

**NOTICE OF PUBLIC HEARING ON APPLICATIONS  
FOR A VOLUNTARY URBANIZED ANNEXATION OF CERTAIN TERRITORY  
ADJACENT  
TO THE SOUTHERN QUADRANT OF ALLEMAN**

**TO:** ALL CITIZENS AND RESIDENTS OF THE CITY OF ALLEMAN, IOWA, AND TO ALL OTHER PERSONS WHO MAY BE ENTITLED TO NOTICE OF THE FILING OF AN APPLICATION FOR ANNEXATION UNDER THE PROVISIONS OF IOWA CODE SECTION 368.7.

**YOU ARE HEREBY NOTIFIED** that voluntary applications for annexation have been made and are under consideration by the City of Alleman by the following property owners for the following Geo Parcel Numbers:

8124-25-351-003 and 004 - Jeremy and Teresa Nefzger;  
8124-27-400-003 and 004 and 8124-26-300-001 and 8124-34-100-005 - Dippold Farms of Iowa, LLC;  
8124-27-400-005 - Lynn W. Dippold;  
8124-34-200-011 - Kristie Swanson;  
8124-34-200-009 - Donna M. J. Steiner Revocable Trust;  
8124-34-200-010 - Michael and Abigail LaBounty;  
8124-27-200-002, 8124-27-400-002, and 8124-26-100-004 - Zelle Farm Partnership;  
8124-26-400-001 and 003, 8124-26-300-003, 8124-35-201-004, and 8124-26-400-003 - Rose M. Reinhart;  
8124-25-400-003 - Jason and Linda Wattonville;  
8123-30-300-006 - Eliver Heber Jr. and Cindy L. Taylor;  
8124-26-100-002, 8124-26-300-005, and 8124-35-226-001 - Earl M. Reinhart Trust;  
8124-36-201-003 - Steven and Bonnie Klein;  
8124-36-226-002 - Christopher L. and Irene K. Seuntjens;  
8124-36-201-002 - Kevin and Emily Huss;  
8124-36-226-001 - Kelly E. and Katie N. Grove, as Trustees of Kelly & Katie Grove Revocable Trust;  
8124-35-201-005 - Reinhart Farms LTD;  
8124-35-100-004 - Wayne M. Reinhart, Jane E. Reinhart, Gary E. Reinhart and Deborah J. Reinhart;  
8124-34-300-001 and -002 (Except the South 100 Feet thereof) - Harmon Farms LTD;  
8124-34-200-004 - Sexauer Farm Inc.;  
8124-35-201-002 - Gerrit J. and Judith J. Engeltjes, as Trustees of the Gerrit J. and Judith J. Engeltjes Revocable Trust;  
8124-35-201-003 - Heather A. and Bryan D. Knight, as Trustees of the Heather Engeltjes Knight Revocable Trust;  
8124-27-300-002 and 003 - Rosalie A. Lund, Wayne M. Reinhart, Gary E. Reinhart, and Rose M. Reinhart;  
8124-34-100-010 - Harold J. Lande, Sue A. Lande, Constance M. Duling, and Carl Duling;  
8124-35-300-004 - Earl Joy Acres LLC and Reinhart Farms LTD;  
8124-34-100-007 - David and Shirley Lester; and  
8124-35-100-003 - Early Joy Acres, LLC, Jane E. Reinhart and Wayne M. Reinhart.

