

FRANK SMITH LAW OFFICE

4215 Hubbell Avenue
Des Moines, Iowa 50317
Phone: (515) 265-6210
Fax: (515) 265-4584
Email: franksmith@franksmithlawoffice.com

Frank Murray Smith
Attorney and Counselor at Law

September 22, 2017

John Mauro
Chairman of the Board
Board of Supervisors
County Administration Building
111 Court Avenue, Room #300
Des Moines, IA 50309

Robert Brownell
Board of Supervisors
County Administration Building
111 Court Avenue, Room #300
Des Moines, IA 50309

Angela Connolly
Board of Supervisors
County Administration Building
111 Court Avenue, Room #300
Des Moines, IA 50309

Steve Van Oort
Board of Supervisors
County Administration Building
111 Court Avenue, Room #300
Des Moines, IA 50309

Tom Hockensmith
Board of Supervisors
County Administration Building
111 Court Avenue, Room #300
Des Moines, IA 50309

Jamie Fitzgerald
Polk County Auditor
County Administrative Building
111 Court Avenue, Room #300
Des Moines, IA 50309

Bondurant City Council
c/o City Clerk
200 2nd Street NE
PO Box 37
Bondurant, IA 50035

Unite Private Networks, LLC
c/o National Corporate Research, Ltd.
Registered Agent
400 Locust Street, Suite 400
Des Moines, IA 50309

Ankeny City Council
c/o City Clerk
410 W. 1st Street
Ankeny, IA 50023

Aureon Network Services
c/o Ronald L. Keller, Registered Agent
7760 Office Plaza Dr. South
West Des Moines, IA 50266

Des Moines City Council
c/o City Clerk
400 E. Court Avenue
Des Moines, IA 50309

CenturyLink
c/o CT Corporation System
Registered Agent
400 E. Court Avenue, Ste. 110
Des Moines, IA 50309

Midwest Gas
c/o MidAmerican Energy Company
c/o Paul J. Leighton, Registered Agent
4299 NW Urbandale Dr.
Urbandale, IA 50322

MidAmerican Energy Company
Tax Dept. DMR7
P.O. Box 657
Des Moines, IA 50306

Iowa Communications Network
Attn: Doug Ebelsheiser
Grimes State Office Building
400 E. 14th Street
Des Moines, IA 50319

Zayo Group, LLC
c/o Registered Agent CT Corporation System
400 E. Court Avenue
Des Moines, IA 50309

Zayo Group, LLC
1805 29th Street, Suite 2050
Boulder, CO 80202

MCI Communications Services, Inc.
c/o Registered Agent CT Corporation System
400 E. Court Avenue
Des Moines, IA 50309

MCI Communications Services, Inc.
One Verizon Way
P.O. Box 627
Basking Ridge, NM 07920

Level 3 Communications, Inc.
c/o Registered Agent CT Corporation System
400 E. Court Avenue
Des Moines, IA 50309

MidAmerican Energy Company
c/o Paul J. Leighton, Registered Agent
4299 NW Urbandale Dr.
Urbandale, IA 50322

Mediacom Communications Corp.
c/o CT Corporation System
Registered Agent
400 E. Court Avenue, Ste. 110
Des Moines, IA 50309

Berwick Water Association
c/o Registered Agent Richard E. Moore
P.O. Box 187
Berwick, IA 50032

Koch Pipelines, Inc.
c/o Registered Agent Iowa Secretary of State
First Floor, Lucas Building
321 E. 12th Street
Des Moines, IA 50319

Koch Pipeline, Inc.
c/o Kelly Sears
4111 E. 37th Street N.
Wichita, KS 67220

Des Moines Water Works
c/o William G. Stowe, CEO
2201 George Flagg Parkway
Des Moines, IA 50321

Magellan Midstream Partners, L.P.
c/o Registered Agent CT Corporation System
400 E. Court Avenue
Des Moines, IA 50309

Magellan Midstream Partners, L.P.
One Williams Center, Suite 2800
Tulsa, OK 74172

Level 3 Communications, Inc.
1025 Eldorado Blvd.
Broomfield, CO 80021

MidAmerican Energy
Attn: IT Telecom
4299 NW Urbandale Dr.
Urbandale, IA 50322

Des Moines Area M.P.O.
420 Watson Powell Jr. Parkway, Suite 200
Des Moines, IA 50309

Mr. John Sarcone
Polk County Attorney
Polk County Justice Center
222 Fifth Avenue
Des Moines, IA 50309

Sent via certified mail to all of the above identified persons or entities on September 22, 2017, except this letter and enclosures are being personally served to the Polk County attorney as required by §368.5 of the Iowa Code

Re: Notice re October 16, 2017 Public Hearing and Consideration by Altoona of a 100% Voluntary Annexation to the City of Altoona, Iowa of 301.24 Acres

Dear All:

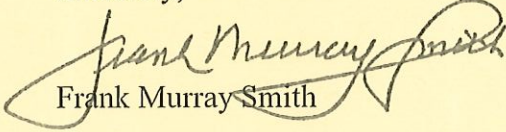
I represent the City of Altoona, Iowa, in regard to the above referenced matter. Pursuant to Iowa Code §368.7(3) you are hereby notified that the City of Altoona will conduct a public hearing commencing at 6:30 p.m. on October 16, 2017, in the city council chambers at the Altoona City Hall, 407 8th Street SE, Altoona, IA 50009 regarding annexation of the territory hereinafter described.

Enclosed are copies of the following documents, to wit:

1. Copies of the Voluntary Annexation Applications that will be considered at the above referenced public hearing. These documents are marked Exhibit 1.
2. Two (2) maps – one showing the annexation territory and the other showing its general relationship to the City of Des Moines, City of Bondurant and City of Ankeny. This document is marked Exhibit 2.
3. The combined legal descriptions of the properties owned by the property owners in the territory proposed for this annexation. This document is marked Exhibit 3.
4. A copy of the notice of the public hearing that will be published ten (10) business days prior thereto. This document is marked Exhibit 4.

Should you have any questions regarding any of the foregoing please plan on attending the public hearing and/or consult with your attorney and ask him or her to contact me. Thank you for your attention to this matter.

Sincerely,


Frank Murray Smith

FMS\abz

Enclosures

cc: Client

VOLUNTARY ANNEXATION PETITION
TO THE CITY COUNCIL
ALTOONA, IOWA

MAYOR AND COUNCIL MEMBERS:

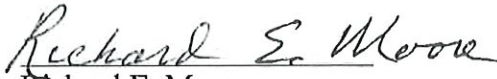
We, the undersigned, hereby make application to the City of Altoona, Iowa, pursuant to Code Section 368.7 of the 2016 CODE OF IOWA for annexation by voluntary petition the following described real estate to-wit:

See Attached Exhibit A

Locally known as 5362 NE 62nd Avenue. Annexation also includes all adjacent road right-of-way to the centerline of the adjacent roads.

We hereby respectfully request and solicit the Council of the City of Altoona, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Altoona, Iowa.

