA 50061

Sargent Farms LLC
1305 50th Street
West Des Moines, IA 50266

Joseph Van Ginkel Revocable Trust
3378 110th Lane
Cumming, IA 50061

NOTICE OF ANNEXATION

The City of West Des Moines has received an application for Voluntary Annexation into the City for portions of Section 1 in Lee Township, Madison County. Public notice is hereby given that the City Council of the City of West Des Moines will hold a public hearing at 7:30 a.m., October 23, 2023, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider this application for voluntary annexation of contiguous parcels into the City of West Des Moines. In general, the proposed annexation encompasses approximately 132 acres of land along the north right-of-way of Veterans Parkway, the west right-of-way of Woodland Avenue, and south right-of-way of 110th Lane.

The area is more specifically defined as follows:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY; THE WEST 20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY, THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 , AND PARCELS "D" AND "E" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 AS DESCRIBED AS AREA "B" IN THE WARRANTY DEED RECORDED IN BOOK 2018, PAGE 4057 OF THE MADISON COUNTY RECORDER'S OFFICE, AND ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 2020, PAGE 124 AND BOOK 2020, PAGE 125 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

Additional information regarding the proposed annexation, including a map of the proposed annexation area may be obtained from Ryan Moffatt, Director, at the City of West Des Moines Community & Economic Development Department at (515) 273-0770.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing shall be submitted on or before the time of the public hearing to Ryan Moffatt, Community & Economic Development Department, City of West Des Moines, 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, Iowa 50265.

It is the responsibility of the individual with a disability requiring accommodations to inform the City Clerk's Office, at least 48 hours in advance, that certain accommodations are requested in order to allow full participation in the City Council meeting. Please call 515-222-3603 to have accommodations provided.

Bryce Johnson
Business Development Coordinator

Published in The Madisonian on Wednesday, October 4, 2023

September 28, 2023

VIA CERTIFIED MAIL

RE: West Des Moines Annexation: Madison County, Iowa
City Councils and Board of Supervisors

Public notice is hereby given that the City Council of the City of West Des Moines will hold a public hearing at 7:30 a.m., October 23, 2023, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider an application for voluntary annexation of contiguous parcels into the City of West Des Moines.

The City of West Des Moines has received two applications for Voluntary Annexation into the City for a portion of Section 1 in Lee Township, Madison County. In general, the proposed annexation in Madison County encompasses 132 acres of land along the north right-of-way of Veterans Parkway, the west right-of-way of Woodland Avenue, and south right-of-way of 110th Lane.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing must be submitted on or before the time of the public hearing to Ryan Moffatt, Community & Economic Development, City of West Des Moines, 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, Iowa 50265. Upon conclusion of the public hearing, the City Council will take action on the proposal.

It is the responsibility of the individual with a disability requiring accommodations to inform the City Clerk's Office, at least 48 hours in advance, that certain accommodations are requested in order to allow full participation in the City Council meeting. Please call 515-222-3603 to have accommodations provided.

Additional information regarding the proposed annexation may be obtained by e-mailing ryan.moffatt@wdm.iowa.gov or by telephone at (515) 273-0770.

Sincerely,



Ryan Moffatt, Director
Community & Economic Development

Enclosures: Proposed Annexation Legal Description
Proposed Annexation Boundary Map

September 28, 2023

VIA CERTIFIED MAIL

RE: West Des Moines Annexation: Madison County, Iowa
Surrounding Property Owners Notification

Public notice is hereby given that the City Council of the City of West Des Moines will hold a public hearing at 7:30 a.m., October 23, 2023, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider an application for voluntary annexation of contiguous parcels into the City of West Des Moines.

The City of West Des Moines has received two applications for Voluntary Annexation into the City for a portion of Section 1 in Lee Township, Madison County. In general, the proposed annexation in Madison County encompasses 132 acres of land along the north right-of-way of Veterans Parkway, the west right-of-way of Woodland Avenue, and south right-of-way of 110th Lane.

A requirement within the State Code dictates that we must notify adjacent land owners of a proposed annexation. Our maps indicate that you are owners of or have interest in land adjacent to the annexation area; therefore, you are receiving this notice. This annexation only includes the properties shown in the black hashed area on the enclosed map. The proposed annexation does not affect properties not included in the annexation area. This letter is only being sent to satisfy a requirement of the State.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing must be submitted on or before the time of the public hearing to Ryan Moffatt, Community & Economic Development, City of West Des Moines, 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, Iowa 50265. Upon conclusion of the public hearing, the City Council will take action on the proposal.

It is the responsibility of the individual with a disability requiring accommodations to inform the City Clerk's Office, at least 48 hours in advance, that certain accommodations are requested in order to allow full participation in the City Council meeting. Please call 515-222-3603 to have accommodations provided.

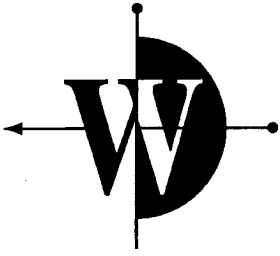
Additional information regarding the proposed annexation may be obtained by e-mailing ryan.moffatt@wdm.iowa.gov or by telephone at (515) 273-0770.

Sincerely,



Ryan Moffatt, Director
Community & Economic Development

Enclosures: Proposed Annexation Legal Description
Proposed Annexation Boundary Map



THE CITY OF
West Des Moines®
www.wdm.iowa.gov

Community and Economic
Development

4200 Mills Civic Parkway
P.O. Box 65320
West Des Moines, IA 50265-0320

515-273-0770

FAX 515-222-3640

E-mail ced@wdm.iowa.gov

October 13, 2023

VIA MAIL

RE: West Des Moines Annexation: Madison County, Iowa
Utilities, Public Agencies, Other Interests

Public notice is hereby given that the City Council of the City of West Des Moines will hold a public hearing at 7:30 a.m., October 23, 2023, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider an application for voluntary annexation of contiguous parcels into the City of West Des Moines.

The City of West Des Moines has received two applications for Voluntary Annexation into the City for a portion of Section 1 in Lee Township, Madison County. In general, the proposed annexation in Madison County encompasses 132 acres of land along the north right-of-way of Veterans Parkway, the west right-of-way of Woodland Avenue, and south right-of-way of 110th Lane. We are sending this notice to the Madison County Attorney's office as requested by the Iowa Economic Development Authority because the annexation area includes right-of-way.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing must be submitted on or before the time of the public hearing to Ryan Moffatt, Community & Economic Development, City of West Des Moines, 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, Iowa 50265. Upon conclusion of the public hearing, the City Council will take action on the proposal.

It is the responsibility of the individual with a disability requiring accommodations to inform the City Clerk's Office, at least 48 hours in advance, that certain accommodations are requested in order to allow full participation in the City Council meeting. Please call 515-222-3603 to have accommodations provided.

Additional information regarding the proposed annexation may be obtained by e-mailing ryan.moffatt@wdm.iowa.gov or by telephone at (515) 273-0770.

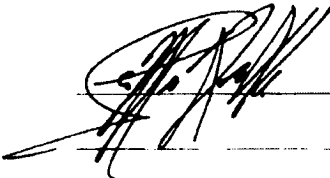
Sincerely,

Ryan Moffatt, Director
Community & Economic Development

Enclosures: Proposed Annexation Legal Description
Proposed Annexation Boundary Map
Annexation Applications (2)


APPLICATION FOR VOLUNTARY ANNEXATION
City of West Des Moines

The undersigned, Lemar Koethe / Marco Properties, LLC, owner(s) or authorized representative(s) of the owner(s) of all property legally described in "Exhibit A" attached hereto and by this reference made a part hereof, and as shown on the map "Exhibit B" attached hereto and by this reference made a part hereof, authorized to execute this application on behalf of Lemar Koethe / Marco Properties, LLC the owner(s) of the property legally described in "Exhibit A", respectfully request the property be annexed and become a part of the City of West Des Moines, Iowa.