The composite legal description of the property proposed to be voluntarily annexed to the City of Alleman is as follows, and would add 1575.73 acres to the City of Alleman:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 26, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 26 TO THE CENTER OF SAID SECTION 26;

THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26 TO THE EAST 1/4 CORNER OF SAID SECTION 26;

THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26 TO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 TO THE EAST 1/4 CORNER OF SAID SECTION 35;

THENCE WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 35 TO THE CENTER OF SAID SECTION 35;

THENCE CONTINUING WEST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 35 TO THE NORTHWEST CORNER OF PARCEL C IN SAID SOUTHWEST 1/4 AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 10789 ON PAGE 213 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE SOUTH, ALONG THE WEST LINE OF SAID PARCEL C TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST, ALONG THE SOUTH LINE OF SAID PARCEL C TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 TO THE SOUTH 1/4 CORNER OF SAID SECTION 35;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 TO THE SOUTHEAST CORNER OF PARCEL "A" IN SAID SOUTHWEST 1/4 OF SECTION 35 AS SHOWN ON THE RURAL SURVEY THEREOF RECORDED IN BOOK 8437 ON PAGE 534 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG THE EAST LINE OF SAID PARCEL A TO THE NORTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE NORTH LINE OF SAID PARCEL A TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID PARCEL A TO SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 TO THE WEST 1/4 CORNER OF SAID SECTION 35;

THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 35 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35;

THENCE NORTH, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35 TO THE NORTH LINE OF SAID SECTION 35;

THENCE WEST, ALONG SAID NORTH LINE OF SECTION 35 TO THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF CHRISTIAN JUON ESTATES PLAT 2, AN OFFICIAL PLAT IN POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SECTION 34 AND ALONG THE EAST LINE OF SAID CHRISTIAN JUON ESTATES PLAT 2 TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 34 AND THE SOUTHEAST CORNER OF SAID CHRISTIAN JUON ESTATES PLAT 2;

THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34 AND ALONG THE SOUTH LINE OF SAID CHRISTIAN JUON ESTATES PLAT 2 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34 TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34 TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34;

THENCE SOUTH, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 34 TO A POINT 100 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 34;

THENCE WEST, ALONG A LINE 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 34 TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 34;

THENCE NORTH, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 34 TO THE WEST 1/4 CORNER OF SAID SECTION 34;

THENCE CONTINUING NORTH, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 TO THE NORTHWEST CORNER OF PARCEL A OF SAID NORTHWEST 1/4 OF SECTION 34 AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 7429 ON PAGE 494 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL A TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL A TO THE NORTH LINE OF OUTLOT X IN SAID CHRISTIAN JUON ESTATES PLAT 2;

THENCE EAST, ALONG THE NORTH LINE OF SAID OUTLOT X TO THE WEST LINE OF OUTLOT Y IN SAID CHRISTIAN JUON ESTATES PLAT 2;

THENCE SOUTH, ALONG SAID WEST LINE OF OUTLOT Y TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST, ALONG THE SOUTH LINE OF SAID OUTLOT Y TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH, ALONG THE EAST LINE OF SAID OUTLOT Y TO THE SOUTH LINE OF SECTION 27, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE WEST, ALONG SAID SOUTH LINE OF SECTION 27 TO THE SOUTHWEST CORNER OF LOT 2 IN CHRISTIAN JUON ESTATES, AN OFFICIAL PLAT IN POLK COUNTY, IOWA;

THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 2, ALONG THE WEST LINE OF LOT 1 IN SAID CHRISTIAN JUON ESTATE, AND ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27 TO THE NORTHWEST CORNER OF SAID LOT 1 AND OF SAID EAST 1/2 OF THE NORTHWEST 1/4;

THENCE EAST, ALONG THE NORTH LINE OF SAID LOT 1 AND ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 TO THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27;

THENCE CONTINUING EAST, ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27;

THENCE NORTH, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27 TO THE NORTHWEST CORNER THEREOF;

THENCE EAST, ALONG THE NORTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 27 TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 26, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE CONTINUING EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 26 TO THE POINT OF BEGINNING.