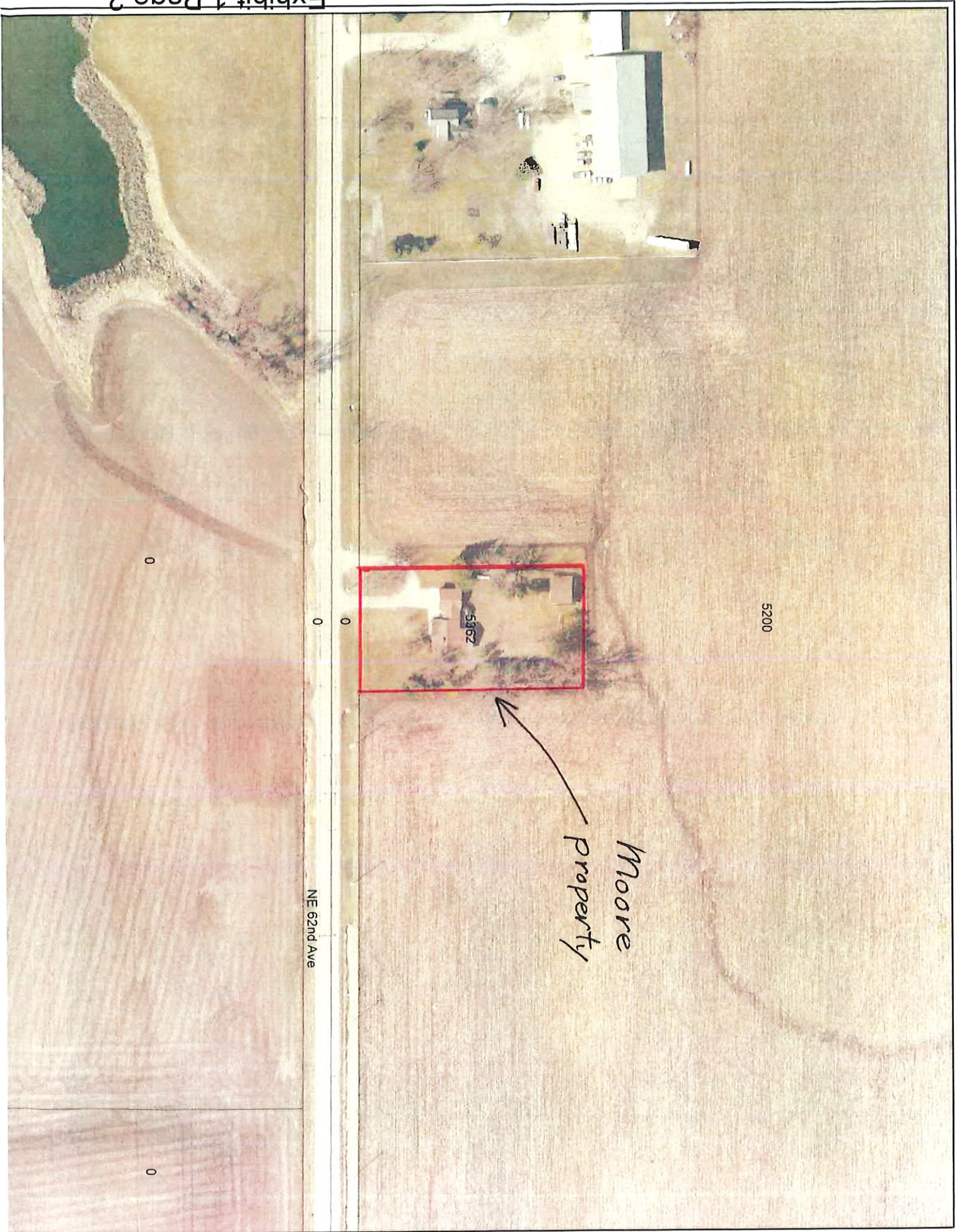
Respectfully submitted,


Richard E. Moore

9-10-17
Date Signed


Linda I. Moore

9-10-17
Date Signed



VOLUNTARY ANNEXATION PETITION
TO THE CITY COUNCIL
ALTOONA, IOWA

MAYOR AND COUNCIL MEMBERS:

We, the undersigned, hereby make application to the City of Altoona, Iowa, pursuant to Code Section 368.7 of the 2016 CODE OF IOWA for annexation by voluntary petition the following described real estate to-wit:

See Attached Exhibit

Annexation also includes all adjacent road right-of-way to the centerline of the adjacent roads.

We hereby respectfully request and solicit the Council of the City of Altoona, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Altoona, Iowa.

MidAmerican Energy Company

By: 

Name: Jim Dougherty

Title: Vice President, Electric Delivery

Date: 8-14-17

By: 

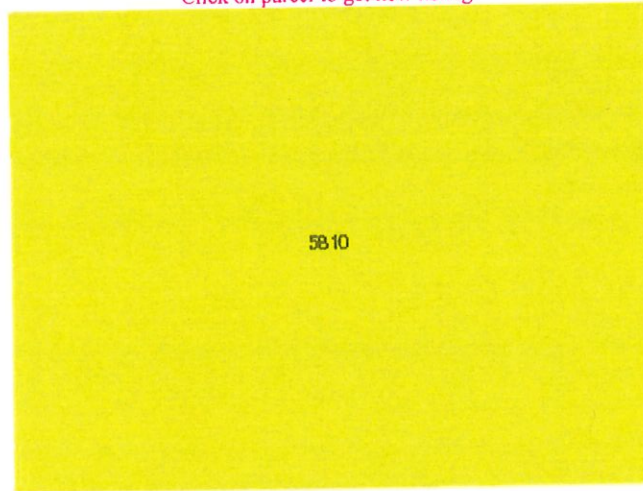
Name: Paul J. Leighton

Title: Vice President & Corporate Secretary

Date: 8.14.17

District/Parcel	GeoParcel	Map	Nbhd	Jurisdiction	Status
170/00200-001-000	7923-02-300-002	0901	CY01/A	CLAY TWNSHP	ACTIVE
School District	Tax Increment Finance District	Bond/Fire/Sewer/Cemetery			
4/Bondurant Farrar		Fire=Clay Fire District			
Street Address			City State Zipcode		
5810 NE 62ND AVE			ALTOONA IA 50009		

Click on parcel to get new listing



[Get
Bigger
Map](#)

[Google Map](#)

Mailing Address

MIDAMERICAN ENERGY CO
TAX DEPT DMR7
POB 657
DES MOINES, IA 50306-0657

[Legal Description](#)

S 1/2 SW 1/4 LESS 3.50A RD SEC 2-79-23

Ownership	Name	Recorded	Book/Page	RevStamps
Title Holder #1	MIDAMERICAN ENERGY COMPANY	1994-03-18	6980/929	335.20

Assessment	Class	Kind	Land	Bldg	AgBd	Total
Current	Utility	Full	0	0	0	0

[Estimate Taxes](#) [Polk County Treasurer Tax Information](#) [Pay Taxes](#)

Zoning	Description	SF	Assessor Zoning
AG	Agricultural District		Agricultural

Source: Polk County Published: 2007-10-01 Contact: Department of Planning & Department 515 286 3705

[Land](#)

SQUARE FEET	3,353,556	ACRES	76.987	SHAPE	RC/Rectangle
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Year	Type	Status	Application	Permit/Pickup Description
2007	P/Permit	NA/No Add	2006-08-02	AL/MISC
2003	P/Permit	NA/No Add	2002-11-14	NC/TOWER

Year	Type	Class	Kind	Land	Bldg	AgBd	Total
1998	Assessment Roll	Utility	Full	0	0	0	0
1993	Final Value	Agricultural	Full	54,550	0	0	54,550
1992	Final Value	Agricultural	Full	50,510	0	0	50,510

[email this page](#)

Room 195, 111 Court Avenue, Des Moines, IA 50309
 Phone 515 286-3140 / Fax 515 286-3386
polkweb@assess.co.polk.ia.us

Seller

Buyer

Sale Date | Sale Price | Instrument | Book/Page |

TOPOGRAPHY	N/Normal					
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ANNEXATION PETITION
TO THE CITY COUNCIL
ALTOONA, IOWA

MAYOR AND COUNCIL MEMBERS:

We, the undersigned, hereby make application to the City of Altoona, Iowa, pursuant to Code Section 368.7 of the 2013 CODE OF IOWA for annexation by voluntary petition the following described real estate to-wit:

See Attached

The annexations also include any and all county road right-of-way to the centerline of the abutting roads.

We hereby respectfully request and solicit the Council of the City of Altoona, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Altoona, Iowa.

Respectfully submitted,

Valley Development Company
by Dale Voley

12-5-13
Date Signed

Date Signed

LEGAL DESCRIPTION PER POLK COUNTY ASSESSOR'S OFFICE

-EX S 300F E 145.2F W1300F - & -EX N87F S120F W 437.16F - SE 1/4 LESS 4.41 A RD SEC 3-79-23

WARRANTY ORO FOR CONVEYANCE
RECORDED BY THE IOWA REC. AT DES MOINES, IOWA, 1964, 810555

Know All Men by These Presents, that

J. T. AND C.H. ASHMORE, INCORPORATED,
DAS. MOINES,

having its principal place of business in
County and State of IOWA

the State of IOWA, in consideration of the sum of One Dollar and

other good and valuable considerations, do hereby sell, grant, convey and

in hand paying VALLEY DEVELOPMENT CO.,
County and State of IOWA, to have and to hold unto the said

of VALLEY DEVELOPMENT CO.,
County and State of IOWA, to have and to hold unto the said

CONVEY into the said VALLEY DEVELOPMENT CO.,
County and State of IOWA, to have and to hold unto the said

the following described real estate situated in the County of POLK,
the West 3/4 of the North 1/2 of the Northeast Quarter of Section 10,

also 3/4 of the Southeast Quarter of Section 3, except the following:
Commencing at a point 20 feet West of the Southwest corner of the

Southeast Quarter of the Southeast Quarter of Section 3, thence North
300 feet thence East 145.2 feet thence South 300 feet thence West

145.2 feet to point of beginning all in Township 79 North Range 23
West of the 5th P.M. Polk County, Iowa, except legally established

highways.

This is a Section 332 liquidation; no revenue required.

And Said Corporation hereby covenants with said VALLEY DEVELOPMENT CO.,
that it holds said premises by good and perfect

title; that it has good right and lawful authority to sell and convey the same; that they are free and clear of all
and mortgages, whatsoever, except as above stated.

And said grantor covenants to WARRANT AND DEFEND the said premises against the lawful claim of all
persons, whomsoever, except as above stated.

