



ANNEXATION APPLICATION

To the Council of the City of Ankeny, Iowa:

We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto, is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned SW corner of NW Ash Drive and NW 54th Street

Legal Description (if necessary, provide attachment) See attached Exhibit 'A'

Property Owner(s): Hope K Farms LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway Suite 277, West Des Moines, IA 50266

Address: _____

Phone #: 515-381-3925

Signed by: _____

*Property Owner Signature **

Date: 03/27/2023

Name (Print/Type)

Date: _____

Property Owners Signature

Name (Print/Type)

Date: _____

Property Owners Signature

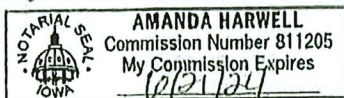
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 27 day of March, 2023, before me, a Notary Public in and for Polk County, personally appeared Reza Kargarzadeh, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this _____ day of _____, 20____, before me, a Notary Public in and for Polk County, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Hope K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 515-381-3925

Signed by:

Applicant/Contact

Name (Print/Type)

Date: 03/27/2023

***If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.**

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN EXCEPT PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500.

AND

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT PARCEL 2021-249 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18975, PAGE 233, BEING A PART OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

ALL BEING IN POLK COUNTY, IOWA.



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Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned 234 NW 118th Ave, Ankeny, IA 50023

Legal Description (if necessary, provide attachment) See attached Exhibit 'A'

Property Owner(s): Nick & Sam Griffieon

Address: 234 NW 118th Ave, Ankeny, IA 50023

Address: _____

Phone #: _____

Signed by: _____

Property Owner Signature *

Nick Griffieon
Name (Print/Type)

Date: 8/11/2022

Samantha Griffieon
Property Owners Signature

Date: 8/11/2022

Samantha Griffieon
Name (Print/Type)

Date: _____

Property Owners Signature

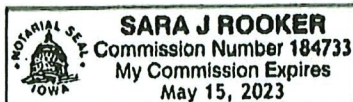
Name (Print/Type)

STATE OF IOWA, COUNTY OF POLK, ss

On this 11th day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Nick Griffieon, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this 11th day of August, 2022, before me, a Notary Public in and for Polk County, personally appeared Sam Griffieon, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)



STATE OF IOWA, COUNTY OF POLK, ss

On this ___ day of _____, 20 ___, before me, a Notary Public in and for Polk County, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is the _____ (title) of said limited liability company executing the within and foregoing instrument to which this is attached; that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that _____, as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Notary Public in and for Polk County, Iowa

(Notary Stamp)

Applicant / Contact Hopo K Farms, LLC - Reza Kargarzadeh

Address: 4500 Westown Parkway, Suite 277, West Des Moines, IA 50266

Phone #: 516-381-3925

Signed by:

Date: 08/05/2023

Applicant/Contact

Reza Kargarzadeh

Name (Print/Type)

*If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity.

In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity.

If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.

The Annexation Application will not be considered complete
unless it complies with all the submittal requirements.

EXHIBIT 'A' – LEGAL DESCRIPTION

PARCEL 2022-7 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 19156, PAGE 500, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN POLK COUNTY, IOWA.



bringing it all together

ANNEXATION APPLICATION

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We, being all of the owners of the following described territory adjoining the City of Ankeny, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Ankeny, Iowa. **Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.**

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned:

NE 118TH AVE. NE 6TH ST

EX E 85F - N 1/2 SW 1/4 SEC 2-80-24, SW CORNER OF NW 54TH STREET AND NW 118TH STREET
~~DRIVE~~

Legal Description (attach, if lengthy)

SEE ATTACHED EXHIBIT 'A'

Property Owner(s): IES CORPORATION

Address: 11655 NE 6th Street, Ankeny, IA 50023

Phone #: _____

Applicant / Contact Hope K Farms, LLC

Address 4500 Westown Parkway, Suite 277, West Des Moines, IA
50266

Phone #: 515-381-3925

Signed by:

IES Corp by Craig Saffron (Pres) **Date:** 12/9/22
(Property Owner) *

(Note: No other signature may be substituted for the Property Owner's Signature.)

and:

[Signature] **Date:** 04/03/2023
(Applicant/Contact)

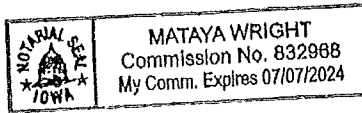
Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF POLK

On this 9th day of December, 2021, before me, a Notary Public in and for Polk County, personally appeared Craig Griffithson, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



[Signature]
Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in Polk County and for the State of Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____ a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for
Polk County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ____ day of _____, 20____, before me, a Notary Public in and for Polk County, Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is _____ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for
Polk County, Iowa

EXHIBIT 'A' – LEGAL DESCRIPTION

THE NORTH FRACTIONAL HALF (N FRL ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT PARCELS "D" AND "E" OF PLAT OF SURVEY FILED APRIL 17, 2000 IN BOOK 8471, PAGE 233; AND EXCEPT TRIPLE J PARK PLAT 1, AN OFFICIAL PLAT; SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

AND

PARCEL 2021-249 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 18975, PAGE 233, BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 24 WEST OF THE FIFTH PRINCIPAL MERIDIAN.