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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by and Return to:

Andrew Barden
City of Winterset
124 W. Court Avenue
Winterset IA 50273
515-462-1422

CERTIFICATION

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

Voluntary Annexation for Agriland FS, Inc.

Relating to documents:

- 1) Resolution 2025-66 A Resolution approving the annexation of certain real estate to the City of Winterset, Iowa, passed and approved on November 17th, 2025. This includes the legal description.
- 2) Map of annexed property.

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

Andrew Barden
City Administrator
City of Winterset, Iowa

SEAL



RESOLUTION 2025-66

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

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

A TRACT OF LAND BEING ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION 31, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., ALL LYING SOUTH OF LOT 1 OF BELLAMY ADDITION PLAT 3, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31; THENCE SOUTH 89°34'23" EAST, ALONG THE SOUTH LINE OF LOT 1 OF BELLAMY ADDITION PLAT 4, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, AND ALSO ALONG THE EXTENDED SOUTH LINE OF SAID LOT 1, BELLAMY PLAT 4, DISTANCE OF 1297.29 FEET TO THE POINT-OF-BEGINNING, SAID POINT ALSO BEING ON THE WEST LINE OF THE SE1/4-NE1/4 OF SAID SECTION 31, AS SHOWN ON THE AMENDED PARCEL 'K' IN BOOK 2008, PAGE 1101; THENCE NORTH 00°06'51" WEST, A DISTANCE OF 281.54 TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BELLAMY ADDITION PLAT 3; THENCE SOUTH 89°13'23" EAST, ALONG SAID LINE, A DISTANCE OF 278.39 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BELLAMY ADDITION PLAT 3; THENCE SOUTH 00°09'36" WEST, A DISTANCE OF 279.84 FEET TO A POINT ON THE EASTERLY EXTENDED SOUTH LINE OF LOT 1 OF SAID BELLAMY ADDITION PLAT 4; THENCE NORTH 89°34'23" WEST, ALONG SAID LINE, A DISTANCE 278.16 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 1.79 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

WHEREAS, the Application for Voluntary Annexation from Agriland FS, Inc. was accompanied by a map showing the location of the property adjacent to the existing City limits of the City of Winterset; and,

WHEREAS, the date of application was June 17, 2025 (§368.7.1.a); and,

WHEREAS, the Notice of Consultation was certified mail to the Madison County Board of Supervisors and Township Trustees on June 23, 2025 (§368.7.1.b(1));and,

WHEREAS, the consultation between the City, County and Township Trustees was held at City Hall on July 8, 2025 (§368.7.1.b(1));and,

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

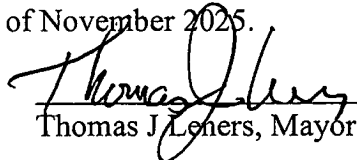
WHEREAS, the City Council unanimously approved a motion to post a public hearing on July 21, 2025; and

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

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

1. That the Application for Voluntary Annexation filed by Agriland FS, Inc. for the above-described real estate is hereby approved.
2. That the City Clerk shall file a copy of this Resolution, the map, and the legal description of the property with the Iowa Secretary of State, the Madison County Board of Supervisors, each affected public utility, and the Iowa Department of Transportation.
3. That the City Clerk shall record a copy of the legal description, map and this Resolution with the Madison County Recorder.

Passed and approved this 17th day of November 2025.


Thomas J. Lehen, Mayor

ATTEST:


Andrew Barden, City Administrator/City Clerk

Map of Parcel 400073128011100

Annexed into City of Winterset via Resolution 2025-66

Approved by Winterset City Council 11/17/2025