IN WITNESS WHEREOF said Corporation has caused these presents to be signed and attested this 8th
day of December, 1964, at J. T. AND C.H. ASHMORE, INCORPORATED,
By Harold J. Howe, Secretary

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

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By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

By Joseph J. Petros, Vice President

900K 3645 PAGE 194
810555

FILED FOR RECORD
AT DES MOINES, IOWA
DEC 8 1964
J. T. AND C.H. ASHMORE, INCORPORATED
By Joseph J. Petros, Vice President

ACKNOWLEDGEMENT

POLK County, ss: I, A. D. 1964, before me

On this 8th day of December, 1964, A. D. 1964, before me

Notary Public in and for Polk County, State of Iowa

personally appeared Joseph J. Petros, Vice President

to his personally known, who being by me duly sworn, did say on oath that (they are) respectively

Wife, President and Secretary of said J. T. AND C.H. ASHMORE, INCORPORATED

and that the seal affixed to said instrument is the seal of said

corporation

that said instrument was signed and sealed in behalf of said

by authority of its Board of Directors and said Joseph J. Petros,

voluntarily and of deed of said Corporation and by it voluntarily executed

Harold J. Howe

Notary Public in and for Polk County, Iowa

FARM: VALLEY COUNTY: POLK TOWNSHIP: DELAWARE
 DEVELOP. CLAY
 1ST INSTALL. DUE: 9/30/2013 2ND INSTALL DUE: 3/31/2014

PARCEL#	ACRES	1ST INSTALL	2ND INSTALL	TOTAL TAX
190-00014-002-000	153.72	\$3,417.00	\$3,417.00	\$6,834.00
170-00203-001-001	75.38	1059.00	1059.00	2118.00
190-00164-001-000	57.95	751.00	751.00	1502.00
TOTAL ACRES	287.05	1ST INSTA \$5,227.00	2ND INSTAL \$5,227.00	TOTAL \$10,454.00

TOTAL TAX: \$10,454.00
 TOTAL ACRES: 287.05
 TAX/ACRE \$36.42
 LAST YRS TAXES \$10,098.00
 % CHANGE 3.525%

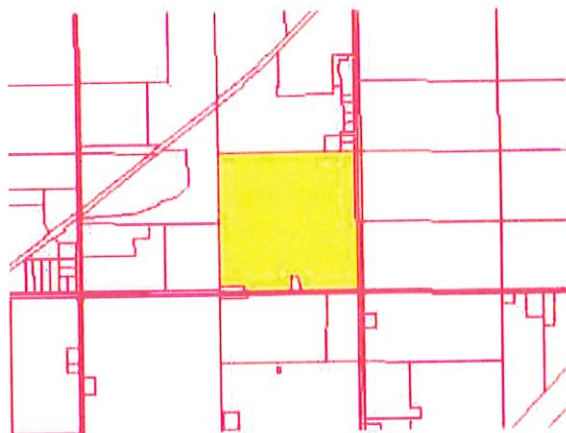
FARM MANAGER PAY HALF
 PAY ALL

111 Court Avenue #195
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	5200 NE 62ND AVE				
City	ALTOONA	Zip	50009	Jurisdiction	Delaware Township
District/Parcel	190/00014-002-000	Geoparcel	7923-03-400-001	Status	Active
School	Bondurant Farrar	Nbhd/Pocket	DE01/A1	Submarket	Northeast Des Moines
Appraiser	Patrick Zaimes, ICA 515-286-3832				

Click on parcel to get a new listing



[Get Bigger Map](#)
[Google Map](#) [Pictometry](#)

Photo Processed on 2012-06-23 a



Photo Processed on 2012-06-23 b



Historical Photos

Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	VALLEY DEVELOPMENT CO	1964-12-18	3645/194

Legal Description and Mailing Address

-EX S 300F E 145.2F W1300F- & -EX N87F S120F W
437.16F- SE 1/4 LESS 4.41A RD SEC 3-79-23

VALLEY DEVELOPMNT CO
DALE CLARY
213 2ND ST POB 400
DUNLAP, IL 61525

Current Values

Type	Class	Kind	Land	Bldg	Agbd	Total
2013 Value	Agricultural	Full	\$264,020	\$84,200	\$41,700	\$389,920
Assessment Roll Notice Market Adjusted Cost Report May Not Be Market Value: Agricultural						

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
AG	Agricultural District		Agricultural
Polk County Department of Planning & Development 515 286 3705 (2007-10-01)			

Land

Square Feet	6,696,043	Acres	153.720	Topography	Normal
Vacancy	No	Unbuildable	No		

Ag CSR - 1 Record

Use	Acres	Avg CSR	CSR Pts	Spot Adj Pts	Use Adj CSR Pts	Rate	Value	Value per Acre
All Uses	153.7200	84.4643	12983.85	44.50	12644.83	20.88	\$264,024	1717.56

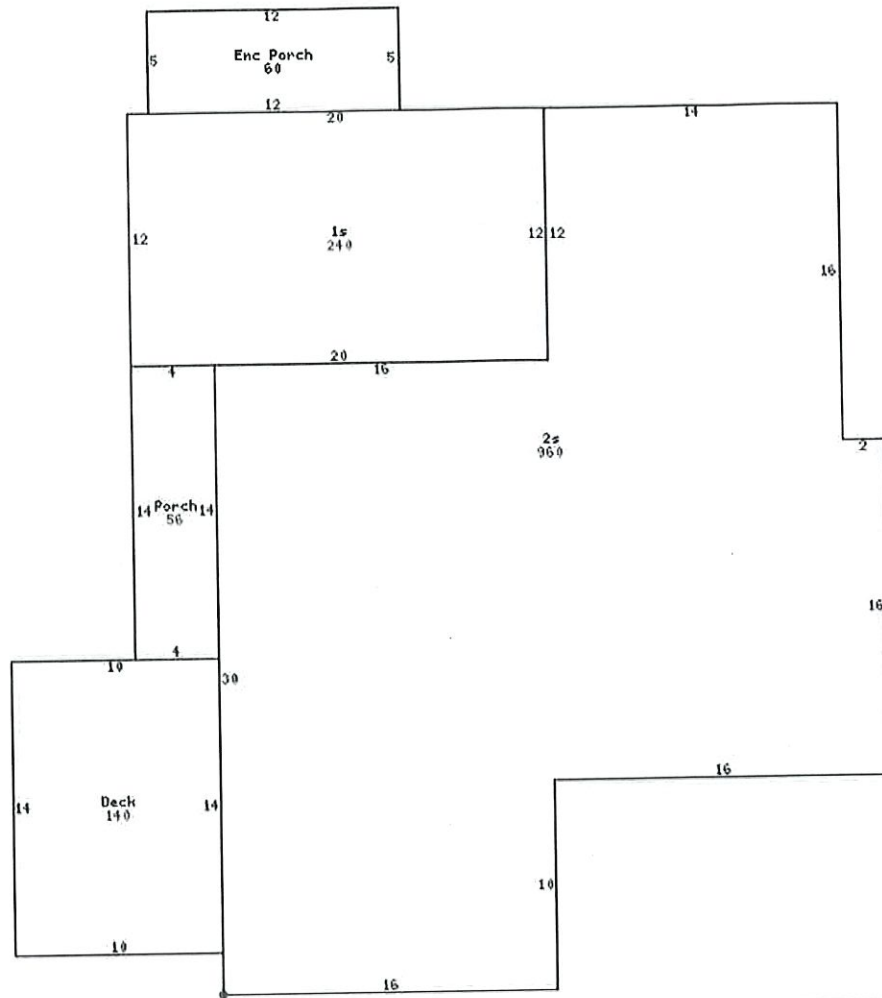
CSR Use Summary - 3 Records

Use	Acres	Avg CSR	CSR Pts	Use Adj	Spot Adj Pts	Use Adj CSR Pts	Rate	Value	Value per Acre	Credit
Building Lot	12.2877	79.9702	982.65	100	0.00	982.65	20.88	\$20,517.73	1669.78	
Cultivated	136.7337	85.3773	11673.96	100	44.50	11629.46	20.88	\$242,823.12	1775.88	
Scrub Timber	4.6986	69.6463	327.24	10	0.00	32.72	20.88	\$683.19	145.40	

CSR Soils/Use Detail - 14 Records

Use	SMS	Soil Name	CSR	Acres	CSR Pts	Use Adj	Spot Adj Pts	Use Adj CSR Pts	Credit
Building Lot	138D2	CLARION	58	2.7900	161.82	100	0.00	161.82	
Building Lot	138B	CLARION	86	8.1639	702.10	100	0.00	702.10	
Building Lot	55	NICOLLET	94	0.0039	0.37	100	0.00	0.37	
Building Lot	107	WEBSTER	89	1.3299	118.36	100	0.00	118.36	
Cultivated	507	CANISTEO	84	10.7482	902.85	100	0.00	902.85	
Cultivated	138B	CLARION	86	61.1077	5255.26	100	0.00	5255.26	
Cultivated	138D2	CLARION	58	7.8036	452.61	100	0.00	452.61	
Cultivated	138C2	CLARION	68	6.5256	443.74	100	0.00	443.74	
Cultivated	55	NICOLLET	94	24.1360	2268.78	100	0.00	2268.78	
Cultivated	107	WEBSTER	89	26.4126	2350.72	100	44.50	2306.22	

