

RESOLUTION NO. 085 (2025/2026)

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

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

All that part of the South 21.50 feet of the existing right-of-way of "N" Avenue, lying North of an adjoining Lot 2 in Block B in Stewart's Addition to the City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in Block B in said Stewart's Addition; thence North 00°13'55" West, a distance of 21.50 feet; thence North 89°47'30" East, a distance of 140.03 feet; thence South 00°12'28" East, a distance of 21.50 feet to the Northeast corner of said Lot 2; thence South 89°47'30" West along the North line of said Lot 2, a distance of 140.02 feet to the point of beginning, containing 3,011 square feet or 0.07 acres, more or less, and subject to any easements and restrictions of record.

As shown on the Plat of Survey attached hereto as Exhibit A.

(The "Property").

**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.

**WHEREAS**, the City Council proposes to dispose of the property to Rosk Development, LLC for a purchase price of Two Hundred Fifty Dollars (\$250.00).

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

1. The Council desires to dispose of the Property described herein to Rosk Development, LLC for a purchase price of \$250.00.
2. The Council shall make a final determination on the proposal following a public hearing, which shall be held on May 26, 2026 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All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.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 11<sup>th</sup> day of May, 2026.

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Ryan Condon, Mayor

Attest:

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Erin Mousel, City Clerk

Moved by Council Member \_\_, seconded by Council Member \_\_, that Resolution No. 085

(2025/2026) be adopted.

AYES:            -  
NAYS:            -  
ABSENT:          -

The Mayor declared Resolution No. 085 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 085 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 11<sup>th</sup> day of May, 2026.

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Erin Mousel, City Clerk

EXHIBIT A

[insert Plat of Survey]

INDEX LEGEND	
LOCATION:	STORY COUNTY, NEVADA, IOWA STEWARTS ADDN, BLK B, LOT 2
REQUESTOR:	GREGORY L ROSS, IA PLS NO. 13286
PROPRIETOR:	ROSK DEVELOPMENT, LLC 1110 6TH ST NEVADA, IOWA 50201
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
INDEX LEGEND	

\*AREA ABOVE FOR RECORDATION ONLY\*

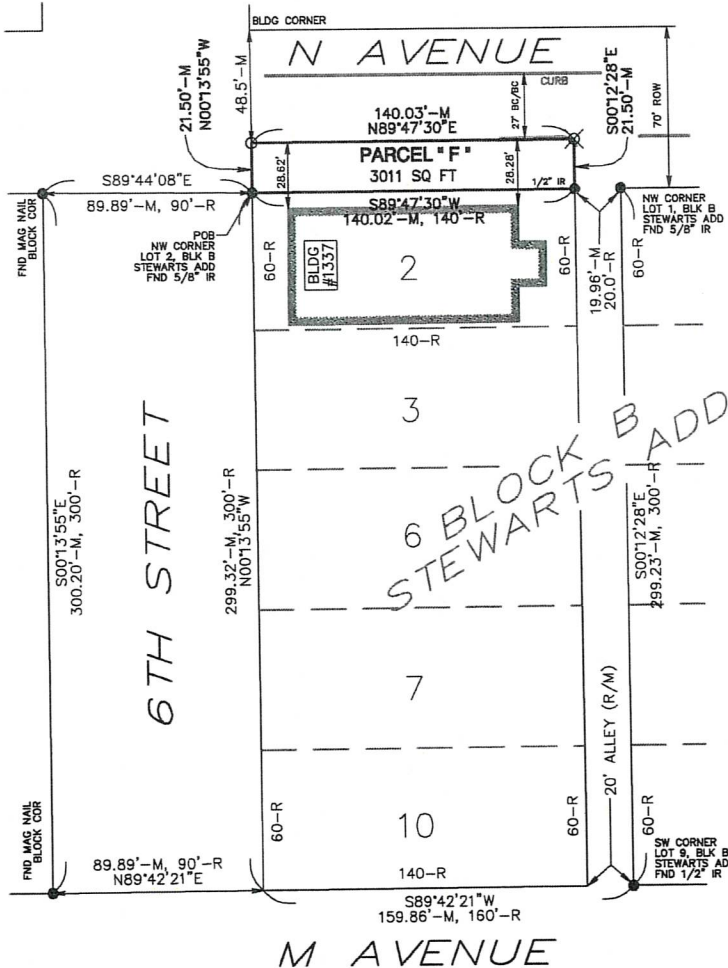
# PLAT OF SURVEY

OWNER OF PROPERTY:

CITY OF NEVADA  
PO BOX 530  
NEVADA, IOWA 50201

LEGAL DESCRIPTION- PARCEL "F"

ALL THAT PART OF THE SOUTH 21.50 FEET OF THE EXISTING RIGHT-OF-WAY OF "N" AVENUE, LYING NORTH OF A ADJOINING LOT 2 IN BLOCK B IN STEWART'S ADDITION TO THE CITY OF NEVADA, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK B IN SAID STEWART'S ADDITION; THENCE NORTH 00°13'55" WEST, A DISTANCE OF 21.50 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 21.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°47'30" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 140.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,011 SQUARE FEET OR 0.07 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed \_\_\_\_\_ Date \_\_\_\_\_

GREGORY L. ROSS, PLS  
Iowa License No. 13286  
My license renewal date is  
December 31, 2028

PAGES COVERED: 1

GRAPHIC SCALE 1"=50'

- --FOUND CORNER
- --SET 1/2" IR with orange plastic cap #13286
- ⊠ --CALCULATED CORNER ONLY
- - CUT "X"
- ▲ --SECTION CORNER
- IP/GP --IRON PIPE/GAS PIPE
- IR --IRON ROD
- M --MEASURED DISTANCE
- R --RECORDED DISTANCE
- W(Y)P(C) (#) --WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]

JOB NUMBER: 9584

FIELD WORK DONE: MAR 2026  
BEARING=SPC IA NORTH

PLAT OF SURVEY FOR  
ROSK DEVELOPMENT LLC

PART OF  
"N" AVENUE  
NEVADA, IOWA

EXHIBIT B

NOTICE OF PUBLIC HEARING CONCERNING THE VACATION AND CONVEYANCE  
OF CITY PROPERTY

YOU ARE HEREBY NOTIFIED that the City of Nevada, Iowa, proposes to vacate and convey the following property:

All that part of the South 21.50 feet of the existing right-of-way of "N" Avenue, lying North of an adjoining Lot 2 in Block B in Stewart's Addition to the City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of Lot 2 in Block B in said Stewart's Addition; thence North  $00^{\circ}13'55''$  West, a distance of 21.50 feet; thence North  $89^{\circ}47'30''$  East, a distance of 140.03 feet; thence South  $00^{\circ}12'28''$  East, a distance of 21.50 feet to the Northeast corner of said Lot 2; thence South  $89^{\circ}47'30''$  West along the North line of said Lot 2, a distance of 140.02 feet to the point of beginning, containing 3,011 square feet or 0.07 acres, more or less, and subject to any easements and restrictions of record.

YOU ARE FURTHER NOTIFIED, that a Public Hearing will be held in the City Council Chambers, 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 26<sup>th</sup> day of May 2026 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 26<sup>th</sup> day of May, 2026. At the conclusion of the Public Hearing, the Council will consider vacating the above-described property.