

DO NOT WRITE IN THE SPACE ABOVE. RESERVED FOR RECORDER

Prepared by Leanne Harter, Story County Planning and Development, 900 6th 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 24th day of March 2026

Chairperson, Board of Supervisors

Attest:

County Auditor

ROLL CALL
FOR ALLOWANCE

Latifah Faisal Yea___ Nay___ Absent___
Lisa Heddens Yea___ Nay___ Absent___
Linda Murken Yea___ Nay___ Absent___

ALLOWED BY
VOTE OF BOARD

Yea___ Nay___ Absent___

CHAIRPERSON

Above tabulation made by _____

ATTACHMENT A

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



City Hall | 1209 6th 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 that reads 'J. Cook'.

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

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,

A handwritten signature in blue ink that reads 'J. Cook'.

 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 6th 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 6th Street Nevada, Iowa 50201
(Street) (City) (State) (Zip)

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

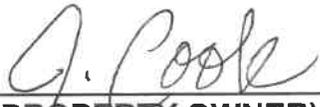
5. Contact Person: Jordan Cook, City Administrator

Address: 1209 6th 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:  Date: February 24, 2026
 (PROPERTY OWNER)

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

and:  Date: 02/24/26
 (APPLICANT)

and: Jordan 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.

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
88/13/2024 10:28:45 AM Total Pages: 2
SURV. SURVEYS AND PLATS
Recording Fee: \$ 12.00
Stacie Herridge, Recorder, Story County Iowa


LOCATION: IN LOTS 13 & 14 IN THE SE1/4 OF SEC. 1-83-23
STORY COUNTY, IOWA

PROPRIETOR: PT. E. 40 AC. OF N. 50 AC.: CLEM ACRES, LLC
REMAINDER: WEST INDIAN RESEARCH ACRES, LLC

REQUESTED BY: CHRISTIAN CLEM & JORDAN COOK

PREPARED BY & RETURN TO: R. BRADLEY STUMBO, PLS #17161
STRAND ASSOCIATES, INC.
AMES, IA 50010
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 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.

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°18'52"W, 83.00 feet; thence S88°31'41"E, 90.00 feet to the east line of said Section 1; thence S00°18'52"W, 738.94 feet along said line to the Northeast Corner of Parcel G in the East Half of said Southeast Quarter; thence N88°31'03"W, 659.90 feet to the Northwest Corner thereof; thence S00°18'45"W, 617.48 feet to the Southwest Corner thereof and the north line of the Chicago & Northwestern Railroad (U.P.R.R.); thence N85°53'48"W, 762.55 feet along said line; thence N00°19'05"W, 604.68 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 1.91 acres of existing public right of way.

Easement Description - Access:
The West 260.00 feet of the South 35.00 feet of the North 68.00 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.



I hereby certify that this land surveying document 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.

R. Bradley Stumbo
R. BRADLEY STUMBO, PLS
License number 17161

8/6/24
DATE

My license renewal date is December 31, 2025.



Proposed Annexation