Use	SMS	Soil Name	CSR	Acres	CSR Pts	Use Adj	Spot Adj Pts	Use Adj CSR Pts	Credit
Scrub Timber	507	CANISTEO	84	0.1414	11.88	10	0.00	1.19	
Scrub Timber	138D2	CLARION	58	1.6297	94.52	10	0.00	9.45	
Scrub Timber	138C2	CLARION	68	1.7178	116.81	10	0.00	11.68	
Scrub Timber	138B	CLARION	86	1.2097	104.03	10	0.00	10.40	
Residences - 1 Record									
Residence #1									
Occupancy	Single Family	Residence Type	2 Stories Plus	Building Style	Early 20s				
Year Built	1898	Number Families	1	Grade	4+05				
Condition	Above Normal	Total Square Foot Living Area	2160	Main Living Area	1200				
Upper Living Area	960	Open Porch Area	56	Enclosed Porch Area	60				
Deck Area	140	Exterior Wall Type	Vinyl Siding	Roof Type	Gable				
Roof Material	Asphalt Shingle	Heating	Gas Forced Air	Air Conditioning	100				
Number Bathrooms	1	Bedrooms	3	Rooms	7				



Detached Structures - 15 Records

Detached Structure #101

Occupancy	Garage	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	22	Grade	4
Year Built	1960	Condition	Normal		
Comment	AGE EST				

Detached Structure #201

Occupancy	Flat Barn	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	30	Measure 2	32	Grade	4
Year Built	1940	Condition	Below Normal		

Detached Structure #202

Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	14	Measure 2	16	Grade	5
Year Built	1940	Condition	Below Normal		

Detached Structure #401

Occupancy	Crib	Construction Type	Frame	Measurement Code	Dimensions
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Measure 1	26	Measure 2	40	Grade	3
Year Built	1940	Condition	Below Normal		
Detached Structure #501					
Occupancy	Machine or Utility Building Old Style	Construction Type	Quonset	Measurement Code	Dimensions
Measure 1	15	Measure 2	36	Grade	4
Year Built	1940	Condition	Below Normal		
Detached Structure #701					
Occupancy	Pole Barn	Measurement Code	Dimensions	Measure 1	12
Measure 2	36	Grade	5	Year Built	1940
Condition	Below Normal				
Detached Structure #901					
Occupancy	Shed	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	10	Measure 2	18	Grade	5
Year Built	1950	Condition	Below Normal		
Detached Structure #1001					
Occupancy	Pole Barn	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	55	Measure 2	15	Grade	5
Year Built	1940	Condition	Below Normal		
Detached Structure #1201					
Occupancy	Pole Barn	Construction Type	Frame	Measurement Code	Dimensions
Measure 1	30	Measure 2	51	Grade	4
Year Built	1950	Condition	Normal		
Detached Structure #1301					
Occupancy	Utility Building Metal New Style	Construction Type	Milled Pole	Measurement Code	Dimensions
Measure 1	141	Measure 2	60	Grade	3
Year Built	1995	Condition	Above Normal		
Comment	WAREHOUSE, FIN CON AGE EST TWO LOADING DOCKS				
Detached Structure #1302					
Occupancy	Main Finished Area	Construction Type	Milled Pole	Measurement Code	Dimensions
Measure 1	41	Measure 2	60	Grade	5
Year Built	1995	Condition	Normal		
Comment	AGE EST				
Detached Structure #1303					

Occupancy	Main Finished Area	Construction Type	Milled Pole	Measurement Code	Dimensions
Measure 1	20	Measure 2	24	Grade	3
Year Built	1995	Condition	Above Normal		
Comment	OFFICE, C/A. AGE EST				
Detached Structure #1401					
Occupancy	Hog Finishing Farrowing Old Fashion	Measurement Code	Dimensions	Measure 1	28
Measure 2	48	Grade	4	Year Built	1950
Condition	Below Normal				
Comment	AGE EST				
Detached Structure #1501					
Occupancy	Utility Building Metal New Style	Construction Type	Quonset	Measurement Code	Dimensions
Measure 1	48	Measure 2	30	Grade	5
Year Built	1960	Condition	Normal		
Comment	AGE EST				
Detached Structure #1601					
Occupancy	Pole Barn	Construction Type	Milled Pole	Measurement Code	Dimensions
Measure 1	14	Measure 2	51	Grade	4
Year Built	2011	Condition	Normal		

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Agbd	Total
2013	Assessment Roll	Agricultural	Full	\$264,020	\$84,200	\$41,700	\$389,920
2011	Assessment Roll	Agricultural	Full	\$216,860	\$84,300	\$39,400	\$340,560
2009	Assessment Roll	Agricultural	Full	\$192,450	\$102,900	\$33,300	\$328,650
2007	Assessment Roll	Agricultural	Full	\$118,340	\$102,900	\$24,100	\$245,340
2005	Assessment Roll	Agricultural	Full	\$91,550	\$86,400	\$28,900	\$206,850
2003	Assessment Roll	Agricultural	Full	\$90,950	\$77,270	\$34,530	\$202,750
2001	Assessment Roll	Agricultural	Full	\$131,990	\$56,910	\$7,790	\$196,690
1999	Assessment Roll	Agricultural	Full	\$138,940	\$48,600	\$8,660	\$196,200
1997	Assessment Roll	Agricultural	Full	\$121,030	\$42,540	\$8,080	\$171,650
1995	Final Value	Agricultural	Full	\$102,710	\$40,850	\$6,400	\$149,960
1993	Final Value	Agricultural	Full	\$102,710	\$26,510	\$5,550	\$134,770

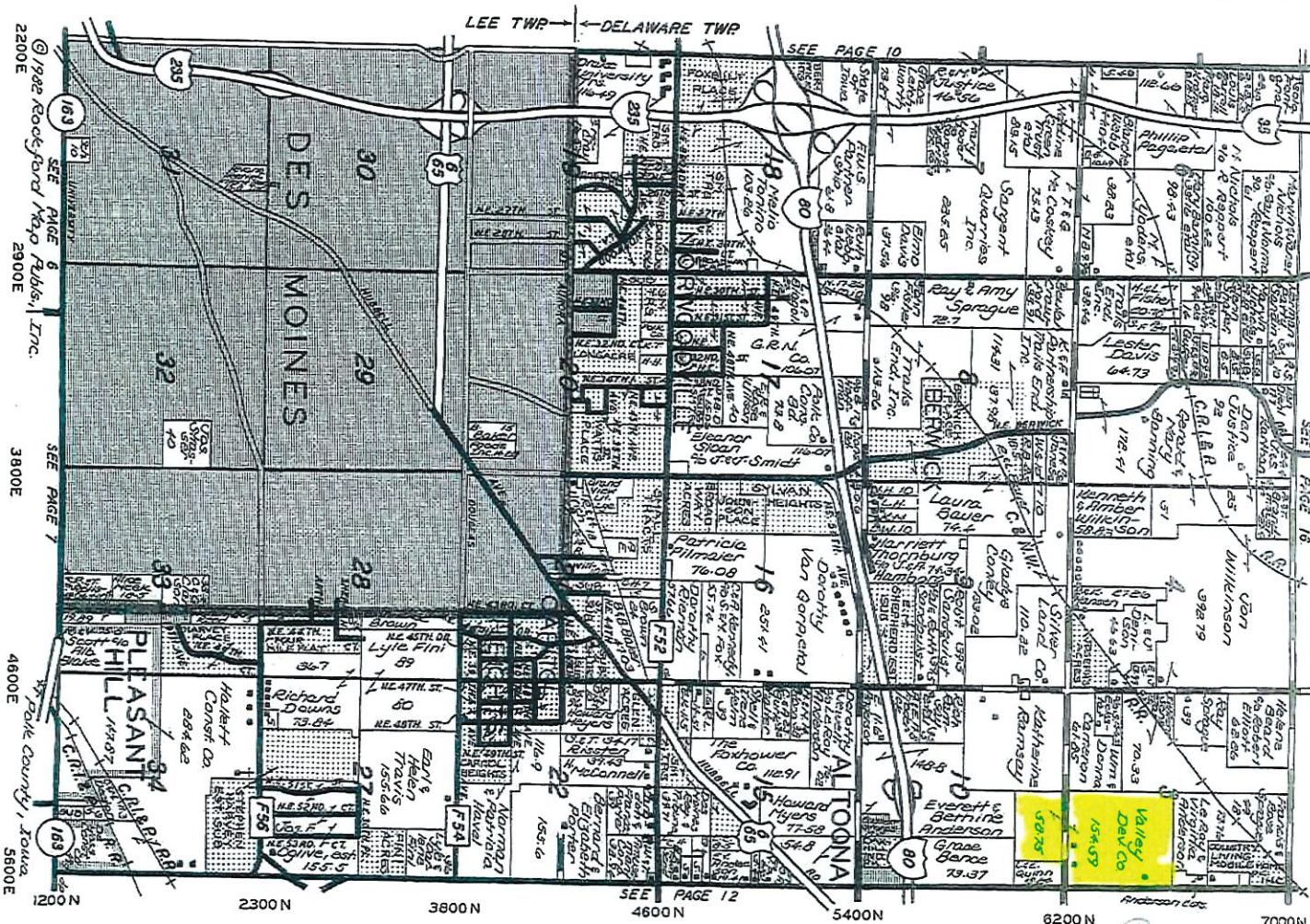
Yr	Type	Class	Kind	Land	Bldg	Agbd	Total
1992	Final Value	Agricultural	Full	\$95,100	\$31,960	\$7,950	\$135,010

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DELAWARE NORTHWEST LEE

SEE PAGE 16

T.79N.-R.23W.