Property Owner(s):  _____ Date: 7/12/2023
Date: _____

Iowa Code Section 368.7 gives the landowner(s) consenting to voluntary annexation of their land the right to withdraw consent to annexation within three business days after the public hearing on the application to annex land unless this right is waived.

I hereby waive my right to withdraw consent to annexation within three business days after the public hearing on the application as evidenced by my signature below.

Property Owner(s):  _____ Date: 7/12/2023
Date: _____

- Attachments: Exhibit A: Legal description of the property
Exhibit B: Map showing location of the property within the proposed annexation area

The City of West Des Moines will provide the necessary attachments; however, the applicant may provide them instead.

**APPLICATION FOR VOLUNTARY ANNEXATION
City of West Des Moines**

The undersigned, _____, owner(s) or authorized representative(s) of the owner(s) of all property legally described in "Exhibit A" attached hereto and by this reference made a part hereof, and as shown on the map "Exhibit B" attached hereto and by this reference made a part hereof, authorized to execute this application on behalf of _____ the owner(s) of the property legally described in "Exhibit A", respectfully request the property be annexed and become a part of the City of West Des Moines, Iowa.

Property Owner(s): Flem Farms LLC Date: 7/13/23
 Ulman and Tonya Flem Members 7/13/23

Iowa Code Section 368.7 gives the landowner(s) consenting to voluntary annexation of their land the right to withdraw consent to annexation within three business days after the public hearing on the application to annex land unless this right is waived

I hereby waive my right to withdraw consent to annexation within three business days after the public hearing on the application as evidenced by my signature below.

Property Owner(s): Flem Farms LLC Date: 7/13/23
 Ulman and Tonya Flem Members 7/13/23

.....

Attachments: Exhibit A: Legal description of the property
Exhibit B: Map showing location of the property within the proposed annexation area

The City of West Des Moines will provide the necessary attachments; however, the applicant may provide them instead.

ANNEXATION DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY; THE WEST 20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY, THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 , AND PARCELS "D" AND "E" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 AS DESCRIBED AS AREA "B" IN THE WARRANTY DEED RECORDED IN BOOK 2018, PAGE 4057 OF THE MADISON COUNTY RECORDER'S OFFICE, AND ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 2020, PAGE 124 AND BOOK 2020, PAGE 125 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

Dallas County

ADAMS ST

105TH ST

10TH AVE

VETERANS PKWY

SW 60TH ST

SW KERRY ST

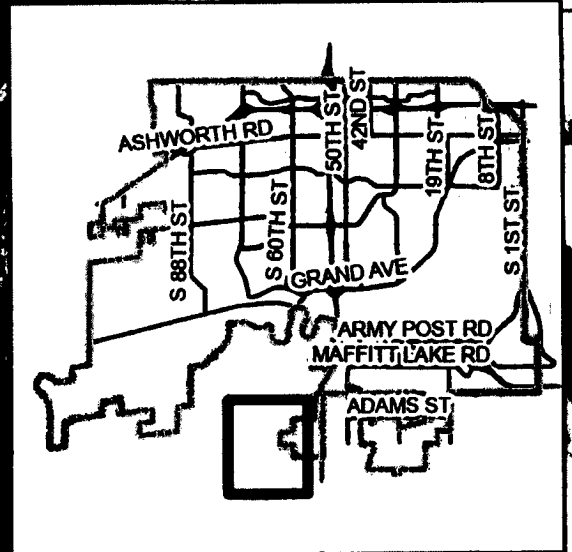
Madison County

Warren County

110TH LN

11

WOODLAND AVE



PROJECT:

Annexation

LOCATION:

Annexation Boundary

DRAWN BY: BJM

DATE: 8/4/2023

PROJECT 0045-069

SHT 1 of 1

Legend

Annexation Boundary

Corporate Limit 0 250 500 1,000

County Boundary Feet



7015 0640 0001 4423 7102

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To Joseph Van Ginkel Trust

Street and Apt. No., or PO Box No. 3378 110th Lane

City, State, ZIP+4® Cummins, IA 50061

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7129

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To Ernie McCormick

Street and Apt. No., or PO Box No. 1035 Woodland Avenue

City, State, ZIP+4® West Des Moines, IA 50061

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7143

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To Jennie Linnarch

Street and Apt. No., or PO Box No. 3378 110th Avenue

City, State, ZIP+4® Cummins, IA 50061

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

9222 6244 1000 4423 7222

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To Phil Clifton

Street and Apt. No., or PO Box No. 201 West Court Street

City, State, ZIP+4® Winterset, IA 50073

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

9222 6244 1000 4423 7129

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To Sargent Farms LLC

Street and Apt. No., or PO Box No. 1305 50th Street

City, State, ZIP+4® West Des Moines, IA 50061

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

9222 6244 1000 4423 7143

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To David Lloyd & David's Roach

Street and Apt. No., or PO Box No. 3378 110th Lane

City, State, ZIP+4® Cummins, IA 50061

PS Form 3800, April 2015 PSN 7530-01-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7167

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

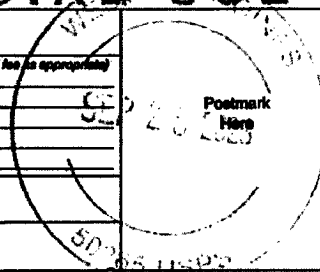
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Barbara J. Higgins (Life Estate)
Street and Apt. No., or PO Box No. 1852 N. Natchez Avenue
City, State, ZIP+4® Chicago, IL 60707

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



0512 6212 0001 4423 7150

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

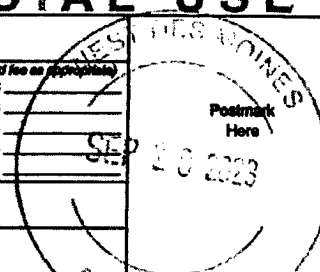
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Hurd Woodland
Street and Apt. No., or PO Box No. 0000 Fuller Road
City, State, ZIP+4® West Des Moines, IA 50067

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



1917 6212 0001 4423 7161

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

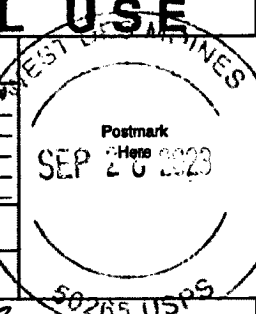
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Flora Farms LLC
Street and Apt. No., or PO Box No. 3711 SE 50th Street
City, State, ZIP+4® Cummins, IA 5061

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 0640 0001 4423 7174

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

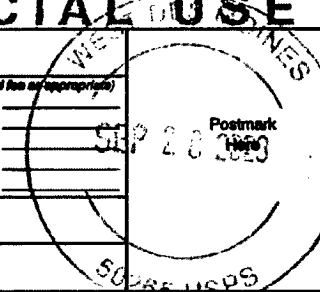
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Lemar Koethe, Morco Properties LLC
Street and Apt. No., or PO Box No. 1000 Douglas Ave, Ste 210
City, State, ZIP+4® West Des Moines, IA 50300

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7016 0910 0001 8219 4946

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

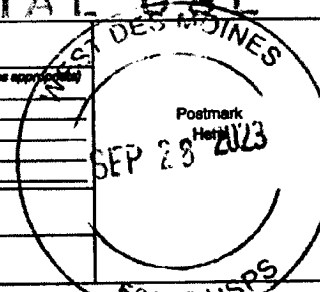
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Beth Waddle S/COG
Street and Apt. No., or PO Box No. 101 E Montgomery Street
City, State, ZIP+4® Cummins, IA 50061