AND

LOT 2 AND OUTLOT "Z" IN FOUR MILE FOUR, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

AND

BEGINNING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36 TO THE EAST LINE OF THE WEST 413.00 FEET OF THE EAST 1095.00 FEET OF THE NORTH 637.00 FEET OF SAID NORTHEAST 1/4 OF SECTION 36;

THENCE SOUTH, ALONG THE EAST LINE OF SAID WEST 413.00 FEET OF THE EAST 1095.00 FEET OF THE NORTH 637.00 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE SOUTH LINE OF SAID NORTH 637.00 FEET TO THE SOUTHWEST CORNER OF THE WEST 150 FEET OF THE EAST 1557 FEET OF THE NORTH 637 FEET OF THE NORTH 3/4 OF SAID NORTHEAST 1/4 OF SECTION 36;

THENCE NORTH, ALONG THE WEST LINE OF SAID WEST 150 FEET OF THE EAST 1557 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 15918 ON PAGE 208 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE WEST, ALONG THE SOUTH LINE OF SAID TRACT TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH, ALONG THE WEST LINE OF SAID TRACT TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE EAST, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25 TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 15838 ON PAGE 830 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE NORTH, ALONG THE WEST LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF;

THENCE EAST, ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 TO THE NORTHWEST CORNER OF PARCEL "C" IN SAID SOUTHWEST 1/4 OF SECTION 30 AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 13366 ON PAGE 640 IN THE POLK COUNTY, RECORDER'S OFFICE;

THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL "C" TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL "C" TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30;

THENCE WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 TO THE POINT OF BEGINNING.

**YOU ARE FURTHER NOTIFIED** that the applications for annexation for the above properties are on file with the City of Alleman City Clerk at 14000 NE 6<sup>th</sup> Street, Alleman, IA 50007 and may be viewed during normal business hours from 8 AM to 5 PM Monday through Friday.

**YOU ARE FURTHER NOTIFIED** that Section 368.7, Code of Iowa, provides that cities may, in connection with an application for voluntary annexation, annex up to 20% of the total of the property to be

annexed from nonconsenting owners in order to avoid the creation of islands or to create more uniform boundaries. The titleholders to the properties described above, have filed applications pursuant to Section 368.7 and the City has determined, in conjunction with the application, to exercise its authority to annex additional territory from non-consenting owners in order to avoid the creation of islands or to create a more uniform boundary. The following described property is additional territory to be annexed from the following non-consenting property owners for the following Geo Parcel Numbers:

8123-30-300-001 – Hope K Farms, LLC;  
8123-30-300-004 – Gary G. Uhl and Jeanne M. Uhl;  
8123-30-300-005 – Rory A. Welcher and Cindy K. Welcher;  
8123-30-300-007 - Karen J. Twedt, Kathie J. Olenius and Dennis L. Jones;  
8124-25-300-003 – DRA Properties, LLC;  
8124-25-326-001 – Grant T. Goldsberry and Jodi Goldsberry;  
8124-25-351-005 – Timothy A. Vogel and Patricia R. Vogel;  
8124-25-351-006 and -007 - Dennis M. Gibson;  
8124-25-376-001 – Hope Kimberly, LLC;  
8124-25-400-001 - Northstar LTD; and  
8124-25-400-002 – Richard R. Martin and Stacey Martin.

The composite legal description of the property proposed to be involuntarily annexed to the City of Alleman is as follows, and consists of 390.54 acres of land:

BEGINNING AT THE CENTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 24 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25 TO THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 81 NORTH, RANGE 23 WEST OF THE 5<sup>TH</sup> P.M., POLK COUNTY, IOWA;

THENCE CONTINUING EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30 TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 35;

THENCE SOUTH, ALONG SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 35 TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30;

THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30 TO THE SOUTHEAST CORNER OF PARCEL “C” IN SAID SOUTHWEST 1/4 OF SECTION 30 AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 13366 ON PAGE 640 IN THE POLK COUNTY RECORDER’S OFFICE;

THENCE NORTH, ALONG THE EAST LINE OF SAID PARCEL “C” TO THE NORTHEAST CORNER THEREOF;

THENCE WEST, ALONG THE NORTH LINE OF SAID PARCEL “C” TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 25;

THENCE NORTH, ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25 TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 15838 ON PAGE 830 IN THE POLK COUNTY RECORDER’S OFFICE;