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2200E 2900E

SEE PAGE 7
3800E

4800E 5800E
1200N 2300N 3800N 4600N 5400N 6200N 7000N

Aerial Map



map center: 41° 40' 27.07, 93° 30' 30.95
scale: 1:10506

Map provided by:



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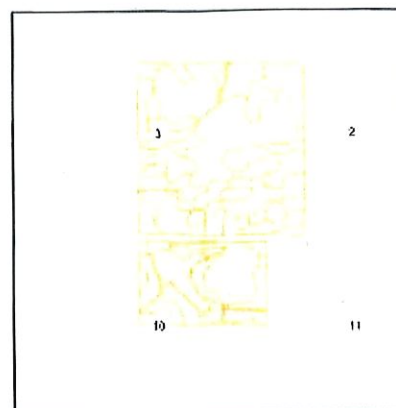
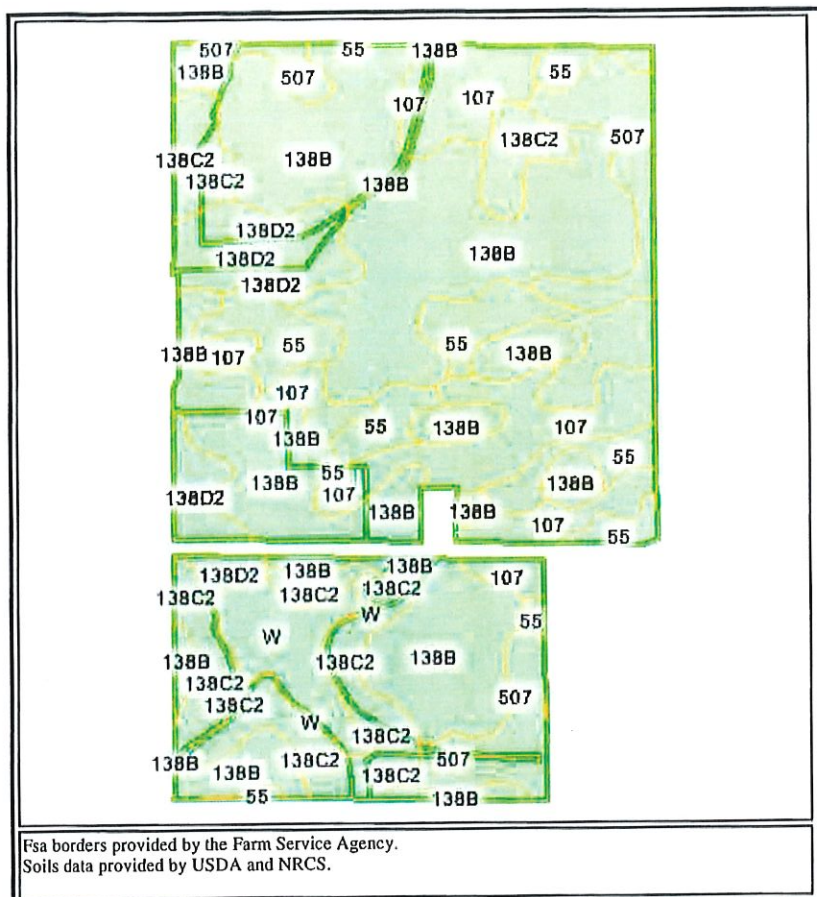
10-79N-23W
Polk County
Iowa



4/26/2007

Fsa borders provided by the Farm Service Agency. Aerial photography provided by the Aerial Photography Field Office.

Soils Map



State: **IA**
 County: **Polk**
 Location: **10-79N-23W**
 Township: **Delaware**
 Acres: **210.2**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Brome-grass-alfalfa	Brome-grass-alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth brome-grass	Soybeans
138B	Clarion loam, moderately coarse substratum, 2 to 5 percent slopes	90.1	42.9%	IIe	86	10.2	6.4	187	3.7	106	6.2	49
107	Webster silty clay loam, moderately coarse substratum, 0 to 2 percent slopes	28.8	13.7%	IIw	89	7.3	4.7	192	3.8	109	6.4	50
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	26.0	12.4%	IIIe	68	9.5	6.0	176	3.5	100	5.9	46
55	Nicollet loam, 1 to 3 percent slopes	24.6	11.7%	Iw	94	6.5	6.5	200	4.0	114	0	52
507	Canisteo clay loam, moderately coarse substratum, 0 to 2 percent slopes	18.0	8.6%	IIw	84	5.2	4.2	171	3.4	97	0	44
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	14.0	6.7%	IIIe	58	8.9	5.6	164	3.3	94	5.5	43
W	Water	8.7	4.1%		0	0	0	0	0	0	0	0
Weighted Average					80	8.4	5.6	177	3.5	101	4.6	46



ANNEXATION PETITION
TO THE CITY COUNCIL
ALTOONA, IOWA

MAYOR AND COUNCIL MEMBERS:

We, the undersigned, hereby make application to the City of Altoona, Iowa, pursuant to Code Section 368.7 of the 2013 CODE OF IOWA for annexation by voluntary petition the following described real estate to-wit:

See Attached

The annexations also include any and all county road right-of-way to the centerline of the abutting roads.

We hereby respectfully request and solicit the Council of the City of Altoona, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Altoona, Iowa.

Respectfully submitted,

Valley Development Company
my Dale Clary

12-5-13

Date Signed

Date Signed

①

LEGAL DESCRIPTION PER POLK COUNTY ASSESSOR'S OFFICE

-EX S67F N100F W521.16F - W $\frac{3}{4}$ N $\frac{1}{2}$ NE1/4 LESS 1.25A RD SEC 10-79-23

FARM: VALLEY COUNTY: POLK TOWNSHIP: DELAWARE
 DEVELOP. CLAY
 1ST INSTALL. DUE: 9/30/2013 2ND INSTALL DUE: 3/31/2014

PARCEL#	ACRES	1ST INSTALL	2ND INSTALL	TOTAL TAX
190-00014-002-000	153.72	\$3,417.00	\$3,417.00	\$6,834.00
170-00203-001-001	75.38	1059.00	1059.00	2118.00
190-00164-001-000	57.95	751.00	751.00	1502.00
TOTAL ACRES	287.05	1ST INSTA \$5,227.00	2ND INSTAI \$5,227.00	TOTAL \$10,454.00

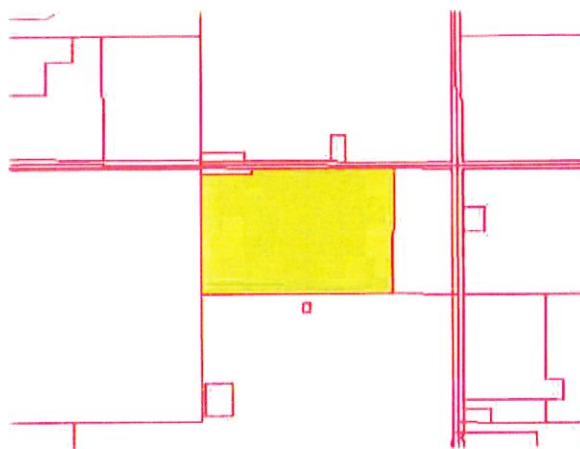
TOTAL TAX: \$10,454.00
 TOTAL ACRES: 287.05
 TAX/ACRE \$36.42
 LAST YRS TAXES \$10,098.00
 % CHANGE 3.525%

 FARM MANAGER PAY HALF
 PAY ALL

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
City	None Listed	Zip	None Listed	Jurisdiction	Delaware Township
District/Parcel	190/00164-001-000	Geoparcel	7923-10-200-001	Status	Active
School	Bondurant Farrar	Nbhd/Pocket	DE01/A1	Submarket	Northeast Des Moines
Appraiser	Patrick Zaimes, ICA 515-286-3832				

Click on parcel to get a new listing


[Get Bigger Map](#)
[Google Map](#) [Pictometry](#)
[Historical Photos](#)

Ownership - 1 Record				
Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	VALLEY DEVELOPMENT CO	1964-12-18	3645/194
Legal Description and Mailing Address				
-EX S67F N100F W521.16F- W 3/4 N 1/2 NE1/4 LESS 1.25A RD SEC 10-79-23			VALLEY DEVELOPMNT CO DALE CLARY 213 2ND ST POB 400 DUNLAP, IL 61525	

Current Values

Type	Class	Kind	Land	Bldg	Total
2013 Value	Agricultural	Full	\$89,610	\$0	\$89,610
Assessment Roll Notice Market Adjusted Cost Report <i>May Not Be Market Value:</i> Agricultural					

