

**RESOLUTION NO. 068 (2025/2026)**

**A RESOLUTION ANNEXING CERTAIN PROPERTY OWNED BY THE CITY OF  
NEVADA INTO THE CITY OF NEVADA, IOWA**

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**WHEREAS**, the City of Nevada filed an application requesting voluntary annexation of certain real estate to the City of Nevada, Iowa:

**LEGAL DESCRIPTION:**

That part of Lots 13 and 14 in the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Center of said Section 1; thence S88°31'41"E, 530.36 feet along the north line of said Southeast Quarter to the Northwest Corner of the East 40 Acres of the North 50 Acres of said Southeast Quarter and the point of beginning; thence continuing S88°31'41"E, 412.53 feet; thence S00°19'05"E, 800.00 feet; thence S88°31'41"E, 275.00 feet; thence S00°19'05"E, 604.68 feet to the north line of the Chicago & Northwestern Railroad (U.P.R.R.); thence following said line N85°53'48"W, 362.93 feet; thence N16°19'05"W, 53.35 feet; thence N85°53'48"W, 843.25 feet to the west line of said Southeast Quarter; thence N00°19'05"W, 476.77 feet along said line to the Southwest Corner of said North 50 Acres; thence S88°31'03"E, 530.36 feet along said line to the Southwest Corner of said East 40 Acres of the North 50 Acres; thence N00°19'05"W, 821.78 feet to the point of beginning, containing 22.45 acres, which includes 0.31 acres of existing public right of way. The foregoing is Parcel L on that certain Plat of Survey recorded with the Recorder in and for Story County, Iowa on August 13, 2024, as Instrument Number 2024-05745.

(the "Property")

**WHEREAS**, the City recently acquired the Property from West Indian Research Acres, LLC, formerly owned by Clem Acres, LLC, and wishes to annex the Property into the City; and

**WHEREAS**, such Property adjoins the City as required by Iowa Code Chapter 368; and

**WHEREAS**, the City conducted a public hearing, upon proper notice and publication, regarding said application and the proposed annexation on April 13, 2026; and

**WHEREAS**, it is in the best interests of the City and public that said Property be annexed into the City of Nevada, Iowa at this time.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City Nevada, Iowa, that the above-described Property should be annexed and is hereby annexed to and made a part of the City of Nevada, Iowa.

**BE IT FURTHER RESOLVED** by the City Council of the City of Nevada, Iowa that the Annexation application is hereby approved.

**BE IT FURTHER RESOLVED** by the City Council of the City of Nevada, Iowa, that the City Clerk be and is hereby authorized to file a copy of this resolution, the map and the legal description of the territory involved with the Iowa Secretary of State, the Story County Board of Supervisors, each affected utility, and the state department of transportation. The City Clerk is hereby authorized and directed to certify, upon the completion of such acts, the filing of the copies of the legal description, map and resolution with the Story County Recorder, all as provided in the Code of Iowa.

**DATED** at Nevada, Iowa, this 13<sup>th</sup> day of April 2026.

\_\_\_\_\_  
Ryan Condon, Mayor

ATTEST:

\_\_\_\_\_  
Erin Mousel, City Clerk

# USA TODAY CO.



PO Box 631851 Cincinnati, OH 45263-1851

## AFFIDAVIT OF PUBLICATION

CITY CLERK'S OFFICE  
City Of Nevada  
1209 6Th ST

Nevada IA 50201-1536

STATE OF WISCONSIN, COUNTY OF BROWN

The Nevada Journal, a weekly newspaper printed and published at Ames, Story County, Iowa, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspaper in the issues dated:

AMS amestrib.com 03/26/2026  
AMS Nevada Journal 03/26/2026

and that the fees charged are legal.

Sworn to and subscribed before on 03/26/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$47.36  
Tax Amount: \$0.00  
Payment Cost: \$47.36  
Order No: 12170928 # of Copies:  
Customer No: 842186 0  
PO #: LIOW0479615

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

AMY KOKOTT  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC HEARING ON PROPOSED ANNEXATION PETITION OF  
TERRITORY OWNED BY THE CITY OF NEVADA INTO THE CITY OF NEVADA,  
IOWA

YOU ARE HEREBY NOTIFIED that a proposed 100% voluntary annexation application has been submitted for land owned by the City of Nevada, Iowa, and it is recommended that the City Council of Nevada, Iowa annex the following described real estate, situated in Story County, Iowa, be annexed into the City of Nevada, Iowa:

*That part of Lots 13 and 14 in the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Center of said Section 1; thence S88°31'41"E, 530.36 feet along the north line of said Southeast Quarter to the Northwest Corner of the East 40 Acres of the North 50 Acres of said Southeast Quarter and the point of beginning; thence continuing S88°31'41"E, 412.53 feet; thence S00°19'05"E, 800.00 feet; thence S88°31'41"E, 275.00 feet; thence S00°19'05"E, 604.68 feet to the north line of the Chicago & Northwestern Railroad (U.P.R.R.); thence following said line N85°53'48"W, 362.93 feet; thence N16°19'05"W, 53.35 feet; thence N85°53'48"W, 843.25 feet to the west line of said Southeast Quarter; thence N00°19'05"W, 476.77 feet along said line to the Southwest Corner of said North 50 Acres; thence S88°31'03"E, 530.36 feet along said line to the Southwest Corner of said East 40 Acres of the North 50 Acres; thence N00°19'05"W, 821.78 feet to the point of beginning, containing 22.45 acres, which includes 0.31 acres of existing public right of way. The foregoing is Parcel L on that certain Plat of Survey recorded with the Recorder in and for Story County, Iowa on August 13, 2024, as Instrument Number 2024-05745.*

Notice is further given that the City Council of Nevada, Iowa will conduct a hearing and consider the petition for annexation at a meeting beginning at 6:00 P.M. on Monday, April 13, 2026, in the Council Chambers of City Hall located at 1209 6th Street, Nevada, Iowa 50201, at which time all interested parties are invited to comment. The petition for annexation is on file in the office of the City Clerk. Any interested person may appear at the hearing. This notice is published and mailed as required by sections 362.2 and 368.7 of the Code of Iowa by order of the City Council.

Erin Mousel, City Clerk  
March 26 2026  
LIOW0479615

**DO NOT WRITE IN THE SPACE ABOVE. RESERVED FOR RECORDER**

Prepared by Leanne Harter, Story County Planning and Development, 900 6<sup>th</sup> St., Nevada, Iowa 50201 515-382-7245  
Return to Planning & Development

**STORY COUNTY IOWA  
RESOLUTION OF THE BOARD OF SUPERVISORS  
RESOLUTION #26-76**

WHEREAS, there has been submitted to the Board of Supervisors of Story County, Iowa, a copy of a petition for voluntary annexation into the City of Nevada; and

WHEREAS, said annexation petition includes a parcel of land consisting of 22.45 acres of real property including right-of-way along West T Avenue, located in Section 1, Grant Township, Story County, Iowa, in the unincorporated area of Story County, owned by the City of Nevada as shown on Attachment A; and

WHEREAS, the subject property is adjacent to the existing corporate limits of the City of Nevada and designated as Natural Resource Areas and Agricultural Conservation Area on the Story County Cornerstone to Capstone (C2C) Comprehensive Plan Future Land Use Map; and

WHEREAS, a consultation on the proposed annexation was held on March 18, 2026, where the Story County Board of Supervisors were invited; and

WHEREAS, it appears that all conditions and requirements prescribed by Chapter 368, City Development, Code of Iowa, have been complied with and met;

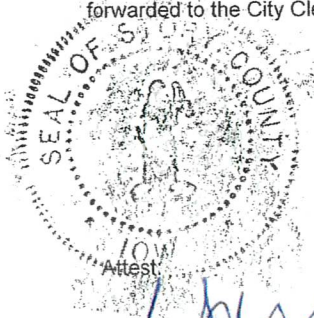
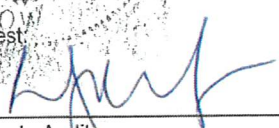
AND WHEREAS, it is the opinion of the Board of Supervisors of Story County, Iowa, that it is advisable and in the best interests of Story County, Iowa, and all persons concerned, that the Board of Supervisors support the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Story County, Iowa, support the annexation of land hereinafter described and shown on Attachment A into the City of Nevada.

IT IS FURTHER RESOLVED that the Chair of the Board of Supervisors and the County Auditor are authorized and they are hereby directed to certify a copy of this Resolution to be forwarded to the City Clerk of the City of Nevada, Iowa.

Dated this 24<sup>th</sup> day of March 2026

  
\_\_\_\_\_  
Chairperson, Board of Supervisors

  
Attest  
  
\_\_\_\_\_  
County Auditor



ATTACHMENT A

\* City of Nevada sent 2 of these, 1 was certified



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

RECEIVED

FEB 26 2026

STORY COUNTY  
BOARD OF SUPERVISORS

February 24th, 2026

**Notice of Consultation Regarding Annexation**

Enclosed please find copies of a voluntary annexation application, legal description and a map of the territories in relationship to the City.

In accordance with Iowa Code §368.7, the City invites the Board and Trustees to a consultation to discuss any concerns with this annexation. The meeting will be held on Wednesday, March 18th, 2026 at 9:00 A.M. in the Council Chambers of Nevada City Hall, 1209 6th Street to review any concerns of the governing bodies affected by this annexation.

