Item # 4A
Date: 11/9/26

RESOLUTION NO. 038 (2026/2027)

A RESOLUTION TO VACATE AND CONVEY CITY PROPERTY

WHEREAS, The City of Nevada, Iowa currently owns right-of-way property, legally described as:

A parcel of land located in the SE1/4 of the SW Fractional (also shown as FRL) ¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE ¼ of the SW FRL ¼ of said Section 18; thence S 89°01/50"W, 14.97 feet on the north line of the SE ¼ of the SW FRL ¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE ¼ of the SW FRL ¼ of said Section 18, S 89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S 18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S 00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE ¼ of the SW FRL ¼ of said Section 18; thence N 89°38'55"E, 23.00 feet on the south line of the SE ¼ of the SW FRL ¼ of said Section 18' thence N 00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre

Subject to any and all easements of record.

As shown on the attached Exhibit A.

(The "Property").

WHEREAS, the City has determined that it has no use for the Property and that the disposal will have no significant impact on public access, and the City will not be inconvenienced by the conveyance of said Property; and

WHEREAS, a resolution was adopted by the City on October 26, 2026 providing for the proposed vacation and conveyance of all right, title and interest of the City in and to the Property; and

WHEREAS, notice of the pending sale has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Nevada, Story County, Iowa, in accordance with the Code of Iowa; and

WHEREAS, a public hearing was held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the 9th day of November,

2026, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

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

1. Resolved that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for $8,000 and other certain benefits, terms and conditions as set forth in a Purchase Agreement to be signed by Ryan Condon, Mayor and Erin Mousel, City Clerk, relating to Story County Project No. IMN-035-4(328) 110-oE-85, Parcel No. 2, regarding certain real estate in SE ¼ of the SW Fractional (also shown as FRL) ¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa, as shown on the Acquisition Plat(s) attached to said Purchase Agreement.

2. The proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Ryan Condon, Mayor, and Erin Mousel, City Clerk are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, gran and conveyance of the property to the State of Iowa.

3. The executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Erin Mousel, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of $8,000 and other valuable considerations, all as authorized in accordance with the Code of Iowa.

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

PASSED AND APPROVED this 9th day of November, 2026.

_____
Ryan Condon, Mayor

Attest:

_____
Erin Mousel, City Clerk

INSTRUCTIONAL MEMORANDUM
NOTICE OF PUBLICATION
SALE OF REAL PROPERTY AND
CONVEYANCE OF REAL ESTATE INTEREST
CITIES

Parcel No. 2
Project No. IMN-035-4(328)110--0E-85

Story County
Primary Road No. 35

CLERK PLEASE NOTE: Sections 362.3 and 364.7 of the Code of Iowa require cities to publish notice to hold a public hearing before they dispose of the title or interest in real estate. Said published notice shall set forth the date, time and place of the public hearing and must be published at least once, not less than four nor more than twenty days before the date of the public hearing. After the public hearing, the Council may make final determination of the proposal by resolution.

CLERK SHOULD DETERMINE place, date and time of REQUIRED PUBLIC HEARING; complete lower portion of form and submit it to a newspaper as defined in Sections 618.3 and 618.14 for REQUIRED PUBLICATION.

CLERK SHOULD SECURE two Proofs of Publication sworn to by the publisher or employee of the newspapers, signed and acknowledged to enable recording in the public records with the conveyance document and resolution in accord with Title Standard 2.1 of the Iowa Land Title Examination Standards, adopted by the Iowa State Bar Association. The actual cost of this publication will be reimbursed by the Highway Division of the Iowa Department of Transportation with submittal of bill and Proof of Publication.

Instructional Memorandum for City Above

Notice Information For Newspaper Below

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that there is now on file in the office of the Clerk of the City of Nevada, Iowa, Sale of Real Property and Delivery of Conveyance Resolution No. _____, under and by virtue of which it is proposed to sell and convey the following described real estate:

A parcel of land located in the SE¼ of the SW Fractional (also shown as FRL)¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE¼ of the SW FRL¼ of said Section 18; thence S89°01'50"W, 14.97 feet on the north line of the SE¼ of the SW FRL¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE¼ of the SW FRL¼ of said Section 18, S89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N89°38'55"E, 23.00 feet on the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre.

to the STATE OF IOWA for $8,000 and Other Valuable Considerations in connection with its improvement of Primary Road No. 35.

Said Resolution and proposal to sell and convey said real estate will come up for public hearing before the Council of the City of Nevada, Iowa, at _____ o'clock ___.M., on the _____ day of _____, 20____, and said Resolution, and proposed Purchase Agreement and Quitclaim Deed are now on file in the office of the Clerk of the City of Nevada, Iowa.

For further particulars, see said Resolution, and proposed Purchase Agreement and Quitclaim Deed now on file.

