

**APPLICATION FOR VOLUNTARY ANNEXATION  
City of Independence, Iowa**

**TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF  
INDEPENDENCE, IOWA:**

The undersigned, being the owners of property currently adjacent to the corporate limits of the City of Independence, Iowa as shown within “**Exhibit A**” attached hereto, disclosing the site location of the Parcels, by virtue of their common boundary with said adjacent property, same being by this reference made a part hereof as if set forth fully verbatim herein respectfully request that their property, consisting of two separate parcels owned by two separate and distinct entities, described below, be annexed to and made a part of the corporate territory of the City of Independence, Iowa. In support this Application, the undersigned state as follows:

1. The Owner of Parcel 1009100003 (Parcel #1), **BCM Development LLC**, an Iowa limited liability company, acquired Parcel #1 by Warranty Deed recorded on September 18, 2024 as Buchanan County, Iowa Recorder Instrument No. 2024R02470.
2. That Owner of Parcel 1009100001 (Parcel #2), **BCM Real Estate, LLC**, an Iowa limited liability company, acquired Parcel #2 by Warranty Deed recorded on September 18, 2024 as Buchanan County, Iowa Recorder Instrument No. 2024R02469.

3. That the Owners, by executing this Application, formally acknowledge their support for the Annexation of both Parcel #1 and Parcel #2 and consent to this Application being provided to the City Council for consideration, and thereafter the City Development Board and/or any other person or entity deemed necessary and appropriate, so that the Annexation may proceed to completion.
4. That the undersigned, as Parcel #1 and Parcel #2 owner representatives, are authorized to submit this Application.
5. That Parcel #1 and Parcel #2 will adjoin the corporate city limits of the City of Independence, Iowa by at least fifty (50) feet and are therefore contiguous.
6. That both Parcel #1 and Parcel #2 are within the urbanized area of the City of Independence and not within the urbanized area of any other City. (*Urbanized Area* being defined as any area of land within two miles of the boundaries of a City. Iowa Code §368.1(16))
7. That the undersigned have been informed that the City of Independence City Council, will take action to move forward with the annexation of a City owned parcel 1009100002 (Parcel #3), same being located between Parcel #1 and Parcel #2, to avoid a contiguity issue with regard to the proposed annexation of Parcel #2, which would, without the annexation of Parcel #3, leave Parcel #2 as an island.
8. That the undersigned are also aware of the fact that the annexation of Parcel #2 cannot move forward without the annexation of other unnamed parcels located to the north of Parcel #2, and understand that upon the submission of this Voluntary Application for Annexation to the City, the owners of said parcels to the north will be contacted by the City to discuss the contents hereof.

9. That the legal descriptions of Parcels #1, #2, and #3, same to be verified by the Buchanan County Auditor, is attached hereto as "**Exhibit B**" and by this reference incorporated within this Application as if same had been set forth fully verbatim herein.

Dated this 29 day of October, 2025.

**BCM DEVELOPMENT, LLC,**  
an Iowa limited liability company

By: Brian C. Eddy  
Brian C. Eddy, Member

By: Chad Ronnebaum  
Chad Ronnebaum, Member

By: Chad Ronnebaum  
Chad Ronnebaum, Successor Trustee  
Candis Ronnebaum Revocable Trust  
u/a dated December 2, 2024

By: Amy Sloan  
Amy Sloan, Successor Trustee  
Candis Ronnebaum Revocable Trust  
u/a dated December 2, 2024

**BCM REAL ESTATE, LLC,**  
an Iowa limited liability company

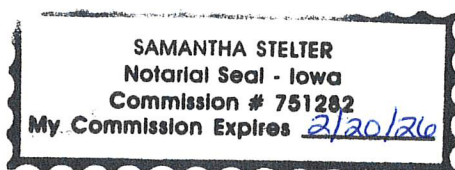
By: Brian C. Eddy  
Brian C. Eddy, Member

By: Chad Ronnebaum  
Chad Ronnebaum, Owner  
Madison Trust Company, Custodian  
FBO Chad Ronnebaum M24089684

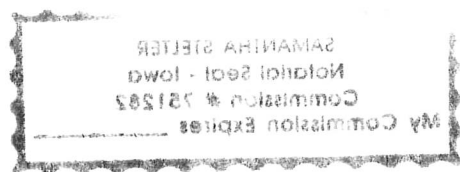
By: Candis Ronnebaum  
Candis Ronnebaum, Owner  
Madison Trust Company, Custodian  
FBO Candis Ronnebaum  
M25043530

STATE OF IOWA                     )  
  )§  
COUNTY OF BUCHANAN    )

On this 30<sup>th</sup> day of November, 2025, before me personally appeared **BRIAN C. EDDY** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.