Zoning - 1 Record

Zoning	Description	SF	Assessor Zoning
AG	Agricultural District		Agricultural
Polk County Department of Planning & Development 515 286 3705 (2007-10-01)			
Land			

Square Feet	2,524,302	Acres	57.950	Topography	Normal
Vacancy	No	Unbuildable	No		

Ag CSR - 1 Record

Use	Acres	Avg CSR	CSR Pts	Spot Adj Pts	Use Adj CSR Pts	Rate	Value	Value per Acre
All Uses	57.9500	79.1327	4585.74	0.00	4291.46	20.88	\$89,605	1546.25

CSR Use Summary - 5 Records

Use	Acres	Avg CSR	CSR Pts	Use Adj	Spot Adj Pts	Use Adj CSR Pts	Rate	Value	Value per Acre	Credit
Building Lot	0.7295	76.8746	56.08	100	0.00	56.08	20.88	\$1,170.95	1605.14	
Cultivated	42.7148	80.3162	3430.69	100	0.00	3430.69	20.88	\$71,632.81	1677.00	
Fallow Land	1.4526	62.7977	91.22	50	0.00	45.61	20.88	\$952.34	655.61	
Ponds	8.4523	79.9995	676.18	100	0.00	676.18	20.88	\$14,118.64	1670.39	
Waste Improvable	4.6008	72.0679	331.57	25	0.00	82.90	20.88	\$1,730.95	376.23	

CSR Soils/Use Detail - 16 Records

Use	SMS	Soil Name	CSR	Acres	CSR Pts	Use Adj	Spot Adj Pts	Use Adj CSR Pts	Credit
Building Lot	138B	CLARION	86	0.3597	30.93	100	0.00	30.93	
Building Lot	138C2	CLARION	68	0.3698	25.15	100	0.00	25.15	
Cultivated	507	CANISTEO	84	6.1381	515.60	100	0.00	515.60	
Cultivated	138C2	CLARION	68	13.4382	913.80	100	0.00	913.80	
Cultivated	138B	CLARION	86	20.4496	1758.67	100	0.00	1758.67	
Cultivated	55	NICOLLET	94	0.9568	89.94	100	0.00	89.94	
Cultivated	W	WATER	80	0.1645	13.16	100	0.00	13.16	
Cultivated	107	WEBSTER	89	1.5676	139.52	100	0.00	139.52	
Fallow Land	138D2	CLARION	58	0.7818	45.34	50	0.00	22.67	
Fallow Land	138C2	CLARION	68	0.6486	44.10	50	0.00	22.05	
Fallow Land	W	WATER	80	0.0222	1.78	50	0.00	0.89	
Ponds	W	WATER	80	8.4523	676.18	100	0.00	676.18	
Waste Improvable	507	CANISTEO	84	0.6285	52.79	25	0.00	13.20	
Waste Improvable	138C2	CLARION	68	3.3157	225.47	25	0.00	56.37	
Waste Improvable	138B	CLARION	86	0.1299	11.17	25	0.00	2.79	
Waste Improvable	W	WATER	80	0.5267	42.14	25	0.00	10.54	

Historical Values

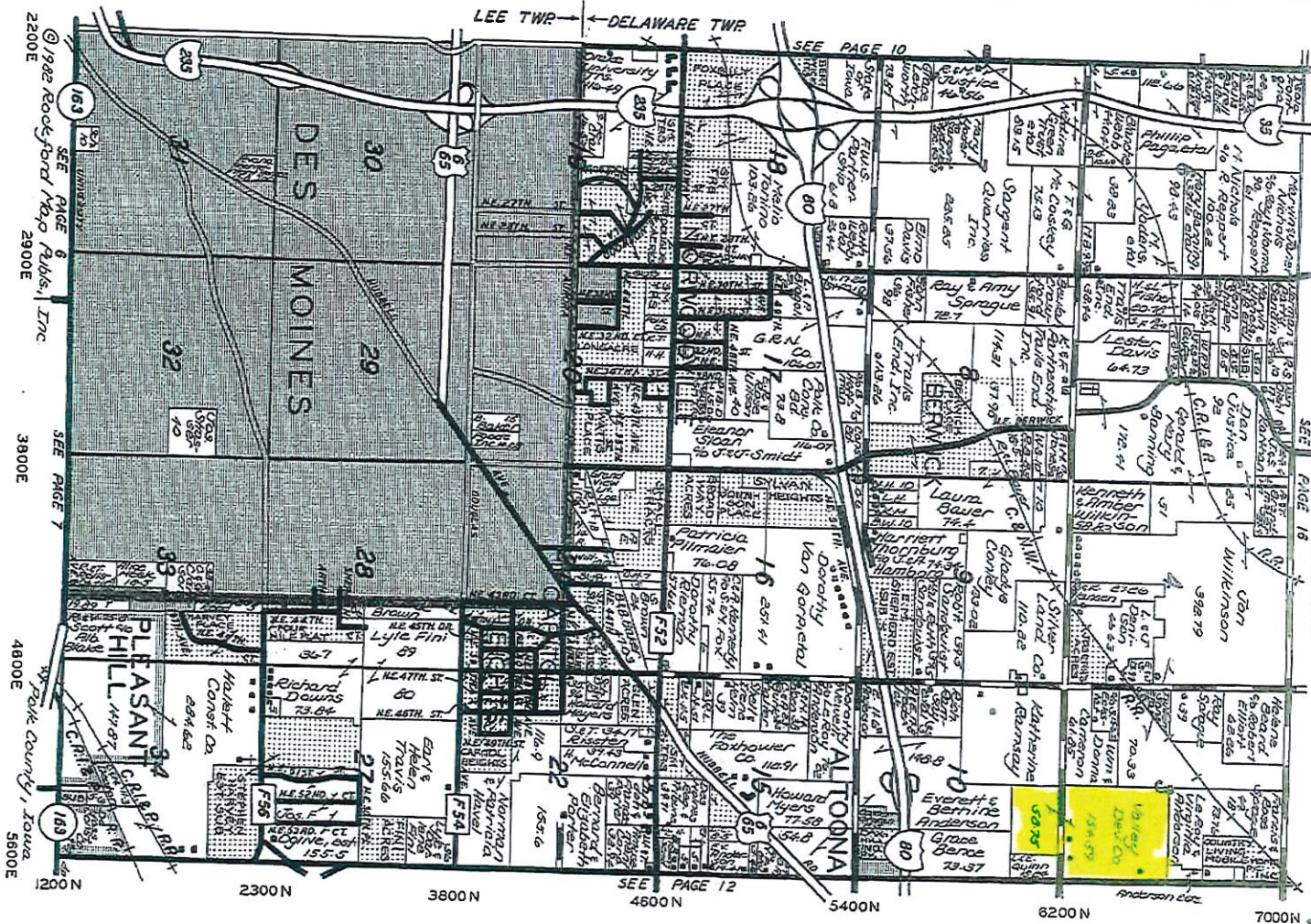
Yr	Type	Class	Kind	Land	Bldg	Agbd	Total
2013	Assessment Roll	Agricultural	Full	\$89,610	\$0	\$0	\$89,610

Yr	Type	Class	Kind	Land	Bldg	Agbd	Total
2011	Assessment Roll	Agricultural	Full	\$73,320	\$0	\$300	\$73,620
2009	Assessment Roll	Agricultural	Full	\$65,000	\$0	\$200	\$65,200
2007	Assessment Roll	Agricultural	Full	\$39,970	\$0	\$200	\$40,170
2005	Assessment Roll	Agricultural	Full	\$30,920	\$0	\$200	\$31,120
2003	Assessment Roll	Agricultural	Full	\$32,940	\$0	\$0	\$32,940
2001	Assessment Roll	Agricultural	Full	\$43,570	\$0	\$0	\$43,570
1999	Assessment Roll	Agricultural	Full	\$45,860	\$0	\$0	\$45,860
1997	Assessment Roll	Agricultural	Full	\$39,950	\$0	\$0	\$39,950
1993	Final Value	Agricultural	Full	\$33,900	\$0	\$0	\$33,900
1992	Final Value	Agricultural	Full	\$31,390	\$0	\$0	\$31,390