THENCE WEST, ALONG THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 25;

THENCE WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25 TO THE SOUTH 1/4 CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF STREET LOT "C" IN FOUR MILE FOUR, AN OFFICIAL PLAT IN POLK COUNTY, IOWA;

THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF SAID STREET LOT "C" AND ALONG THE SOUTH LINE OF STREET LOT "B" IN SAID FOUR MILE FOUR TO THE INTERSECTION OF SAID SOUTH LINE AND THE EXTENSION OF THE WEST LINE OF LOT 3 IN SAID FOUR MILE FOUR;

THENCE NORTH, ALONG SAID WEST LINE OF LOT 3 AND THE WEST LINES OF LOT 4 AND OUTLOT "X" TO THE NORTHWEST CORNER OF SAID OUTLOT "X";

THENCE EAST, ALONG THE NORTH LINE OF SAID OUTLOT "X" TO THE POINT OF BEGINNING,

AND

THE SOUTH 181.5 FEET OF THE WEST 240 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25,

AND

LOT 1 AND OUTLOT "W" IN FOUR MILE FOUR, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA.

**WHEREAS**, Section 368.5, Code of Iowa, provides that cities may, in connection with an annexation, annex property owned by the State of Iowa and County. The annexation includes any and all Polk County road right-of-way to the centerline of the adjacent road.

**YOU ARE FURTHER AND SPECIFICALLY NOTIFIED** that a hearing before City Council on the above- described Applications for Annexation has been rescheduled to commence on the **1st** day of **August, 2022**, at 7:00 P.M , in the Alleman City Hall, Alleman, Iowa, at which time and place any person wishing to speak for or against said Applications will be given the opportunity to be heard. Written public comments may also be sent to the City Clerk's Office, 14000 6<sup>th</sup> Street, Alleman, Iowa by 5:00 p.m. on Monday, August 1, 2022.

**YOU ARE FURTHER NOTIFIED** that a copy of said Applications are on file in the Alleman City Clerk's office, and may be examined by any interested person during regular business hours.