Samantha Stelter  
Notary Public, State of Iowa

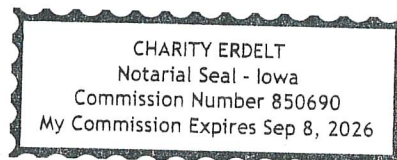


STATE OF IOWA )  
 )§  
COUNTY OF BUCHANAN )

On this 10 day of November, 2025, before me personally appeared **CHAD RONNEBAUM** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.

Charity Erdelt  
Notary Public, State of Iowa

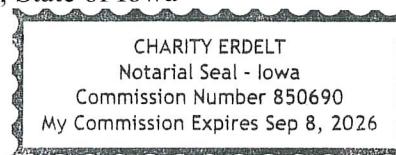
STATE OF IOWA )  
 )§  
COUNTY OF BUCHANAN )



On this 10 day of November, 2025, before me personally appeared **CHAD RONNEBAUM**, as **SUCCESSOR TRUSTEE of the CANDIS RONNEBAUM REVOCABLE TRUST U/A DATED DECEMBER 2, 2024** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.

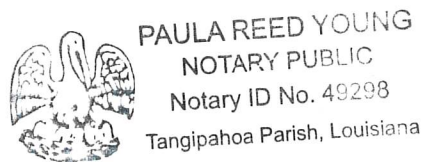
Charity Erdelt  
Notary Public, State of Iowa

LA  
STATE OF ~~IOWA~~ )  
 )§  
COUNTY OF ~~BUCHANAN~~ )



TANGIPAHOA  
On this 29 day of October, 2025, before me personally appeared **AMY SLOAN**, as **SUCCESSOR TRUSTEE of the CANDIS RONNEBAUM REVOCABLE TRUST U/A DATED DECEMBER 2, 2024** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM Development, LLC**.

Paula Reed Young  
Notary Public, State of Iowa



STATE OF IOWA                    )  
  )§  
COUNTY OF BUCHANAN )

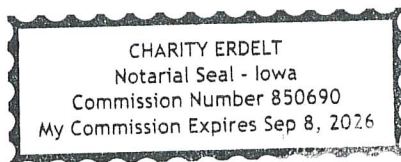
On this 30<sup>th</sup> day of November, 2025, before me personally appeared **BRIAN C. EDDY** known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM REAL ESTATE, LLC**.




  
\_\_\_\_\_  
Notary Public, State of Iowa

STATE OF IOWA                    )  
  )§  
COUNTY OF BUCHANAN )

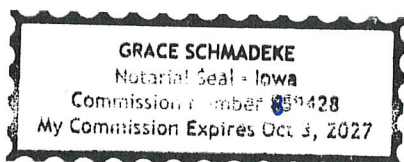
On this 6<sup>th</sup> day of November, 2025, before me personally appeared **CHAD RONNEBAUM, as Custodian for the MADISON TRUST COMPANY**, known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM REAL ESTATE, LLC**.



  
\_\_\_\_\_  
Notary Public, State of Iowa

STATE OF IOWA                    )  
  )§  
COUNTY OF BUCHANAN )

On this 6<sup>th</sup> day of November, 2025, before me personally appeared **CANDIS RONNEBAUM, as Custodian for the MADISON TRUST COMPANY**, known to me to be the identical person named herein, who acknowledged that the execution of the above and foregoing instrument was an expression of his voluntary act and deed, with the authority and approval of **BCM REAL ESTATE, LLC**.



  
\_\_\_\_\_  
Notary Public, State of Iowa

My Commission Expires  
Commission # 791503  
Notarial Seal - Iowa  
SAMANTHA STELTER