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7015 0640 0001 4423 7211

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

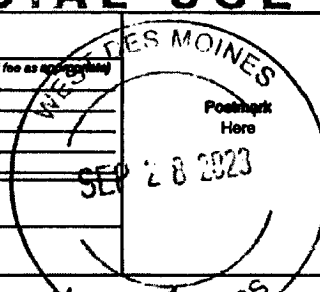
For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Sent To: Tom Becker
Street and Apt. No., or PO Box No. 112 Box 100
City, State, ZIP+4® Cummins, IA 50061

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To
Tom Levers, Madison Co Econ Devs Group
Street and Apt. No., or PO Box No.
1214 N. 6th Street, Ste 3
City, State, ZIP+4®
Winchester, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5699
8279 4959
0001 0000 0910 0910 7016

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To
Dylan Malenik, DSM Assoc APSPS
Street and Apt. No., or PO Box No.
490 West Sam Powell Tr Way, Ste 200
City, State, ZIP+4®
Des Moines, IA 50319

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

5699
8279 4959
0001 0000 0910 0910 7016

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To
Ted Corrigan, DSM Water Works
Street and Apt. No., or PO Box No.
2901 George Flogg Parkway
City, State, ZIP+4®
Des Moines, IA 50310

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6699
4423 7099
0001 0000 0640 0640 7015

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To
Mike Probst, Madacom Comm
Street and Apt. No., or PO Box No.
18205 Inwood
City, State, ZIP+4®
Des Moines, IA 50310

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6699
4423 4960
0001 0000 0640 0640 7016

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To
Christina Murphy, WDM Water Works
Street and Apt. No., or PO Box No.
1505 Railroad Avenue
City, State, ZIP+4®
West Des Moines, IA 50265

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6699
4423 7082
0001 0000 0640 0640 7015

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fee \$

Sent To
Diane Fitch
Street and Apt. No., or PO Box No.
201 West Court Street
City, State, ZIP+4®
Winchester, IA 50273

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

6699
4423 7202
0001 0000 0640 0640 7015

7015 0640 0001 4423 7266

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Abby Duncan	
Street and Apt. No., or PO Box No.	2474 130th Street	
City, State, ZIP+4®	Van Meter, IA 50261	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7198

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Heather Stencil, Madison Co. BOS	
Street and Apt. No., or PO Box No.	201 West Court Street	
City, State, ZIP+4®	Wintersville, IA 50273	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7242

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Wes Duncan	
Street and Apt. No., or PO Box No.	2474 130th Street	
City, State, ZIP+4®	Van Meter, IA 50261	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7252

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Eric Kenoyer	
Street and Apt. No., or PO Box No.	1372 Upland Avenue	
City, State, ZIP+4®	West Des Moines, IA 50261	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7075

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Stan Riggenger, Warren Co. Labor District	
Street and Apt. No., or PO Box No.	1204 E. 2nd Street	
City, State, ZIP+4®	Indianola, IA 50125	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 4423 7235

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	Terry Lee Lyon	
Street and Apt. No., or PO Box No.	1454 Union Lane	
City, State, ZIP+4®	Van Meter, IA 50261	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

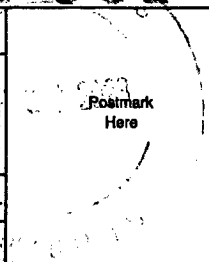
7016 0910 0001 8217 7512

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To Jim Monaghan, Centurylink
 Street and Apt. No., or PO Box No. _____
2103 Fox University Avenue
 City, State, ZIP+4® Des Moines IA 50317

PS Form 3800, April 2015 PSN 7530-02-000-9031 See Reverse for Instructions

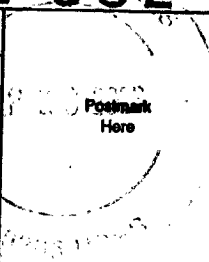
7015 0640 0001 4423 7068

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$



Sent To Eric Heikes, MidAm Energy
 Street and Apt. No., or PO Box No. _____
12512 Douglas Ave
 City, State, ZIP+4® Wabasha IA 50302

PS Form 3800, April 2015 PSN 7530-02-000-9031 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Flin Farms LLC
3711 SE 50th St
Cumming, IA 50061



9590 9402 8074 2349 0754 03

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7181

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Verona Stone

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LeMar Koethe
Moco Properties LLC
6000 Douglas Avenue, Ste 210
Des Moines, IA 50302



9590 9402 8074 2349 0754 10

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7174 Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

- Agent
- Addressee

B. Received by (Printed Name)

[Handwritten Signature]

C. Date of Delivery

- D. Is delivery address different from item 1?** Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeanne Ivanovich
3279 110th Lane
Cumming, GA 50061



9590 9402 8074 2349 0754 41

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7143

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Jeanne Ivanovich

C. Date of Delivery

10/2/23

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(X)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Joseph Van Ginkel Trust
 3378 110th Lane
 Cumming, IA 50001



9590 9402 8074 2349 0754 89

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7105

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 X *Joseph Van Ginkel* Agent Addressee
- B. Received by (Printed Name) *Joseph Van Ginkel* C. Date of Delivery *10/2/23*
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

- 3. Service Type**
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Restricted Delivery | |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

David Lloyd + Donald Reach
 3278 110th Avenue
 Cumming, IA 52061



9590 9402 8074 2349 0754 58

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7136

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]* Agent
 Addressee

B. Received by (Printed Name)

[Handwritten Signature]

C. Date of Delivery

[Handwritten Date]

D. Is delivery address different from item 1? Yes
 No
 If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Wes Duncan
 2074 125th Street
 Van Meter, IA 50261



9590 9402 8074 2349 0753 42

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7242

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Wes Duncan*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1?** Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
 Mail Restricted Delivery
 10)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Stan Ripberger
 Warren Water District
 1204 E. 2nd Street
 Indiana, IA 50125



9590 9402 8074 2349 0755 19

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7075

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Lisa Coffman

- Agent
- Addressee

B. Received by (Printed Name)

Lisa Coffman

C. Date of Delivery

10-06-2

- D. Is delivery address different from item 1?** Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tom Becker
 P.O. Box 100
 Cumming, IA 50061



9590 9402 8074 2349 0753 73

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7211

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x *[Handwritten Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
- If YES, enter delivery address below: No

OCT - 2 2023

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Phil Clifton
291 West Court Street
Winterset, IA 52273



9590 9402 8074 2349 0753 66

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7228

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C. Lee*

- Agent
- Addressee

B. Received by (Printed Name)

Chip Lee

C. Date of Delivery

10/2/23

- D. Is delivery address different from Item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ted Corrigan
DSM Water Works
22d George Flagg Pkwy
Des Moines, IA 50301



9590 9402 8074 2349 0754 96

2. Article Number (Transfer from service label)

7015-0640 0001 4423 7099

Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X  Agent
 Addressee

B. Received by (Printed Name)

Bill E. [unclear]

C. Date of Delivery

10/3/22

D. Is delivery address different from item 1? Yes
if YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Eric Kenager
 1270 Upland Avenue
 West Des Moines, IA 50361



9590 9402 8074 2349 0753 35

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7259

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Eric Kenager

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Diane Fitch
 201 West Court Street
 Winterset, IA 50273



9590 9402 8074 2349 0753 80

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7204

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C. Lee

- Agent
- Addressee

B. Received by (Printed Name)

Chip Sec

C. Date of Delivery

6/3/23

- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Christina Murphy
 WDM Water Works
 1505 Railroad Avenue
 West Des Moines, IA 50265



9590 9402 8074 2349 0755 02

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7082

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D Oke

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-3-23

- D. Is delivery address different from item 1?** Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
 - Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Abby Duncan
2974 120th Street
Van Meter, IA 50261



9590 9402 8074 2349 0753 28

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7266

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mike Probst
 Mediacom
 2205 Ingorsol
 Des Moines, IA 50312