**DATED** this 6th day of July, 2022.

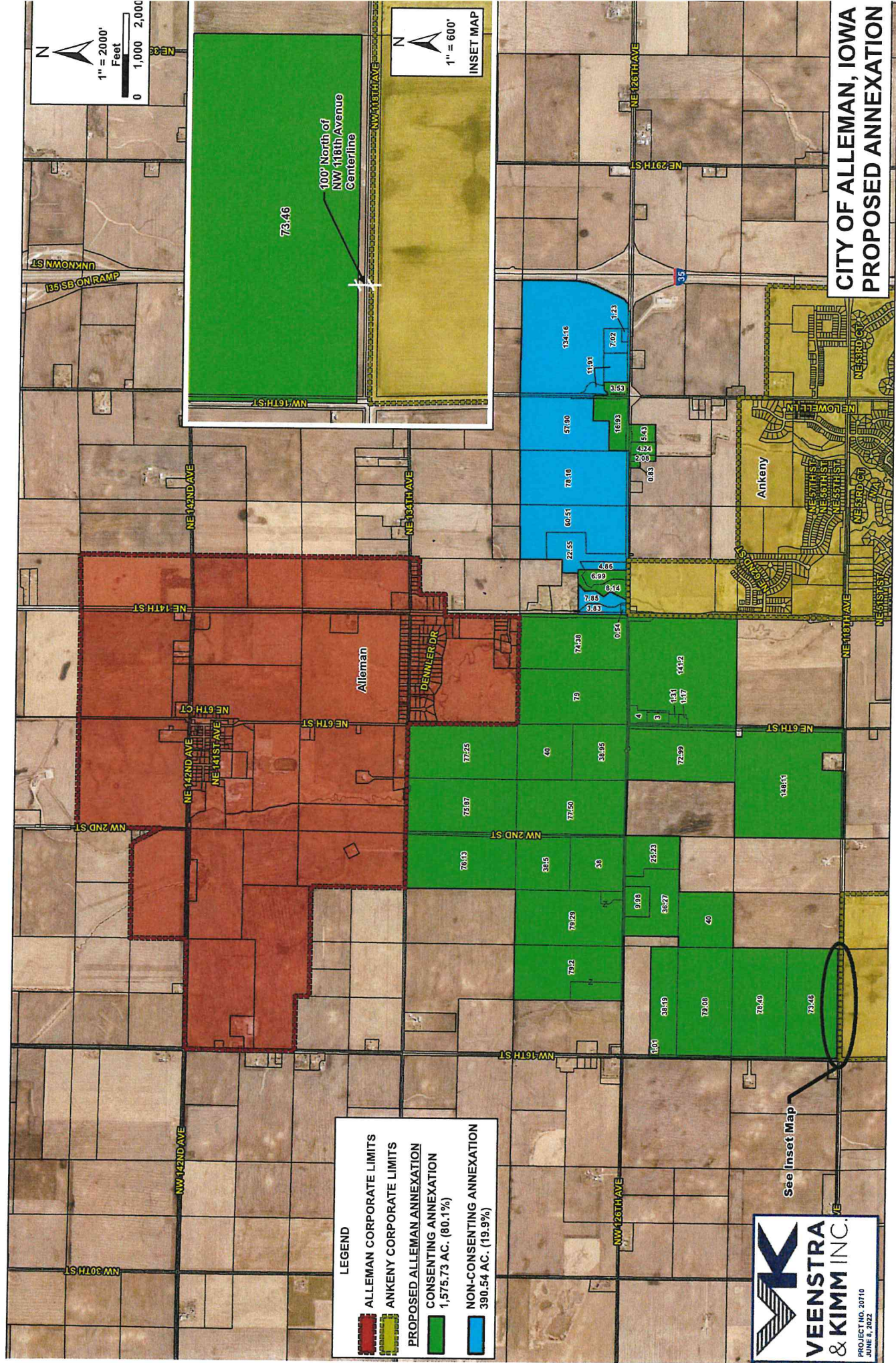
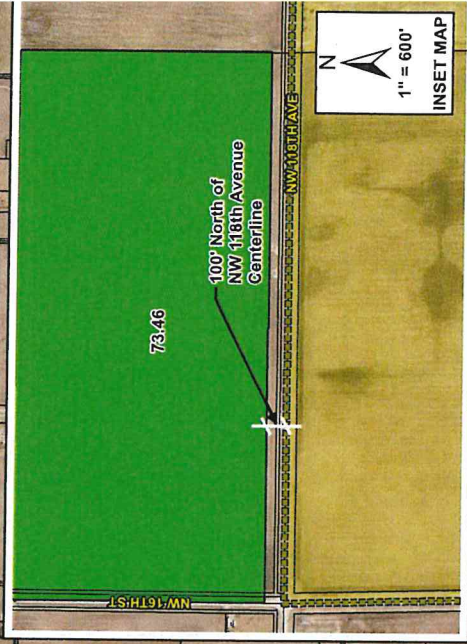
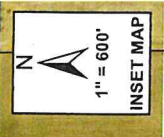
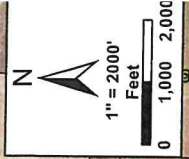
CITY OF ALLEMAN, IOWA

Shari Buehler, City Clerk

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# CITY OF ALLEMAN, IOWA PROPOSED ANNEXATION



**LEGEND**

	ALLEMAN CORPORATE LIMITS
	ANKENY CORPORATE LIMITS
	PROPOSED ALLEMAN ANNEXATION
	CONSENTING ANNEXATION 1,575.73 AC. (80.1%)
	NON-CONSENTING ANNEXATION 390.54 AC. (19.9%)

**VEENSTRA  
& KIMM INC.**

PROJECT NO. 20110  
JUNE 1, 2022

See Inset Map