

Item # 4C  
Date: 7/8/24

**RESOLUTION NO. 001 (2024/2025)**

**A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING TO CONSIDER THE VACATION OF CITY PROPERTY**

**WHEREAS**, The City Council of Nevada, Iowa currently owns property, legally described as:

Lot 7, Indian Ridge, Plat 8 in Nevada, Iowa

**WHEREAS**, The City has determined that it has no use for the Property, that its maintenance at public expenses is no longer justified, that the disposal will have no significant impact on public access, and the City will not be inconvenienced by the vacation and conveyance of said Property.

**NOW THEREFORE BE IT RESOLVED** by the City Council of Nevada, Iowa that:

1. The Council desires to dispose of the property described herein
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on July 22, 2024 at 6:00 p.m. or soon thereafter, in the City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201.
3. Pursuant to Iowa Code 364.7 the City Clerk is hereby directed to publish the proper notice of the public hearing with correct legal description and the proposed property disposal, as set forth in Exhibit B, attached hereto.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**PASSED AND APPROVED** this 8<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
Brett Barker, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

## EXHIBIT B

### NOTICE OF PUBLIC HEARING CONCERNING THE VACATION OF CITY PROPERTY

YOU ARE HEREBY NOTIFIED that the City of Nevada, Iowa, proposes to vacate the property known as Lot 7, Indian Ridge, Plat 8 in Nevada, Iowa

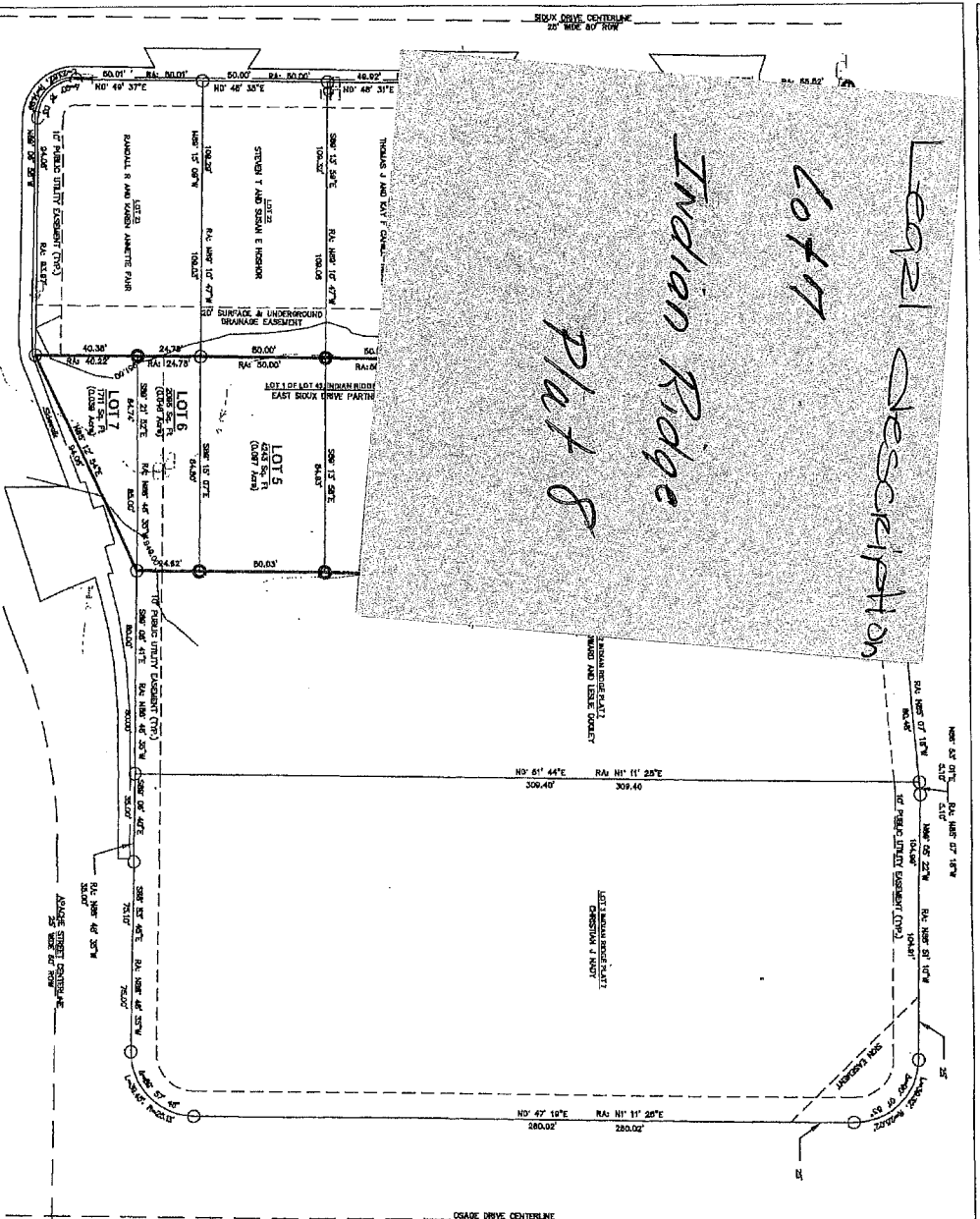
Written proposals for the purchase of the Property will be received by the City Clerk at or before 4:00 p.m. on July 19, 2024 in the City Clerk's Office. Written proposal must be in conformance with the Request for Bids, a copy of which can be located on the City's website or at City Hall. Each proposal will then be opened and all proposals will be presented to the City Council at 6:00 p.m. on July 22, 2024, at a meeting to be held in the Council Chambers, City Hall, Nevada, Iowa.

