

RESOLUTION NO. 087 (2025/2026)

A RESOLUTION TO VACATE AND CONVEY 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 Lor 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; and

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); and

WHEREAS, a resolution was adopted by the City Council of Nevada, Iowa, on May 11, 2026 providing for the proposed vacation and conveyance of all right, title and interest of the City of Nevada, Iowa, in and to the Property; and

WHEREAS, the resolution provided that notice of intention to vacate and convey the Property should be given by publication of a Public Notice, in accordance with Iowa Code §364.7, and the notice was duly published in the newspaper as required by law; and

WHEREAS, the resolution provided for a public hearing on the proposed vacation and conveyance, and such hearing has been held; and

WHEREAS, the City Council found and determined that the proposed vacation of said Property would serve the public interest.

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

1. The Council hereby vacates and conveys all rights, title, and interest in and to the Property to Rosk Development, LLC for a purchase price of \$250.00.
2. The Mayor is authorized and directed to sign a deed for the conveyance identified above, and the City Clerk is authorized and directed to attest to the Mayor's signature.
3. The City Clerk is authorized and directed to forward the original of the deed, together with a certified copy of this resolution and of the affidavit of publication of notice of this hearing, to the Story County Recorder's Office for the purpose of causing these documents to be recorded.
4. Upon receipt of the recorded documents back from the Story County Recorder, the City Clerk shall mail the original of the Deed and copies of the other documents to the grantee.
5. Any resolution or part thereof in conflict or inconsistent with this resolution is repealed.

All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED this 26th day of May, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

Moved by Council Member __, seconded by Council Member __, that Resolution No. 087 (2025/2026) be adopted.

AYES: —
NAYS: —
ABSENT: —

The Mayor declared Resolution No. 087 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Resolution No. 087 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 26th day of May, 2026.

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

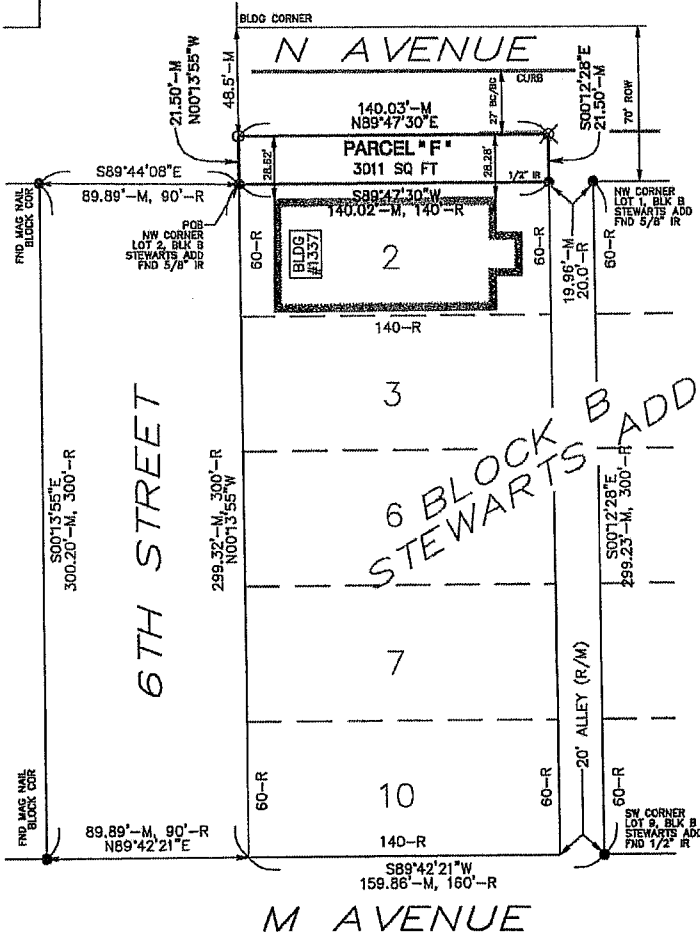
PLAT OF SURVEY

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.



<p>ROSS LAND SURVEYING Inc. PO Box 336, Johnston, Iowa 50131 PH 616 264 2587 rosslandsurveying.com</p>	<p>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.</p>	<p>Signed _____ Date _____</p> <p>GREGORY L. ROSS, PLS Iowa License No. 13286</p> <p>My license renewed date is December 31, 2026</p> <p>PAGES COVERED: 1</p>	<p>● — FOUND CORNER ○ — SET 1/2" IR with orange plastic cap #13286 □ — CALCULATED CORNER ONLY — CUT "K" ▲ — SECTION CORNER IP/GP — IRON PIPE/GAS PIPE IR — IRON ROD M — MEASURED DISTANCE R — RECORDED DISTANCE W(Y)pc (M) — WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]</p>	<p>JOB NUMBER: 9584</p>
	<p>GRAPHIC SCALE 1"=50'</p>			<p>FIELD WORK DONE: MAR 2025 BEARING=SPC IA NORTH</p> <p>PLAT OF SURVEY FOR ROSK DEVELOPMENT LLC</p> <p>PART OF "N" AVENUE NEVADA, IOWA</p>