9590 9402 8074 2349 0755 40

2. Article Number (Transfer from service label)

7016 0910 0001 8219 4960

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

10/4/23

- D. Is delivery address different from item 1?** Yes
- If YES, enter delivery address below: No



3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tom Leners,
Madison County Econ Dev Group
1217 N. 6th St, Ste 3
Winterset, IA 50273



9590 9402 8074 2349 0755 71

2. Article Number (Transfer from service label)

7016 0910 0001 8219 4939

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Tom Leners Agent
 Addressee

B. Received by (Printed Name)

Tom Leners

C. Date of Delivery

10-4-23

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

|| Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hard Woodland LLC
2000 Fuller Road
West Des Moines, IA 50365



9590 9402 8074 2349 0754 34

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7150

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Handwritten Signature]* RR11

Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Heather Stancil
 Madison Co Board of Sup
 201 West Court Street
 Winterset, IA 50273



9590 9402 8074 2349 0753 97

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7198

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *C. See*

Agent

Addressee

B. Received by (Printed Name)

Chip See

C. Date of Delivery

10/3/23

D. Is delivery address different from item 1?
 If YES, enter delivery address below:

Yes

No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

||| Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Terry Lee Lyon
1454 Union Lane
Van Meter, IA 50261



9590 9402 8074 2349 0753 59

2. Article Number (Transfer from service label)

7015 0640 0001 4423 7235

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent
 Addressee

B. Received by (Printed Name)

TERRY LYON

C. Date of Delivery

10-4-23

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Restricted Delivery

From: [Madisonian Editor](#)
To: [Bryce Johnson](#)
Subject: Re: [EXT] Re: The Madisonian Newspaper - Legal Notice for Publication on October 4, 2023
Date: Monday, October 9, 2023 10:27:07 AM
Attachments: [image001.png](#)
[image001.png](#)

Hi Bryce,
Yes! You will be receiving an affidavit of publication for your Legal Notice which appeared in the Oct. 4 issue of the Winterset Madisonian.
In fact, I just spoke with the lady in our organization responsible for doing that. Your affidavit is within a stack of letters she will be mailing out today. :)
Thanks so much for checking!
Take Care,
Vicki Minor

On Mon, Oct 9, 2023 at 9:59 AM Bryce Johnson <bryce.johnson@wdm.iowa.gov> wrote:

Good Morning, I was just curious if The Madisonian sent out proof of publication for publications? Specifically, to the one posted on behalf of the City of West Des Moines on October 4 noted below.

Thanks!

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568

Let's Connect via LinkedIn!

From: Madisonian Editor <editor.madisonian@gmail.com>
Sent: Thursday, September 28, 2023 3:09 PM
To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Subject: Re: [EXT] Re: The Madisonian Newspaper - Legal Notice for Publication on October 4, 2023

Hi Bryce,

Yes we have it scheduled to publish in the Madisonian on Oct. 4.

Thanks for checking. :)

Vicki

On Thu, Sep 28, 2023 at 11:51 AM Bryce Johnson <bryce.johnson@wdm.iowa.gov> wrote:

Hi Vicki, I just wanted to confirm this attached notice is set to publish in the Madisonian on Wednesday, October 4, 2023.

Bryce Johnson

Business Development Coordinator

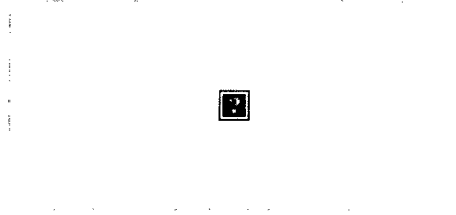
City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568



[Let's Connect via LinkedIn!](#)

From: Madisonian Editor <editor.madisonian@gmail.com>
Sent: Friday, September 22, 2023 2:00 PM
To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Subject: Re: [EXT] Re: The Madisonian Newspaper - Legal Notice for Publication on September 20, 2023

Hi Bryce,

Yes, we can publish this notice on Cot. 4 in the Winterset Madisonian.

Thanks again,

Vicki

On Fri, Sep 22, 2023 at 11:12 AM Bryce Johnson <bryce.johnson@wdm.iowa.gov> wrote:

Thank you for catching that. Could you please post the attached on October 4?

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway
West Des Moines, IA 50265
Bryce.Johnson@wdm.iowa.gov
Office: (515) 222-3568

Let's Connect via LinkedIn!

From: Madisonian Editor <editor.madisonian@gmail.com>
Sent: Friday, September 22, 2023 10:54 AM
To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Subject: Re: [EXT] Re: The Madisonian Newspaper - Legal Notice for Publication on September 20, 2023

Hi Bryce,

I have received your notice. You have requested it to be published in the Madisonian on Friday, Sept. 29, 2023.

We are a weekly paper and publish each Wednesday. Our next issue will print on Wed. Sept. 27.

Will that publication date work for you?

Please advise.

Vicki Minor

On Fri, Sep 22, 2023 at 10:36 AM Bryce Johnson <bryce.johnson@wdm.iowa.gov> wrote:

Good Morning.

Please publish the attached notice in the Madisonian on Friday, September 29, 2023.

Please send proof of publication to Ryan Jacobsen, City Clerk at ryan.jacobson@wdm.iowa.gov (CCed herein) or by mail. Please acknowledge receipt of this email.

If you have any questions, please contact me. Thank you.

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568

Let's Connect via LinkedIn!

From: Madisonian Editor <editor.madisonian@gmail.com>

Sent: Thursday, September 21, 2023 11:36 AM

To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Subject: [EXT] Re: The Madisonian Newspaper - Legal Notice for Publication on September 20, 2023

Hi Bryce,

Your Legal was published in this week's Madisonian 9.20.23.

I am not sure what you need to do for a retraction since I am not voiced in Legal situations.

That may be a question for the City Clerk or Council.

We will be happy to provide space when your date has been set.

We are a weekly newspaper so we can only act on a weekly basis. So any changes would appear in next week's issue.

I hope that helps. :)

Thanks so much!

Vicki Minor

PS: Your legal is at the bottom of the page.

On Wed, Sep 20, 2023 at 12:07 PM Bryce Johnson <bryce.johnson@wdm.iowa.gov> wrote:

Unfortunately, the date on this notice needs to be changed per internal legal interpretation. I am working with our City Clerk to schedule a Special City Council meeting. In the meantime, what do I need to prepare for a retraction?

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568

Let's Connect via LinkedIn!

From: Bryce Johnson

Sent: Thursday, September 7, 2023 2:17 PM

To: news.madisonian@gmail.com; editor.madisonian@gmail.com

Cc: Ryan Moffatt <ryan.moffatt@wdm.iowa.gov>; Jennie Rohe

<jennie.rohe@wdm.iowa.gov>; Ryan Jacobson <Ryan.Jacobson@wdm.iowa.gov>

Subject: The Madisonian Newspaper - Legal Notice for Publication on September 20, 2023

Importance: High

Please publish the attached notice in the Madisonian on Wednesday, September 20, 2023.

Please send proof of publication to Ryan Jacobsen, City Clerk at ryan.jacobson@wdm.iowa.gov (CCed herein) or by mail. Please acknowledge receipt of this email.

If you have any questions, please contact me. Thank you.

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568

Let's Connect via LinkedIn!

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 Annexation

The City of West Des Moines has received an application for Voluntary Annexation into the City for portions of Section 1 in Lee Township, Madison County. Public notice is hereby given that the City Council of the City of West Des Moines will hold a public hearing at 7:30 a.m., October 23, 2023, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, West Des Moines, Iowa, to consider this application for voluntary annexation of contiguous parcels into the City of West Des Moines. In general, the proposed annexation encompasses approximately 132 acres of land along the north right-of-way of Veterans Parkway, the west right-of-way of Woodland Avenue, and south right-of-way of 110th Lane.