YOU ARE FURTHER NOTIFIED, that a Public Hearing will be held in the City Council Chambers, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201, at the City Council Meeting scheduled to begin at 6:00 p.m. on the 22<sup>nd</sup> day of July, 2024 at which time the Council will hear comments for and against the proposal from any interested party. You have a right to attend and express your views on this proposal. If you are unable to attend, you may submit your written comments addressed to the City Clerk, 1209 6<sup>th</sup> Street, Nevada, Iowa 50201. Your written comments must be received no later than 4:00 p.m. on the 22<sup>nd</sup> day of July, 2024. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.

Prepared By: Marlee Walton, PE, PLS  
 Company: M.J. Walton & Associates  
 458 Rockwood Drive, Ames, IA 50010  
 Phone: 515-232-9788

**CORRECTED SUBDIVISION PLAT OF SURVEY**  
**Final Plat - Indian Ridge Plat 8**

Proprietor: East Sioux Drive Partnership  
 Requested By: Thomas Cahill  
 Location: Lot 1, Indian Ridge Plat 7 City of Nevada,  
 Story County, Iowa



NOTE: Setback lines not shown as new lots do not have space nor meet requirements for new buildings

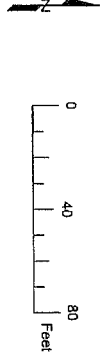
RAAS - WHAT ELSE IS NEEDED?

WHAT ARE SET BACKS? REMOVAL?

FRANZY FATH 621-485-1165

Instrument #: 2024-04111  
 Date of Survey: 05/14/24  
 Recording Fee: \$ 7.00  
 Recorder: Story County, Iowa  
 Stake Height: 5.00  
 Stake Diameter: 1/2" x 12"

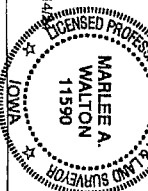
**LEGAL DESCRIPTION - INDIAN RIDGE PLAT 8:**  
 All of Lot 1 of Indian Ridge Plat 7, City of Nevada, Story County, Iowa, as recorded as Instrument #2021-06167 at the Story County Recorder's Office and a part of land owned by the City of Nevada, Beginning at the Northwest (NW) Corner of said Lot 1 of Indian Ridge Plat 7, thence S00°49'45"W 332.22'; thence N65°25'4"E 94.06'; thence N00°51'59"E 300.70'; thence S84°41'15"W 85.48' to the point of beginning, containing 26866 square feet (0.62 acres).



- LEGEND**
- Property Pin Found
  - Property Pin Set
  - Property Line
  - Utility Pin
  - Utility Box
  - Easement Line
  - RA = Recorded As

I hereby certify that this land surveying document was made by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.

Marlee Walton, PE, PLS #11590  
 My license renewal date is December 31st 2024  
 Plat Created: 5/10/2023, Corrected: 05/14/24  
 Field Work Completed: 5/9/2023



**SUBDIVISION INFORMATION:**  
 Zone District: Residential - R (Current and Proposed)  
 School District: Nevada Community School  
 Emergency Services: Nevada Fire Department

All new lots shall require a 811 address for in-habitat structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open air, outdoor activities, 911 addresses shall be assigned by Story County at the request of the property owner.