

CITY OF VAN METER

NOTICE OF HEARING

YOU ARE HEREBY NOTIFIED THAT at 7:00 p.m. on December 9, 2024 the Van Meter City Council will hold a public hearing with regard to voluntary annexation applications filed by the Porter Family Living Trust, James R & Gwendolyn M Folkerts, Trace R. Foreman, Benjamin M & Stephanie Y Clark, Austen & Sarah Hassebrock, Timothy D & Cheryl W Costlow and Edith Ann Westfall at the United Methodist Church located at 100 Hazel Street, Van Meter, IA 50261. These applications for voluntary annexation concerns property which contains the following legal descriptions:

**BOUNDARIES OF THE ANNEXATION**

Beginning at the southwest corner of Lot 7 Van Meter Country Estates Plat 1, an Official Plat in forming a part of Dallas County, Iowa; thence east along the south line of said Lot 7 to the southeast corner of said Lot 7; thence east along the south line of Lot 8 of Van Meter Country Estates Plat 1 to the southeast corner of said Lot 8; thence east along the south line of Lot 9 Van Meter Country Estates Plat 1 to the southeast corner of said Lot 9; thence east along the south line of Lot 10 Van Meter Country Estates Plat 1 to the southeast corner of said Lot 10; thence north along the east line of said Lot 10 to the southeast corner of Lot 11 Van Meter Country Estates Plat 1; thence north along the east line of said Lot 11 to the northeast corner of said Lot 11; thence north along the east line of Lot 1 Van Meter Country Estates Plat 1 to the northeast corner of said Lot 1; thence north along the east line of Tract B of the southeast quarter of the northeast $\frac{1}{4}$  of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> Principal Meridian Dallas County Iowa as shown in the plat of survey recorded in Book 4, Page 340 in the Office of the Dallas County Recorder; a distance of approximately 75.0 feet to a point on the corporate limits of the City of Van Meter; thence west along the corporate limits of the City of Van Meter a distance of approximately 65.5 feet to the northeast corner of Tract D of the northeast quarter of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> Principal Meridian Dallas County, Iowa; thence south along the east line of said Tract D to the southeast corner of said Tract D; thence west along the south line of Tract D to the southwest corner of Tract D, thence north along the west line of Tract D to the northwest corner of Tract D, said point being on the south corporate limits of the City of Van Meter, thence continuing west along the south corporate limits of the City of Van Meter, across Tract B and Parcel 2 of the southeast $\frac{1}{4}$  of the northeast $\frac{1}{4}$  of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> Principal Meridian Dallas County Iowa to the point of intersection with the north line of Lot 2 Van Meter Country Estates Plat 1; thence southeasterly along the easterly line of said Lot 2 to the southeast corner of said Lot 2; thence west along the north line of Lot 12 Van Meter Country Estates Plat 1 to the northwest corner of said Lot 12, thence southwesterly along the northwesterly line of said Lot 12 to the northeast corner of Lot A of Whispering Pines, an Official Plat in and serving part of Dallas County, Iowa; thence south along the east line of said Lot A to the southeast corner of said Lot A; thence east along the south line of Lot 12 Van Meter Country Estates Plat 1 to the point of beginning.

**CONSENTING PROPERTY INFORMATION  
LEGAL DESCRIPTIONS**

**Property Owner: Porter Family Living Trust 02/04/2020**

**Lot 7, 2664 Brookview Lane**

Lot 7 of Van Meter Country Estates Plat No. 1 being a part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

1.60 acres

**Property Owner: James R & Gwendolyn M Folkerts**

**Lot 8, 2668 Brookview Lane**

Lot 8 of Van Meter Country Estates Plat No. 1 being a part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

1.40 acres

**Property Owner: Tracy R Foreman successor to The Albertson Living Trust U/A 01/06/2021**

**Lot 9, 2672 Brookview Lane**

Lot 9 of Van Meter Country Estates Plat No. 1 being a part of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