The area is more specifically defined as follows:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY; THE WEST 20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY, THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, AND PARCELS "D" AND "E" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 768 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.
AND

ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 AS DESCRIBED AS AREA "B" IN THE WARRANTY DEED RECORDED IN BOOK 2018, PAGE 4057 OF THE MADISON COUNTY RECORDER'S OFFICE, AND ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 2020, PAGE 124 AND BOOK 2020, PAGE 125 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

Additional information regarding the proposed annexation, including a map of the proposed annexation area may be obtained from Ryan Moffatt, Director, at the City of West Des Moines Community & Economic Development Department at (515) 273-0770.

Persons may express their opinion on the proposed annexation at the time and place of the public hearing. Opinions in writing shall be submitted on or before the time of the public hearing to Ryan Moffatt, Community & Economic Development Department, City of West Des Moines, 4200 Mills Civic Parkway, PO Box 65320, West Des Moines, Iowa 50265.

It is the responsibility of the individual with a disability requiring accommodations to inform the City Clerk's Office, at least 48 hours in advance, that certain accommodations are requested in order to allow full participation in the City Council meeting. Please call 515-222-3603 to have accommodations provided.

Bryce Johnson

Business Development Coordinator

Published In The Madisonian on Wednesday, October 4, 2023

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

On the 3 day of Oct 2023

Susan R Smith

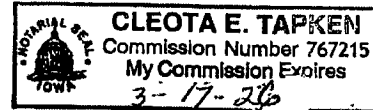
Subscribed and sworn to before me this

4 day of Oct 2023

Cleota Tapken

NOTARY PUBLIC
In and for Madison County

Fee
\$ 51.58



Betty Hessing

Subject: FW: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

From: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Sent: Tuesday, August 22, 2023 3:49 PM

To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Subject: RE: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Hi Bryce,

Sorry for the delay in verifying this information. Mr. Koethe had filed a quit claim deed transferring his properties in this area to Marco Properties, LLC this past May. There apparently was a slight error in the legal description for parcels "D" and "E" in this deed filed at that time. The attorney is going to be filing an affidavit shortly to correct this information so we have a clear chain of title. As such, once this occurs the properties referenced by the annexation legal description will be held separately and respectively in the names of the following two entities:

Flinn Farms, LLC
3711 SE 50th St
Cumming, IA 50061

Marco Properties, LLC
6000 Douglas Ave
Ste 210
Des Moines, IA 50322

These should be the only two entities that are the current deedholders according to our information. Based on the information you provided, the assumption would be **Mr. Koethe and Mrs. Flinn would have authority to sign on behalf of their representative LLC's.**

Hopefully this helps answer some of the questions you had regarding this project. If I can be of any more service, please let me know.

Thanks!

Shawn Nigg
Assessment Technician
PO Box 152
201 W Court Ave
Winterset, IA 50273
515-462-4303
snigg@madisoncounty.iowa.gov

From: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Sent: Monday, August 21, 2023 10:51 AM

To: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Subject: [EXTERNAL] RE: [EXTERNAL] RE: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review

for Annexation
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shawn,

One thing I forgot to include for your confirmation is the current property owners and the annexation applications for your review. That said, the annexation applications are attached along with the map of the annexation boundary. Our records show the only property owners involved within the boundary are Lemar Koethe and Tonya Flinn.

Can you please confirm these are the correct and only property owners? Thank you in advance.

Bryce Johnson

Business Development Coordinator
City of West Des Moines, Community & Economic Development
4200 Mills Civic Parkway
West Des Moines, IA 50265
Bryce.Johnson@wdm.iowa.gov
Office: (515) 222-3568



[Let's Connect via LinkedIn!](#)

From: Shawn Nigg <snigg@madisoncounty.iowa.gov>
Sent: Monday, August 21, 2023 10:05 AM
To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Yes, the revised legal description looks acceptable from our end.

Shawn Nigg
Assessment Technician
PO Box 152
201 W Court Ave
Winterset, IA 50273
515-462-4303
snigg@madisoncounty.iowa.gov

From: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Sent: Monday, August 21, 2023 10:02 AM

To: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Subject: [EXTERNAL] RE: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Awesome! We want to make sure the recording and legal description process goes as smoothly as possible so we're happy to spread the workload ● haha

Just to confirm, you're OK with the legal description?

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568



[Let's Connect via LinkedIn!](#)

From: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Sent: Monday, August 21, 2023 10:00 AM

To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Subject: RE: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Hi Bryce,

This looks great. Thanks again for looping us in on the review. Feel free to let me know if you have any questions.

Shawn Nigg

Assessment Technician

PO Box 152

201 W Court Ave

Winterset, IA 50273

515-462-4303

snigg@madisoncounty.iowa.gov

From: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Sent: Monday, August 21, 2023 9:37 AM

To: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Subject: [EXTERNAL] FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shawn,

Attached is an updated legal description for your review. This should include the triangle piece that was omitted from the first legal description. Please let me know if you need anything further from me for your review.

Thank you!

Bryce Johnson

Business Development Coordinator
City of West Des Moines, Community & Economic Development
4200 Mills Civic Parkway
West Des Moines, IA 50265
Bryce.Johnson@wdm.iowa.gov
Office: (515) 222-3568



Let's Connect via LinkedIn!

From: Ben McAlister <Ben.McAlister@wdm.iowa.gov>
Sent: Thursday, August 17, 2023 1:51 PM
To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Subject: FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Updated legal description.

From: Eric Miller <ericmiller@snyder-associates.com>
Sent: Thursday, August 17, 2023 1:49 PM
To: Ben McAlister <Ben.McAlister@wdm.iowa.gov>
Subject: RE: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Ben,

Please see revised description that includes the triangle sliver on the north side of the ROW as requested.

Thank you,

Eric Miller, P.L.S.
Survey Business Unit Leader

Snyder & Associates, Inc.

From: Ben McAlister <Ben.McAlister@wdm.iowa.gov>
Sent: Wednesday, August 16, 2023 11:01 AM
To: Eric Miller <ericmiller@snyder-associates.com>
Subject: RE: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation



Our intent was to include the sliver and tie into the existing corporate limit at the center of the SE quarter.