The Board and Trustees may make written recommendations for modification to the proposed annexation no later than seven business days following the date of consultation. If the Board or Trustees have no desire to participate in the consultation and do not object to the annexation, please let the City know and enter a resolution indicating the same.

Jordan Cook  
City Administrator

A handwritten signature in black ink, appearing to read 'J. Cook', written over the typed name.

cc: Story County Planning & Zoning

**Mayor**  
*Ryan Condon*  
**City Administrator**  
*Jordan Cook*  
**City Clerk**  
*Erin Mousel*



**Council Members**  
*Luke Spence*  
*Andy Kelly*  
*Charlie Good*  
*Sandy Ehrig*  
*Jason Sampson*  
*Henry Corbin*

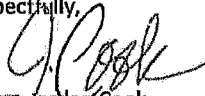

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February 18, 2026

RE: Proposed Annexation

The Nevada City Council has been actively discussing potential locations for a designated site where the City and its residents may dispose of tree limbs, leaves, and other yard debris. To help meet this community need, the City has been generously donated an approximately 22.49-acre parcel of land intended for this purpose. The property is currently located within Story County but lies directly contiguous to the City of Nevada's corporate limits. The parcel is now entirely owned by the City of Nevada, and because the annexation involves 100% City-owned property, the proposed annexation is fully voluntary. Additionally, the property is not subject to any existing moratorium agreement. In order to fully utilize the land for municipal operations and ensure appropriate oversight and service delivery, the City is evaluating annexation of the parcel into the city limits.

Respectfully,

  
 Jordan Cook  
City Administrator

**CITY OF NEVADA**  
**VOLUNTARY ANNEXATION PETITION**  
*APPLICATION FORM*

(This form must be filled out completely before your application will be accepted)

**1. Property Address** for this Voluntary Annexation or a description of the General Location if an Address has not been assigned:

Parcel L, being a part of Lots 13 and 14 in the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, as further shown and described on a Plat of Survey filed of record in the Office of the Story County Recorder as Instrument No. 2024-05745.

**Legal Description** (attach, if lengthy):

2. That part of Lots 13 and 14 in the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Center of said Section 1; thence S88°31'41"E, 530.36 feet along the north line of said Southeast Quarter to the Northwest Corner of the East 40 Acres of the North 50 Acres of said Southeast Quarter and the point of beginning; thence continuing S88°31'41"E, 412.53 feet; thence S00°19'05"E, 800.00 feet; thence S88°31'41"E, 275.00 feet; thence S00°19'05"E, 604.68 feet to the north line of the Chicago & Northwestern Railroad (U.P.R.R.); thence following said line N85°53'48"W, 362.93 feet; thence N16°19'05"W, 53.35 feet; thence N85°53'48"W, 843.25 feet to the west line of said Southeast Quarter; thence N00°19'05"W, 476.77 feet along said line to the Southwest Corner of said North 50 Acres; thence S88°31'03"E, 530.36 feet along said line to the Southwest Corner of said East 40 Acres of the North 50 Acres; thence N00°19'05"W, 821.78 feet to the point of beginning, containing 22.45 acres, which includes 0.31 acres of existing public right of way. The foregoing is Parcel L on that certain Plat of Survey recorded with the Recorder in and for Story County, Iowa on August 13, 2024, as Instrument Number 2024-05745.

**3. Property Owner: City of Nevada**

Address: 1209 6<sup>th</sup> Street                      Nevada,                      Iowa                      50201  
(Street)    (City)    (State)    (Zip)

Telephone: 515-382-5466                      515-382-5466                      515-877-4502  
(Home)    (Business)    (Fax)

**4. Applicant: City of Nevada**

Address: 1209 6<sup>th</sup> Street                      Nevada,                      Iowa                      50201  
(Street)    (City)    (State)    (Zip)

Telephone: 515-382-5466                      515-382-5466                      515-877-4502  
(Home)    (Business)    (Fax)

**5. Contact Person:** Jordan Cook, City Administrator

Address: 1209 6<sup>th</sup> Street                      Nevada,                      Iowa                      50201  
(Street)    (City)    (State)    (Zip)

Telephone: 515-382-5466                      515-382-5466                      515-877-4502  
(Home)    (Business)    (Fax)

Obtaining approval of this Voluntary Annexation does not absolve the applicant from obtaining all other applicable permits, such as Building Permits, IDOT access permits, et cetera.