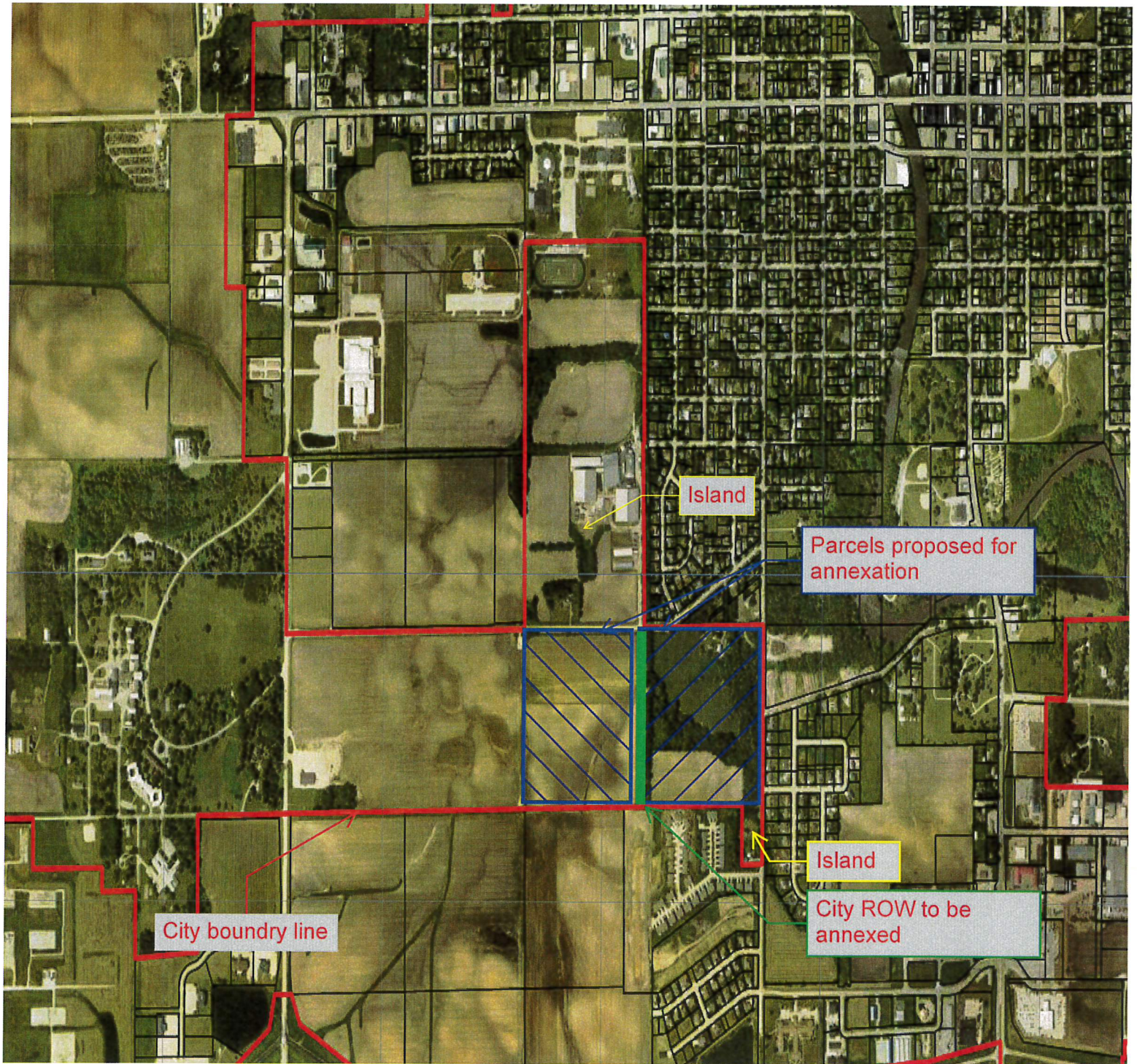
THAT I, SAMANTHA STELTER,  
a Notary Public in and for the State of Iowa,  
do hereby certify that the foregoing is a true and correct  
copy of the original as the same appears in my records.



**EXHIBIT A**  
**Aerial Depiction of Parcels to be Annexed**



# Exhibit A





**EXHIBIT B**  
**Legal Descriptions**

**Parcel 1009100003 (Parcel #1) (BCM Development LLC)**

The Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 9, Except Parcel Y as described in Plat of Survey in File No. 2016801170; and Block 3 in E. B. Abbott's Addition to Independence, Buchanan County, Iowa; and a triangular piece of land lying South of the Boulevard in the Southeast corner of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 4; All in Township 88 North, Range 9 West of the 5th P.M., Buchanan County, IA

**Parcel 1009100001 (Parcel #2) (BCM Real Estate, LLC)**

The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 9, Township 88 North, Range 9 West of the 5th P.M. in Buchanan County, Iowa, Except Parcel Y as described in Plat of Survey in File No. 2016R01170

**Parcel 1009100002 (Parcel #3) (City of Independence, Iowa)**

Parcel Y in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 9, Township 88 North, Range 9 West of the 5<sup>th</sup> P.M., Buchanan County, Iowa as described in Plat of Survey in File No. 2016R01170.

**Note:** Also included in the proposed Annexation would be one-half of that portion of Bland Blvd right-of-way located adjacent to any of the annexed parcels to which said right-of-way is adjacent, to the centerline of said right-of-way.