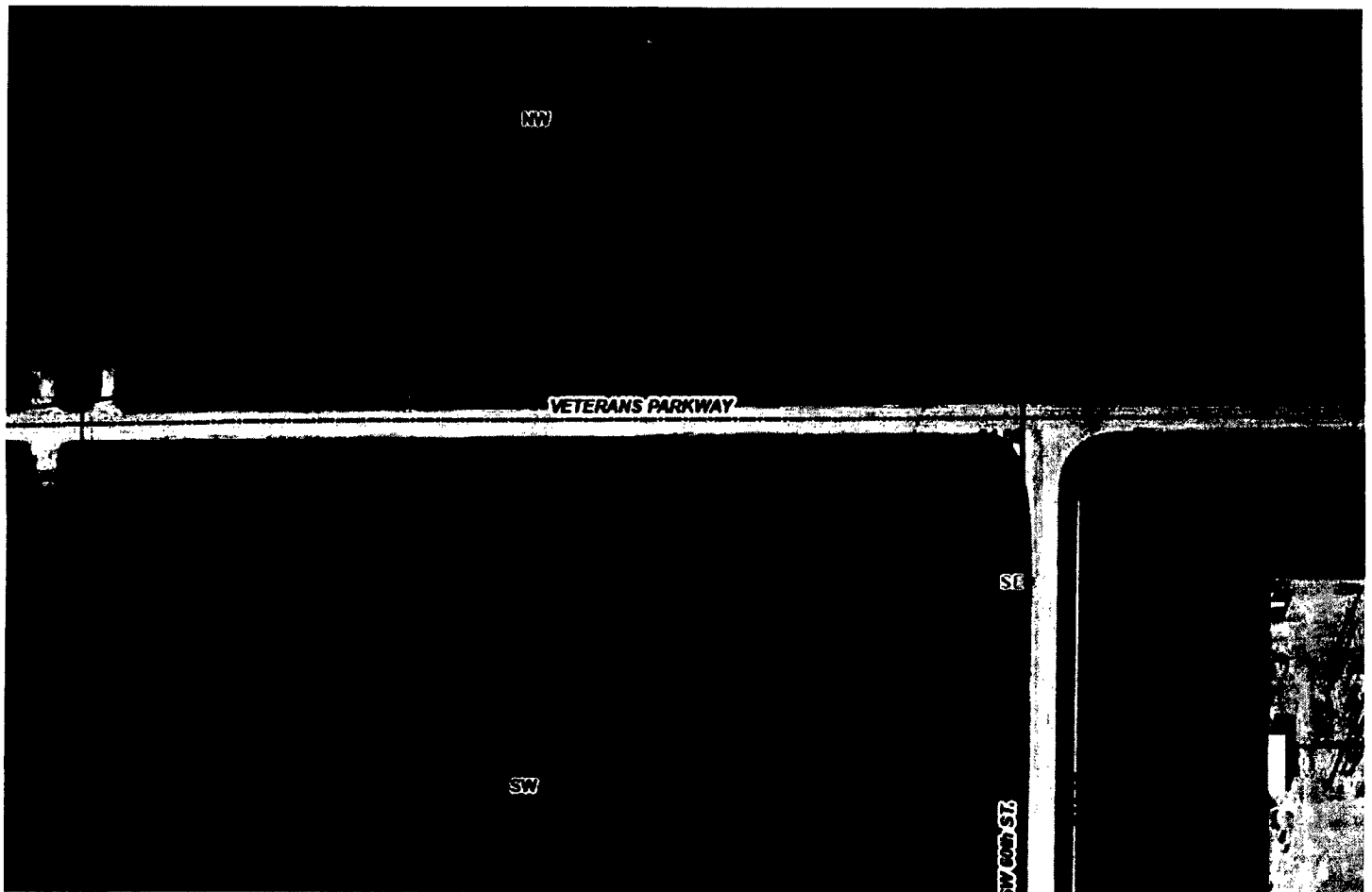
From: Eric Miller <ericmiller@snyder-associates.com>
Sent: Wednesday, August 16, 2023 10:41 AM
To: Ben McAlister <Ben.McAlister@wdm.iowa.gov>
Subject: RE: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Ben,

Just a quick confirmation on this. Below is a snapshot of the triangle piece that Shawn Nigg mentions. He is correct that the legal doesn't include this triangular piece.

The triangle piece is owned by Marco Properties LLC. The parcel to the north and south of this triangle is the same owner.

It's hard for me to identify if this triangle is included or not from the exhibit. Just wanted to confirm before we revise the legal.



From: Ben McAlister <Ben.McAlister@wdm.iowa.gov>
Sent: Tuesday, August 15, 2023 11:39 AM
To: Eric Miller <ericmiller@snyder-associates.com>
Subject: FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation
Importance: High



Eric,
Can you take a look at this comment from Madison County and make the adjustment to the legal? Thanks

From: Bryce Johnson <bryce.johnson@wdm.iowa.gov>
Sent: Tuesday, August 15, 2023 11:34 AM
To: Ben McAlister <Ben.McAlister@wdm.iowa.gov>
Subject: FW: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation
Importance: High

Hi Ben,
Madison County reviewed the Ruthenium Annexation legal description. Shawn Nigg had one comment (see below) regarding the triangle piece north of Veterans. The boundary map shows it within the annexation boundary though. Can you please update the legal description per Shawn's comments? I attached the Acq plat he refers to as well.

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568



Let's Connect via LinkedIn!

From: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Sent: Tuesday, August 15, 2023 10:47 AM

To: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Subject: [EXT] RE: [EXTERNAL] City of WDM, Legal Description Review for Annexation

Hello Bryce,

We had a chance to review the legal description and information that you sent. Most of it appears to accurately depict the information highlighted on the annexation map. I did notice one potential discrepancy or point for clarification. In the legal description, the first paragraph calls out all parts of Parcels "D" and "E" of Book 2 Page 766 lying SOUTH of the Veterans Parkway right-of-way. There is a portion of Parcel "D" which is located north of the Veterans Parkway right-of-way, according to our information. This portion is shaded in for the annexation area map but would not be included in the annexation according to the legal description. Unless there is another deed that references this area as right-of-way for Veterans Parkway that is not currently reflected in our GIS records, it would not be included in the annexation of this area, per the proposed legal description. Book 2020 P124 is the relevant document that describes the area.

I have included the information from our GIS mapping for your reference. Feel free to contact me directly with any questions.

All the best,

Shawn Nigg

Assessment Technician

PO Box 152

201 W Court Ave

Winterset, IA 50273

515-462-4303

snigg@madisoncounty.iowa.gov

From: Bryce Johnson <bryce.johnson@wdm.iowa.gov>

Sent: Friday, August 11, 2023 10:49 AM

To: Shawn Nigg <snigg@madisoncounty.iowa.gov>

Subject: [EXTERNAL] City of WDM, Legal Description Review for Annexation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Shawn,

Nice speaking with you over the phone a couple days ago. Attached is a legal description created by our internal Engineering Department for your review. What is your expected review timeline?

I will also let our department staff know that you are the point of contact for future Madison County Legal Description review items. Please let me know if there is anything else you need from me for your review.

Next time I am in your area I'll stop by to formally introduce myself.

Thanks so much!

Bryce Johnson

Business Development Coordinator

City of West Des Moines, Community & Economic Development

4200 Mills Civic Parkway

West Des Moines, IA 50265

Bryce.Johnson@wdm.iowa.gov

Office: (515) 222-3568



Let's Connect via LinkedIn!

NOTICE: This E-mail (including all attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, is confidential and may contain legally privileged information. If you are not the intended recipient, you are hereby put on notice that any retention, dissemination, distribution, or copying of this communication or any part thereof is strictly prohibited. Please call or reply to the sender immediately that you have received this message in error, then permanently delete it.

Iowa Secretary of State
321 East 12th Street
Des Moines, IA 50319
sos.iowa.gov



FILED
Filing Date: 10/28/2021 11:23 AM
Filing Number: M514164

28E Agreement

	Full Legal Name	Organization Type	County
Party 1	West Des Moines	City	Polk
Party 2	Cumming	City	Warren

Participants

560 - Planning

Service Type

Annexation Moratorium and Subdivision Review Agreement

Purpose

10/18/2031

Duration

28E-Annexation-Moratorium-Cumming-2021.pdf

Upload Subdivision Agreement

Contact Person: (Optional)

Ryan

Contact First Name

Jacobson

Contact Last Name

City Clerk

Job Title

City Clerk

Department

ryan.jacobson@wdm.iowa.gov

Email Address *

515-222-3603

Phone Number *

Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

SPACE ABOVE THIS LINE FOR RECORDER

Annexation Moratorium and Subdivision Review Agreement pursuant to Iowa Code Sections 368 and 28E between the City of Cumming, Iowa and West Des Moines, Iowa

This Annexation Moratorium and Subdivision Review Agreement (hereinafter "Agreement") is made and entered into as of the 18th of October, 2021, by and between the **City of Cumming**, an Iowa municipal corporation (hereinafter "Cumming") and the **City of West Des Moines**, an Iowa municipal corporation (hereinafter "West Des Moines").

WHEREAS, pursuant to Iowa Code Chapter 368, the cities of Cumming and West Des Moines have negotiated the terms of this Annexation Moratorium Agreement for the purpose of establishing boundaries wherein each city would agree that it would not annex land beyond the established boundaries for the ten year term of the Agreement; and,

WHEREAS, in addition to the terms and conditions of the Annexation Moratorium Agreement, and under the authority of Iowa Code Chapter 28E, the cities of Cumming and West Des Moines desire to establish a boundary between the areas over which each city will exercise its extraterritorial jurisdiction pursuant to Iowa Code §354.9 to review subdivision plats and plats of survey so that each city will review only those subdivision plats and plats of survey of land located within each city's planned future growth areas or areas potentially affecting the adjacent city; and,

WHEREAS, the cities of Cumming and West Des Moines have approved this Agreement after notice and public hearing as provided by Iowa Code Section 368.4.