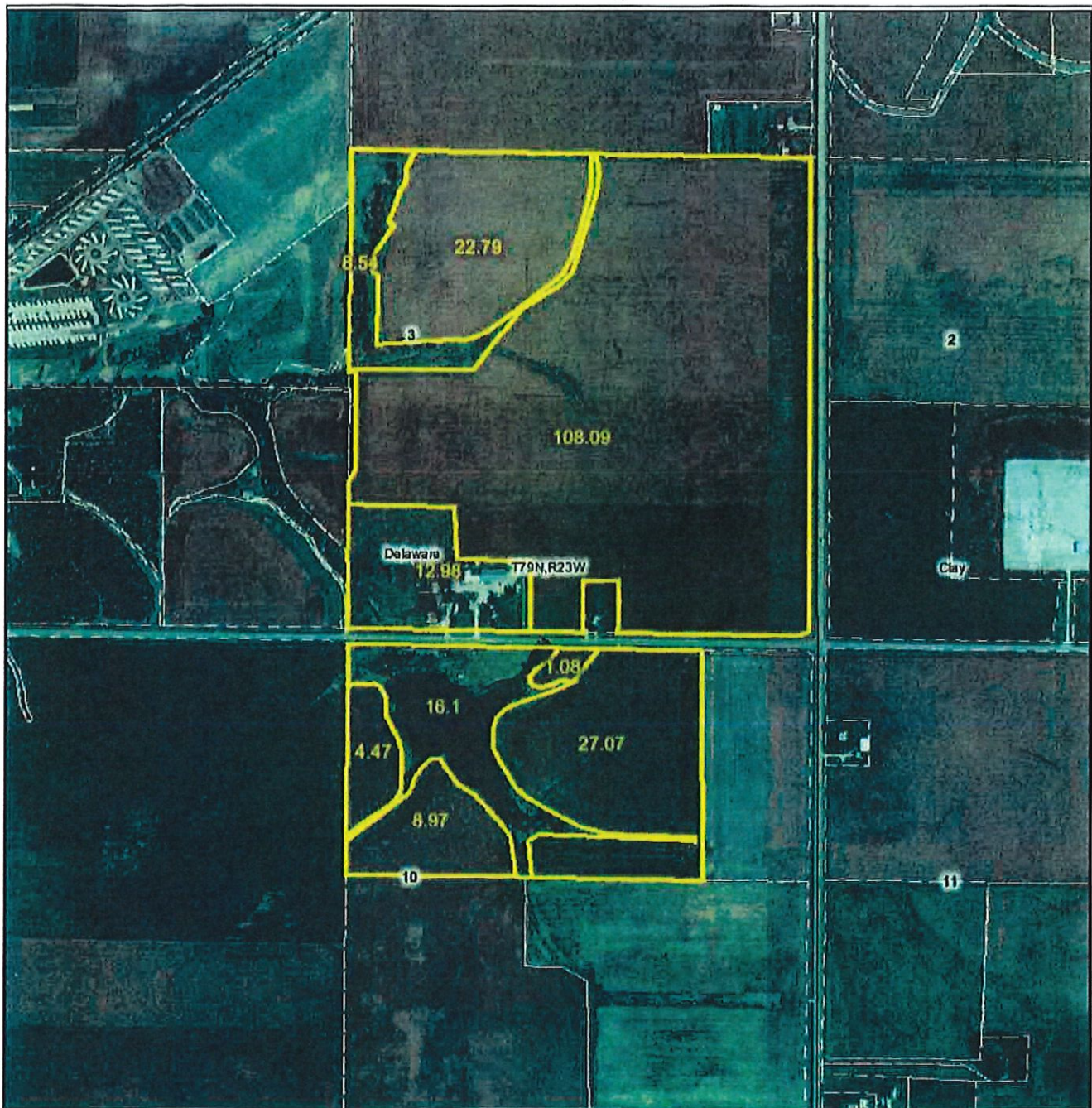
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Aerial Map



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scale: 1:10506

Map provided by:



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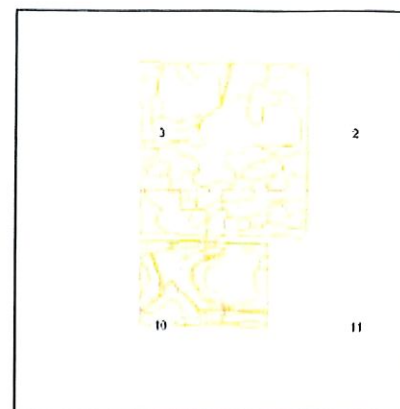
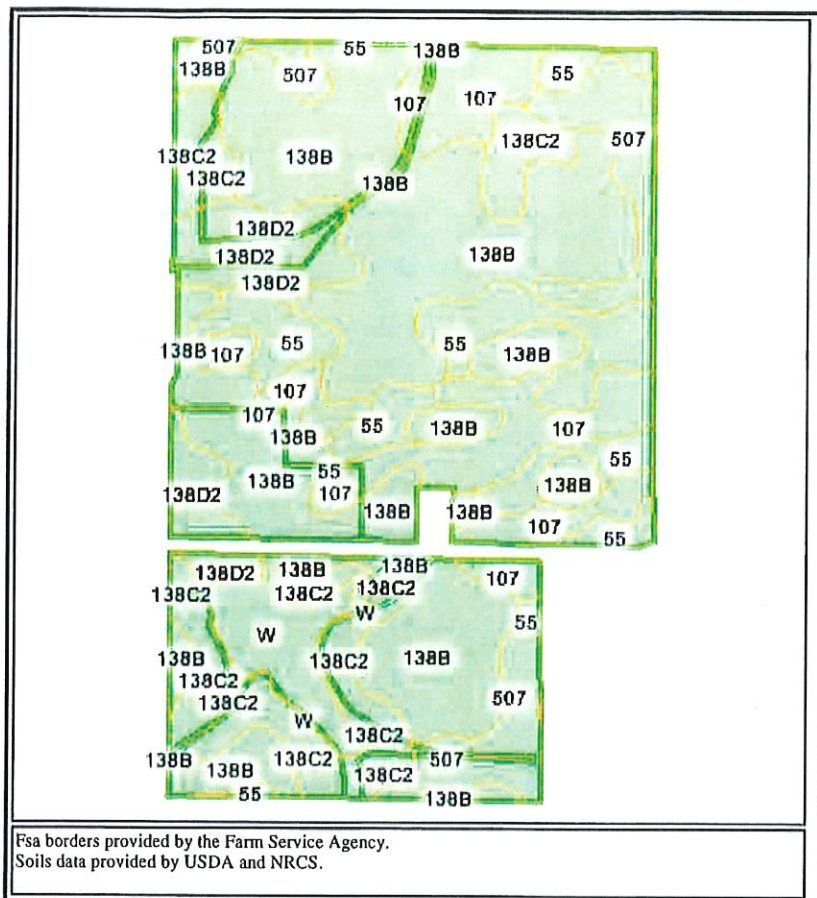
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Soils Map