***I (We) certify that I (We) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Nevada and have submitted all the required information.***

Signed by: *J. Cook*    Date: February 24, 2026  
(PROPERTY OWNER)

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

and: *J. Cook*    Date: 02/24/26  
(APPLICANT)

and: *Jordan Cook - J. Cook*                      Date: 02/24/26  
(Contact Person)

**This Annexation Petition must include signatures by the owners of 50% of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of 50% of the area of all real estate lying outside of said tract but within 200 feet of the boundaries thereof, and intervening streets and alleys not to be included in computing such 200 feet.**



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

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February 24th, 2026

## Legal Description

Parcel L as recorded in the Office of the Story County Recorder, Story County Iowa on 08/13/2024 as Instrument #2024-05745.

| PLAT OF SURVEY              |  | Instrument #: 2024-05745<br>02/12/2024 10:28:45 AM Total Pages: 2<br>SURV: SURVEYS AND PLATS<br>Recording Fee: \$ 12.00<br>Sissy HARRISON, Recorder, Story County Iowa<br>2024 FEB 12 10:28:45 AM |
|-----------------------------|--|---|
| LOCATION:                   | IN LOTS 13 & 14 IN THE SE 1/4 OF SEC. 1-03-23<br>STORY COUNTY, IOWA                        |   |
| PROPRIETOR:                 | PT. E. 40 AC. OF N. 50 AC. CLEM ACRES, LLC<br>REMAINDER WEST INDIAN RESEARCH ACRES, LLC    |   |
| REQUESTED BY:               | CHRISTIAN CLEM & JORDAN COOK   |   |
| PREPARED BY<br>& RETURN TO: | R. BRADLEY STUNGO, PLS #17161<br>STRAND ASSOCIATES, INC.<br>AMES, IA 50010<br>515-233-0000 |   |

**Survey Description - Parcel L:**

That part of Lots 13 and 14 in the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Center of said Section 1; thence S89°31'41"E, 630.38 feet along the north line of said Southeast Quarter to the Northwest Corner of the East 40 Acres of the North 50 Acres of said Southeast Quarter and the point of beginning; thence continuing S60°31'41"E, 412.53 feet; thence S00°18'05"E, 800.00 feet; thence S88°31'41"E, 275.00 feet; thence S00°19'05"E, 804.68 feet to the north line of the Chicago & Northwestern Railroad (J.P.R.R.); thence following said line N65°53'45"W, 362.93 feet; thence N16°19'05"W, 63.36 feet; thence N85°53'48"W, 843.25 feet to the west line of said Southeast Quarter; thence N00°18'05"W, 476.77 feet along said line to the Southwest Corner of said North 50 Acres; thence S88°31'03"E, 630.38 feet along said line to the Southwest Corner of said East 40 Acres of the North 50 Acres; thence N00°19'05"W, 821.79 feet to the point of beginning, containing 22.45 acres, which includes 0.31 acres of existing public right of way.




**Survey Description - Parcel M:**

That part of Lots 13 and 14 in the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Center of said Section 1; thence S88°31'41"E, 942.89 feet along the north line of said Southeast Quarter to the point of beginning; thence continuing S88°31'41"E, 1621.42 feet; thence S00°18'05"W, 89.00 feet; thence S88°31'41"E, 90.00 feet to the east line of said Section 1; thence S00°18'05"W, 738.54 feet along said line to the Northeast Corner of Parcel G in the East Half of said Southeast Quarter; thence N68°31'03"W, 659.90 feet to the Northwest Corner thereof; thence S00°18'05"W, 817.48 feet to the Southwest Corner thereof and the north line of the Chicago & Northwestern Railroad (J.P.R.R.); thence N85°53'45"W, 762.55 feet along said line; thence N00°18'05"W, 604.58 feet; thence N88°31'41"W, 275.00 feet; thence N00°19'05"W, 800.00 feet to the point of beginning, containing 42.41 acres, which includes 1.51 acres of existing public right of way.

**Easement Description - Access:**

The West 280.00 feet of the South 35.00 feet of the North 65.00 feet, as measured parallel with the north line, of Parcel M in Lots 13 and 14 of the Southeast Quarter of Section 1, Township 83 North, Range 23 West of the 5th P.M., Story County, Iowa.

Note: This plat has been prepared to adjust the boundary lines between existing tax parcels. New deeds shall be recorded for the new parcels.

|  |   |   |
|--|---|---|
| <br><b>STRAND ASSOCIATES</b><br>Strand Associates, Inc.<br>414 South 17th Street, Suite 107<br>Ames, Iowa 50010<br>Phone: (515) 233-0000<br>FAX: (515) 233-0103 | I hereby certify that this land surveying instrument was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.<br><br><br><b>R. BRADLEY STUNGO, PLS</b><br>License number: 17161<br>My license renewal date is December 31, 2025. |  |
|  | 8/6/24<br>DATE  |   |
| JOB# 7229-234    DATE: 8/06/24    FIELDWORK COMPLETED: 7/26/24    PAGE 1 OF 2  |   |   |



# Proposed Annexation