NOW, THEREFORE, the parties to this Agreement hereby covenant and agree as follows:

ARTICLE 1. GENERAL

Section 1. Purpose.

A. The purpose of this Agreement is to allow the cities of Cumming and West Des Moines to each plan for its orderly future growth. By establishing a boundary for the future growth of each city, both cities can plan for the orderly future extension of public infrastructure and services to serve each city's future growth area. Without such an agreement, each city's investment of scarce resources in public infrastructure and services to planned future growth areas may be lost if the area planned to be served by such investment becomes part of the other city.

B. A further purpose of this Agreement is to provide for but avoid duplication in the review of plats of unincorporated land located within two miles of both cities. It is the intent of the two cities that such plats be reviewed only by Warren County or Madison County as the case may be and by the city in whose planning area the land is located or which adjacent city that potentially may be affected.

Section 2. Term.

The term of this Agreement shall commence upon the date this Agreement is approved by the City Council of the City of West Des Moines, or the date this Agreement is approved by the City Council of the City of Cumming, whichever occurs later. This Agreement shall thereafter remain in full force and effect for a term of ten years from the date of its approval but may be amended or terminated prior to the expiration of the ten year term upon mutual agreement of the cities.

Section 3. No Separate Legal Entity or Property Disposition.

No separate legal entity is created by this Agreement and no personal or real property shall be acquired by either city regarding this Agreement.

Section 4. Administrator.

The Community and Economic Development Director of the City of West Des Moines shall be the Administrator of this Agreement.

ARTICLE 2. ANNEXATION MORATORIUM AGREEMENT

Section 1. Annexation Boundary Line.

The cities of Cumming and West Des Moines hereby agree upon and approve the establishment of an Annexation Boundary Line legally described as attached hereto as Exhibit "A",

such Annexation Boundary Line being generally as shown on the map attached hereto as Exhibit "B".

Section 2. Annexation Limitations.

The City of Cumming agrees for the term of this Agreement to refrain from annexing any land which is located north and west of the Annexation Boundary Line described above. The City of West Des Moines agrees for the term of this Agreement to refrain from annexing any land which is located south and east of the Annexation Boundary Line described above. Pursuant to Iowa Code §368.4 and succeeding legislation, the City Development Board shall dismiss any petition, plan or application for a boundary adjustment which would cause either city to annex land in violation of this section.

ARTICLE 3. REVIEW OF PLATS

Section 1. Plat Review Authority.

A. Subdivision plats and plats of survey for land located north and west of the Annexation Boundary Line in the portion of unincorporated Warren County or Madison County as the case may be within two miles of the boundaries of the city of West Des Moines shall be subject to the extraterritorial jurisdiction of the City of West Des Moines pursuant to Iowa Code §354.9. The City of Cumming hereby waives all right to review and approve any subdivision plats and plats of survey within such area.

B. Subdivision plats and plats of survey for land located south and east of the Annexation Boundary Line in the portion of unincorporated Warren County or Madison County as the case may be within two miles of the boundaries of the city of Cumming shall be subject to the extraterritorial jurisdiction of the City of Cumming pursuant to Iowa Code §354.9. The City of West Des Moines hereby waives all right to review and approve any subdivision plats and plats of survey within such area.

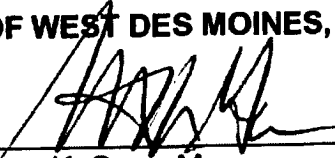
C. Both cities agree that they will use their best efforts to ensure that land uses in areas within their review jurisdiction and which are adjacent to the opposing city's corporate boundary or review jurisdiction are compatible with the opposing city's adjacent land uses.

ARTICLE 4. FILING AND RECORDING

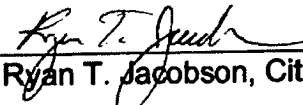
Pursuant to Iowa Code §368.4, this Agreement and the Resolution approving the Agreement from each City shall be filed with the City Development Board within ten days of the later date of approval by the approving cities. Pursuant to Iowa Code §28E.8, this Agreement shall also be filed with the Iowa Secretary of State and recorded in the Office of the Warren County Recorder and in the Office of the Madison County Recorder.

IN WITNESS WHEREOF, the City of West Des Moines and the City of Cumming have caused this Agreement to be executed by their respective Mayors, with attestation by their respective City Clerks.

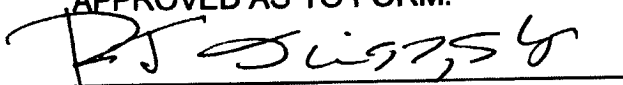
CITY OF WEST DES MOINES, IOWA

By: 
Steven K. Gaer, Mayor

ATTEST:


By: 
Ryan T. Jacobson, City Clerk

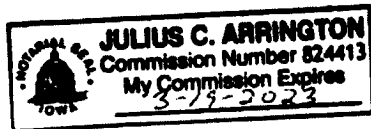
APPROVED AS TO FORM:


Richard J. Scieszinski
City Attorney

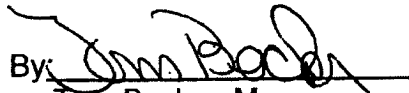
STATE OF IOWA)
) ss:
COUNTY OF POLK)

On this 18th day of October, 2021, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared STEVEN K. GAER and RYAN T. JACOBSON, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of West Des Moines, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of City of West Des Moines, Iowa, by authority of its City Council, as contained in the Resolution adopted by City Council under Roll Call No. 21-503 of City Council on the 18th day of October, 2021, and that Steven K. Gaer and Ryan T. Jacobson acknowledged the execution of the instrument to be the voluntary act and deed of City of West Des Moines, Iowa, by it and by them voluntarily executed.

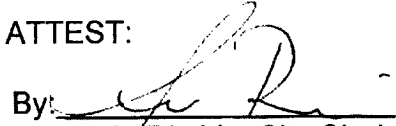

Notary Public in the State of Iowa



CITY OF CUMMING, IOWA

By: 
Tom Becker, Mayor

ATTEST:

By: 
Angie Ritchie, City Clerk

APPROVED AS TO FORM:

STATE OF IOWA)
) ss:
COUNTY OF WARREN)

On this 11th day of October, 2021, before me, the undersigned, a Notary Public in the State of Iowa, personally appeared Tom Becker and Angie Ritchie, to me personally known, and who, being by me duly sworn did state that they are the Mayor and City Clerk, respectively, of City of Cumming, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; that the instrument was signed on behalf of City of Cumming, Iowa, by authority of its City Council, as contained in the Resolution adopted by City Council in the Resolution No. 2021-60 adopted by City Council on the 11th day of October, 2021, and that Tom Becker and Angie Ritchie acknowledged the execution of the instrument to be the voluntary act and deed of City of Cumming, Iowa, by it and by them voluntarily executed.