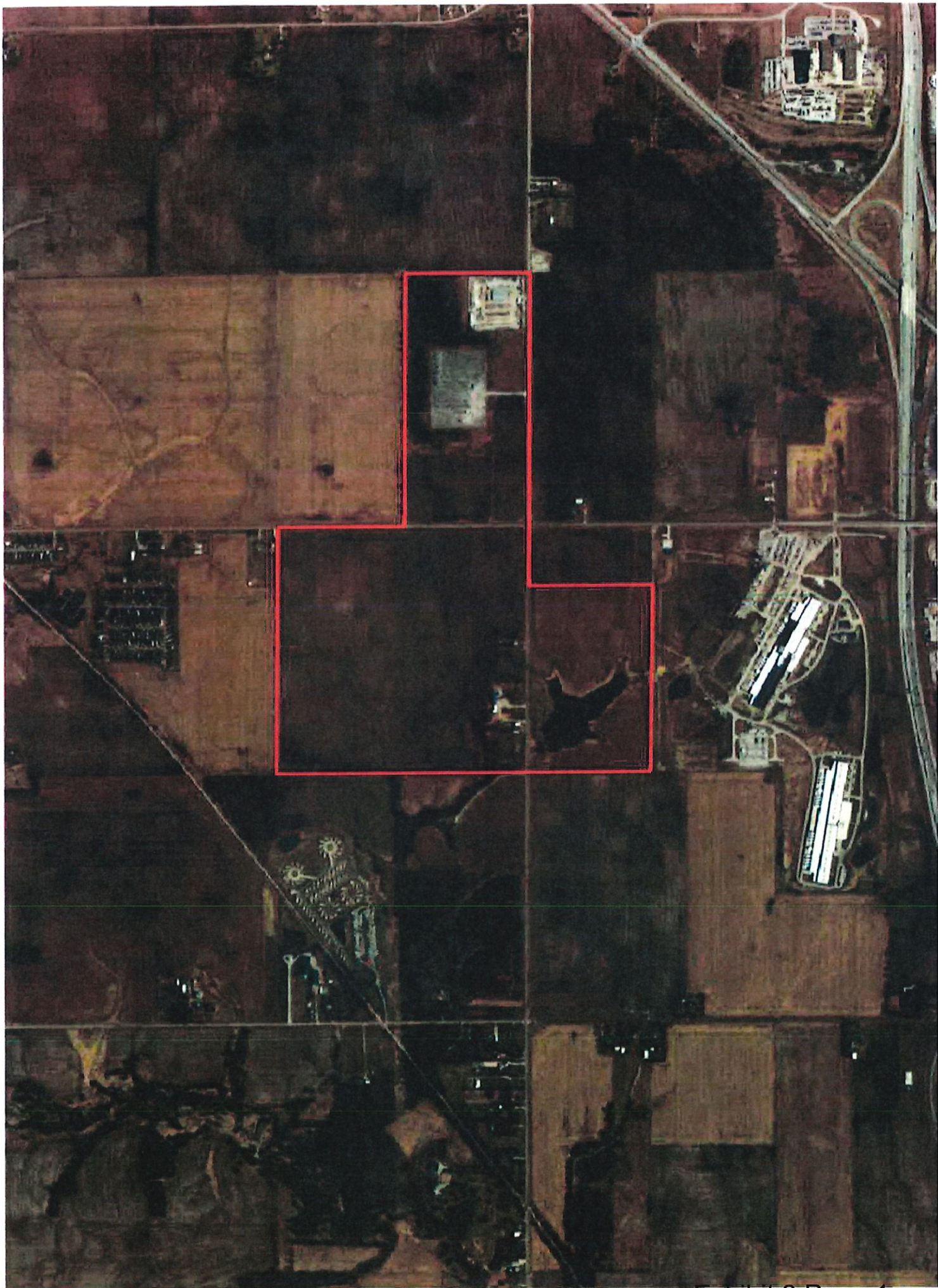


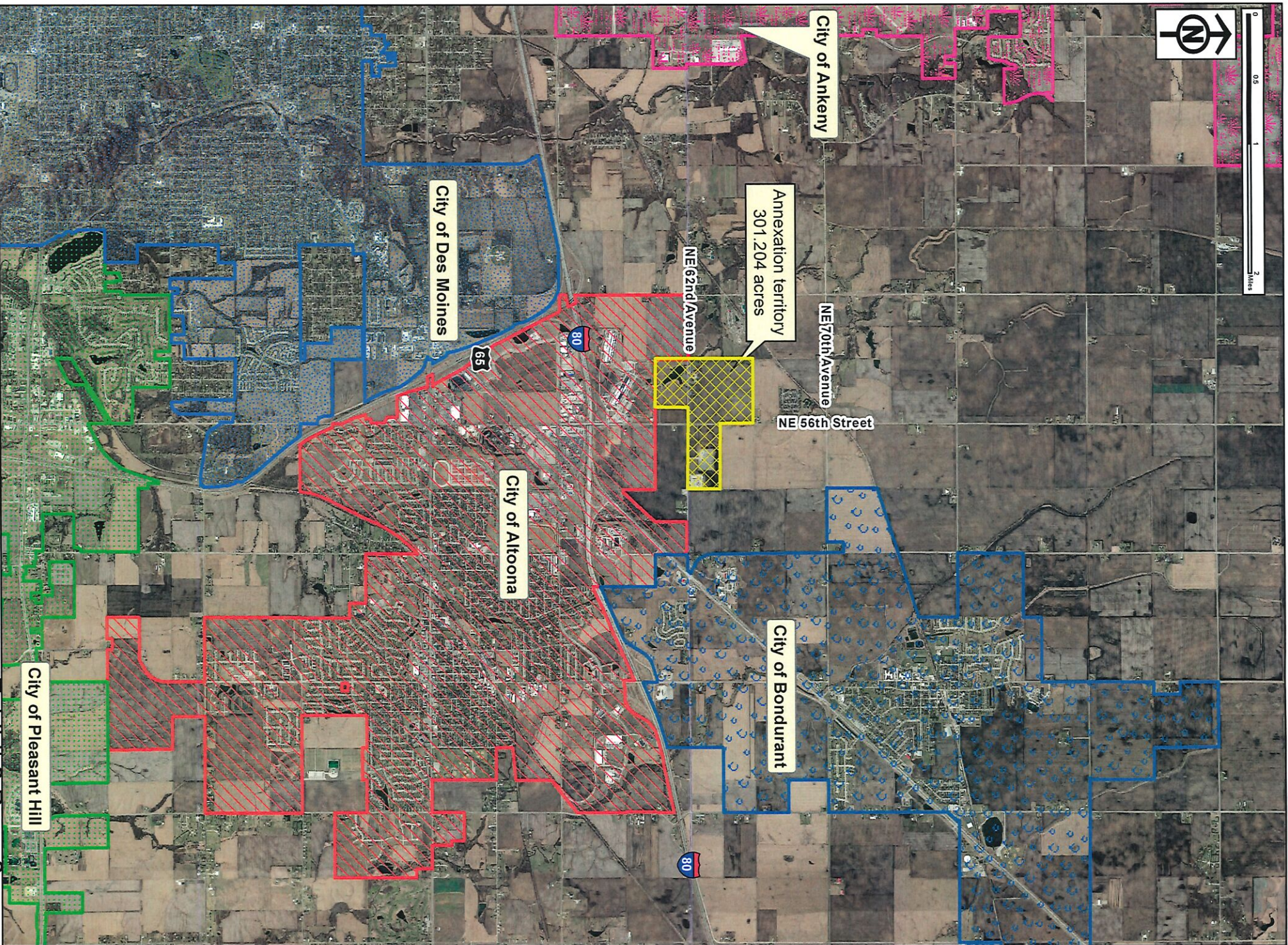
State: **IA**
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W	Water	8.7	4.1%		0	0	0	0	0	0	0	0
Weighted Average					80	8.4	5.6	177	3.5	101	4.6	46





Combined Annexation Legal Descriptions:

Consenting owners:

MidAmerican Energy Company	The South half (1/2) of the Southwest Quarter (SW 1/4) of Section 2, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa. Said tract of land being subject to and together with any and all easements of record.
DP#: 170/00200-001-000	The annexation also includes any and all county road right-of-way to the centerline of the abutting roads.
Valley Development Company	The West 3/4 of the North 1/2 of the Northeast Quarter of Section 10; also all of the Southeast Quarter of Section 3, except the following: Commencing at a point 20 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 3, thence North 300 feet, thence East 145.2 feet, thence South 300 feet, thence West 145.2 feet to the point of beginning, all in Township 79 North, Range 23 West of the 5 th P.M., except legally described highways.
DP#'s 190/00164-001-000 190/00014-002-000	The annexation also includes any and all county road right-of-way to the centerline of the abutting roads.
Richard E. and Linda I. Moore	Commencing at a point 20 feet East of the Southwest corner of the Southeast corner (SE1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 79 North, Range 23 West of the 5 th P.M., thence North 300 feet, thence East 145.2 feet, thence South 300 feet, thence West 145.2 feet to the point of beginning, all in Polk County, Iowa.
DP#: 190/00015-000-000	Subject to easements and restrictions of record, if any.
	The annexation also includes any and all county road right-of-way to the centerline of the abutting road.
Polk County Road Right-of-Way:	Annexation includes all abutting road right-of-way to the centerline of the roadways of NE 56 th Street and NE 62 nd Avenue.
DP#'s: 170/00202-000-000	This annexation will divide a road right-of-way parcel (DP 170/00202-000-000) into two parcels, one that will be annexed and one that will remain unincorporated.
190/00167-001-000	This annexation will divide a road right-of-way parcel (DP 190/00167-001-000) into two parcels, one that will be annexed and one that will remain unincorporated.
190/00014-003-000	Except the South 33 feet; the South 120 feet of the West 437.16 feet of the SE 1/4 of Section 3, Township 79 North, Range 23 West of the 5 th P.M., Polk County, Iowa.
190/00164-002-000	The South 67 feet of the North 100 feet of the West 521.16 feet of the NE 1/4 of Section 10, Township 79 North, Range 23 West of the 5 th P.M., Polk County, Iowa
190/00017-000-000	

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given that the City Council of the City of Altoona, Iowa will hold a Public Hearing on the 16th day of October, 2017 at 6:30 p.m., in the Council Chambers, City Hall, 407 8th Street SE, Altoona, Iowa, at which meeting the Council will consider the 100% voluntary annexation of the territory hereinafter described. The legal description of the territory which the Altoona City Council will consider whether to annex at said date, time and place is described as:

The South half (1/2) of the Southwest Quarter (SW 1/4) of Section 2, Township 79 North, Range 23, West of the 5th P.M., Polk County, Iowa. Said tract of land being subject to and together with any and all easements of record; and

The West 3/4 of the North 1/2 of the Northeast Quarter of Section 10; also all of the Southeast Quarter of Section 3, except the following: Commencing at a point 20 feet East of the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 3, thence North 300 feet, thence East 145.2 feet, thence South 300 feet, thence West 145.2 feet to the point of beginning, all in Township 79 North, Range 23 West of the 5th P.M., except legally described highways; and

Commencing at a point 20 feet East of the Southwest corner of the Southeast corner (SE1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 79 North, Range 23 West of the 5th P.M., thence North 300 feet, thence East 145.2 feet, thence South 300 feet, thence West 145.2 feet to the point of beginning, all in Polk County, Iowa.

The annexation includes all abutting road right-of-way to the centerline of the roadways of NE 56th Street and NE 62nd Avenue.

The proposed annexation totals 301.204 acres, including 11.657 acres of road right-of-way.

At the above meeting, the Council will receive oral and written objections or approvals on the above for consideration.

Dated this 25th day of September, 2017

Randy L. Pierce
City Clerk