2.07 acres

**Property Owner: Benjamin M & Stephanie Y Clark**

**Lot 10, 2676 Brookview Lane**

Lot 10 of Van Meter Country Estates Plat No. 1 being a part of the SE ¼ of the NE ¼ of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

2.30 acres

**Property Owner: Austen & Sarah Hassebrock JTRS successor to Brady K & Sarah M Boese**

**Lot 11, 2680 Brookview Lane**

Lot 11 of Van Meter Country Estates Plat No. 1 being a part of the SE ¼ of the NE ¼ of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

1.40 acres

**Property Owner: Timothy D & Cheryl W Costlow JTRS**

**Lot 1, 2684 Brookview Lane**

Lot 1 of Van Meter Country Estates Plat No. 1 being a part of the SE ¼ of the NE ¼ of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

1.00 acres

**Certain Real Estate Owned by Edith Ann Westfall**

*Tract 1 -*

Commencing at the southeast corner of Tract B of the southeast quarter of the northeast quarter of Section 28, Township 78 North, Range 27 West of the Fifth Principal Meridian, Dallas County, Iowa as shown on the Plat of Survey recorded in in Book 4 Page 340 in the Office of the Dallas County Recorder; thence west along the south line of said Tract B a distance of approximately 65.5 feet to the southeast corner of Tract D in the southeast quarter of the northeast quarter of said Section 28; thence north along the east line of said Tract D a distance of 75.0 feet to the northeast corner of said Tract D; thence east a distance of approximately 65.5 feet to a point on the east line of said Tract B; thence south along the east line of said Tract B to the Point of Beginning.

.12 acres

*Tract 2 -*

Commencing at the northwest corner of Tract D of the southeast quarter of the northeast quarter of said Section 28; thence south along the west line of said Tract D a distance of 75.0 feet to the southwest corner of said Tract D; thence S 77° 07' W along the southerly line of Tract B of the southeast quarter of the northeast quarter of said Section 28 a distance of 59.4 feet; thence S 45° 09' 05" W along the southerly line of Parcel 2 of the southeast quarter of the northeast quarter of Section 28, Township 78 North, Range 27 West of the Fifth Principal Meridian, Dallas County, Iowa, a distance of 40.0 feet; thence N 45° 11' 35" W along the southerly line of said Parcel 2 a distance of 11.3 feet; thence continuing westerly along the southerly line of said Parcel 2 on a curve with a radius of 619 .65 feet and a delta angle of 10° 44' 4" and a cord bearing of N 50° 08' 53" W a distance of approximately J 15.89 feet; thence N 55° 38' 05" W along the southerly line of said Parcel 2 a distance of 60.0 feet; thence continuing westerly along the southerly line of said Parcel 2 on a curve with a radius of 203.92 feet and a delta angle of 02° 54' 44" and a cord bearing of N 56° 34' 1 O" W a distance of 0.37 feet; thence east across said Parcel 2 and Tract B to the Point of Beginning with the said line following the southerly boundary of the Corporate Limits of the City of Van Meter.

.38 acres

Total Consenting Acres: 10.27 acres

#### NON-CONSENTING PROPERTY

**Van Meter Country Estates – Homeowner’s Association (Nonconsenting)**

**Brookview Lane**

Lot 12 of Van Meter Country Estates Plat No. 1 being a part of the SE ¼ of the NE ¼ of Section 28, Township 78 North, Range 27 West of the 5<sup>th</sup> PM, Dallas County, Iowa.

1.50 acres

Total Non-Consenting Acres: 1.50

Anyone interested in this voluntary annexation application is invited to attend the hearing and comment on the proposal. Written comments may be submitted to [info@vanmeteria.gov](mailto:info@vanmeteria.gov) no later than 4:00pm on Monday, December 9, 2024. Verbal comments may be received at City Hall, 310 Mill Street, Van Meter, IA 50261 no later than 4:00pm on Monday, December 9, 2024.

This Notice is published by order of the City Council of Van Meter, Iowa on November 20, 2024.

Jessica Drake, City Clerk