Exhibits:

- A- Legal Description
- B- Map of Annexation Boundary Line

EXHIBIT A

**LEGAL DESCRIPTION
OF ANNEXATION BOUNDARY LINE
CITIES OF CUMMING AND WEST DES MOINES, IOWA**

A LINE IN SECTIONS 7 AND 8 IN TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, IOWA, AND SECTIONS 11, 12, 14, 15, 22 AND 27 IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA, DELINEATES AN ANNEXATION MORATORIUM LINE BETWEEN THE CITIES OF CUMMING, IOWA, AND WEST DES MOINES, IOWA, THIS LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A LINE BEGINNING AT THE WEST DES MOINES CORPORATE LIMITS WITH SAID POINT BEING LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 8, TO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 77 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WARREN COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TO THE WEST LINE OF THE EAST TWENTY (20) ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH, ALONG THE WEST LINE OF THE EAST TWENTY (20) ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 11, TO THE NORTH LINE OF SECTION 14, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 14, TO THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE WEST, ALONG THE NORTH LINE OF SAID SECTION 15, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 15

THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 77 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 77 NORTH RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN;

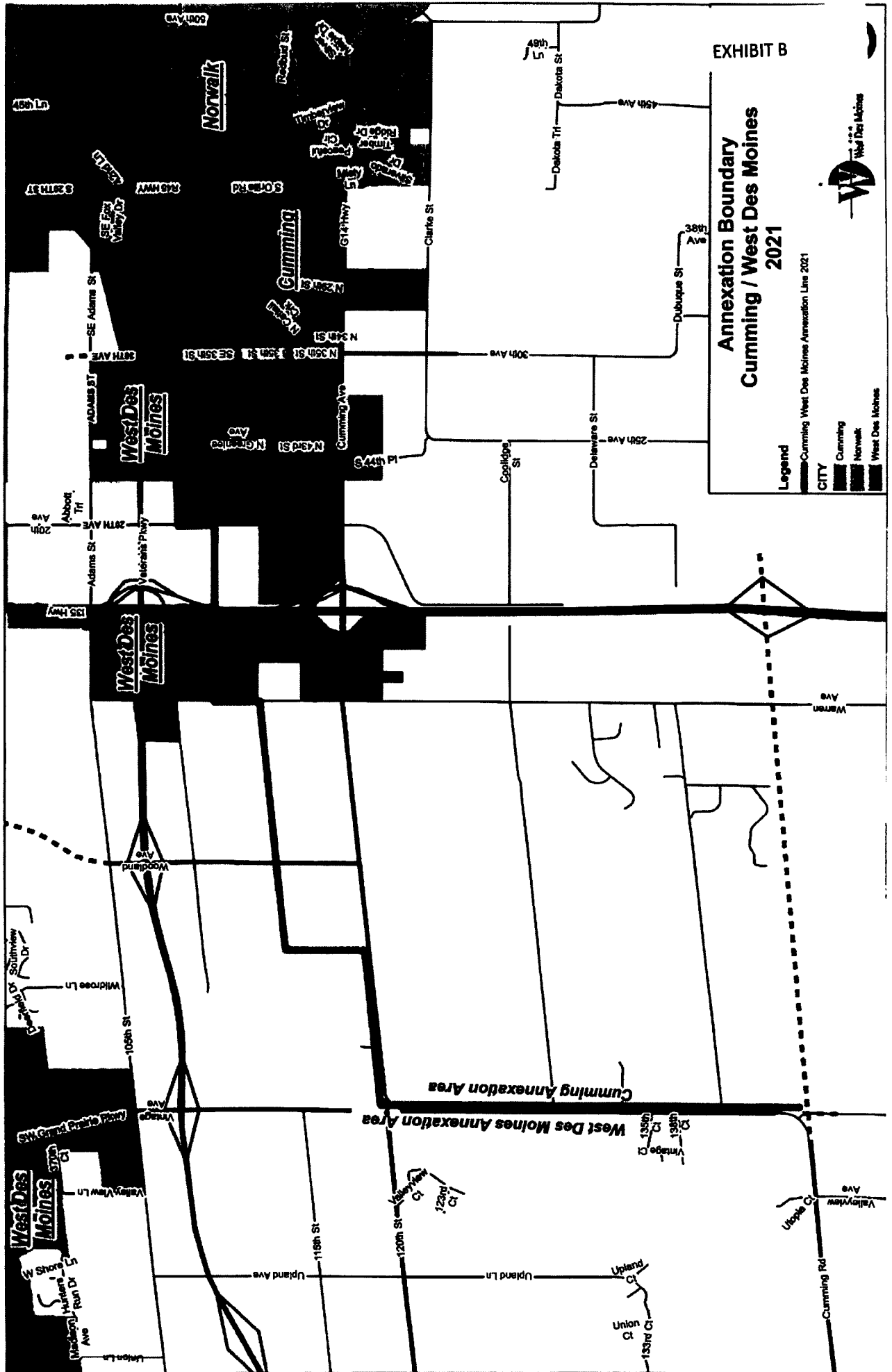
THENCE SOUTH, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, WITH SAID POINT BEING THE TERMINATION POINT OF THE LINE.

Annexation Boundary Cumming / West Des Moines 2021



Legend
Cumming West Des Moines Annexation Line 2021
CITY

- Cumming
- Norwalk
- West Des Moines



Prepared by: B. Johnson, Community & Economic Dev. PO Box 65320 West Des Moines IA 502650320 (515) 273-0770
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION APPROVING THE VOLUNTARY ANNEXATION OF PROPERTY

WHEREAS, the City of West Des Moines, State of Iowa, is a duly organized municipal corporation; and

WHEREAS, the City of West Des Moines, Iowa, has received an Application for Voluntary Annexation from the property owners of certain real estate under the ownership of said petitioners, located in Madison County, Iowa, and shown on the map identified as Exhibit "I" attached hereto and made a part hereof and legally described as follows:

LEGAL DESCRIPTION

See Exhibit "II" attached hereto and made a part hereof.

WHEREAS, such property collectively adjoins the City as required by Chapter 368, Code of Iowa, 2023;

WHEREAS, all required notification has been carried out pursuant to Chapter 368, Code of Iowa, 2023; and

WHEREAS, it is in the best interests of the City and public that said property be annexed to the City of West Des Moines, at this time; and


NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The Applications for Voluntary Annexation are hereby approved and said property shown and described in Exhibit "I" and Exhibit "II" shall be annexed to the City of West Des Moines, Iowa, in accordance with Chapter 368, Code of Iowa, 2023, and such property shall hereinafter become and be part of the City of West Des Moines, Iowa.

23-10-23-01


SECTION 2. The Mayor and City Clerk are hereby authorized and directed to prepare and execute all documents necessary for this annexation and are directed to file the same with the City Development Board as required by the Code of Iowa.

PASSED AND ADOPTED on October 23, 2023



Russ Trimble
Mayor


ATTEST:



Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on October 23, 2023, by the following vote:

ATTEST:



Ryan T. Jacobson
City Clerk

COUNCIL ACTION	YEAS	NAYS	ABST.	ABSENT
TREVILLYAN	✓			
HUDSON	✓			
LOOTS	✓			
HARDMAN				✓
MCKINNEY	✓			
MOTION BY <u>McKinney</u>				
SECOND BY: <u>Loots</u>				
ROLL CALL # <u>23-423</u>				



PROJECT		Annexation	
LOCATION		Annexation Boundary	
DRAWN BY: BJM	DATE: 8/4/2023	PROJECT: 0045-089	SHT 1 of 1

Legend

- Annexation Boundary
- Corporate Limit
- County Boundary

N
 0 250 500 1,000 Feet

ANNEXATION DESCRIPTION

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY; THE WEST 20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF VETERANS PARKWAY, THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 LYING SOUTH OF VETERANS PARKWAY RIGHT-OF-WAY, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 , AND PARCELS "D" AND "E" LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 766 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

AND

ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 AS DESCRIBED AS AREA "B" IN THE WARRANTY DEED RECORDED IN BOOK 2018, PAGE 4057 OF THE MADISON COUNTY RECORDER'S OFFICE, AND ALL THAT PART OF VETERANS PARKWAY RIGHT-OF-WAY LYING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AS DESCRIBED IN WARRANTY DEEDS RECORDED IN BOOK 2020, PAGE 124 AND BOOK 2020, PAGE 125 OF THE MADISON COUNTY RECORDER'S OFFICE, ALL BEING LOCATED IN SECTION 1, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.