CITY OF NEVADA, IOWA

By: Erin Mousel, City Clerk

Resolution No. _____

CITIES AND TOWNS
CERTIFICATION OF MUNICIPAL CORPORATE RESOLUTIONS
SALE OF REAL PROPERTY AND DELIVERY OF CONVEYANCE

Parcel No. 2
Project No. IMN-035-4(328)110--0E-85

Story County

Primary Road No.35

I, the undersigned, Erin Mousel, City Clerk of the City of Nevada, Iowa, a municipal corporation duly organized and existing under the laws of the State of Iowa, DO HEREBY CERTIFY that notice of a pending sale of real estate has been published at least once, not less than four or more than twenty days before the date of the hearing in a newspaper published at least once weekly and having general circulation in the City of Nevada, Iowa County, Iowa, in accordance with the Code of Iowa, that a public hearing has been held and the following is a true and exact transcript of certain resolutions duly adopted by the members of the City Council on the _____ day of _____, 20___, by the call of yeas and nays recorded below and these resolutions are now in full force and effect:

RESOLVED, that this municipal corporation proposes to sell, grant and convey certain City property to the State of Iowa for $8,000 and other certain benefits, terms and conditions as set forth in a Purchase Agreement to be signed by Ryan Condon, Mayor, and Erin Mousel, City Clerk, relating to Story County Project No. IMN-035-4(328)110--0E-85 , Parcel No. 2, regarding certain real estate in SE¼ of the SW Fractional (also shown as FRL)¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa, as shown on the Acquisition Plat(s) attached to said Purchase Agreement.

RESOLVED FURTHER, that the proposed Purchase Agreement and Quitclaim Deed are hereby approved; that Ryan Condon, Mayor, and Erin Mousel, City Clerk, are hereby empowered and directed to execute, acknowledge, and deliver in the name of this Municipal Corporation, the Purchase Agreement, the Quitclaim Deed and any other instruments of title required by law or which may, in the judgment of such officer(s), be necessary or desirable to effectuate the sale, grant and conveyance of the property to the State of Iowa.

RESOLVED FURTHER, that the executed Purchase Agreement and Quitclaim Deed are hereby accepted and approved by this municipal corporation, and Erin Mousel, City Clerk, is hereby directed to deliver the executed Purchase Agreement and Quitclaim Deed to the Iowa Department of Transportation Right of Way Agent, or their duly authorized representative, in exchange for the consideration of $8,000 and other valuable considerations, all as authorized in accordance with the Code of Iowa.

Members of the City Council

Yeas	Nays	Absent or Not Voting
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

IN WITNESS WHEREOF, I have hereunto subscribed my name at _____, Iowa, this _____ day of _____, 20___.

_____ **(Sign in Ink)**
Erin Mousel, City Clerk

(AFFIX CITY SEAL ABOVE▲)

STATE OF _____, COUNTY OF _____, ss:

Subscribed and sworn to before me this _____ day of _____, 20_____.

_____ **(Sign in Ink)**
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE▲)

Story County Project No. IMN-035-4(328)110--0E-85
City of Nevada, Iowa (Parcel No. 2)

IOWA | DOT

Prepared by & Return To: Carrie Crabtree, Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-233-7753
Address Tax Statements: **Tax Exempt-IA Code Sec. 427.1** (Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010)

QUITCLAIM DEED

For the consideration of _____ AND NO/l00-----($_____)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, the **CITY OF NEVADA, IOWA,** a municipal corporation organized and existing under the laws of the State of Iowa, does hereby convey to the **STATE OF IOWA,** the following described real estate in Story County, Iowa:

THE RIGHTS, TITLE, CLAIM, INTEREST, IF ANY, GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in the SE¼ of the SW Fractional (also shown as FRL)¼ of Section 18, Township 83 North, Range 23 West of the 5th Principal Meridian, Story County, Iowa as shown on Acquisition Plat Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the NE corner of the SE¼ of the SW FRL¼ of said Section 18; thence S89°01'50"W, 14.97 feet on the north line of the SE¼ of the SW FRL¼ of said Section 18 to the Point of Beginning; thence, continuing on the north line of the SE¼ of the SW FRL¼ of said Section 18, S89°01'50"W, 19.85 feet to the existing easterly right of way line of Interstate Route No. 35; thence S18°57'19"W, 39.23 feet on said existing easterly right of way line; thence S00°37'38"E, 1,279.03 feet on said existing easterly right of way line to the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N89°38'55"E, 23.00 feet on the south line of the SE¼ of the SW FRL¼ of said Section 18; thence N00°11'32"W, 1,316.25 feet to the Point of Beginning, containing 0.84 of an acre.

This quitclaim deed is given in fulfillment of a certain Purchase Agreement executed by the grantor on _____, 20___, and signed by the grantee on _____, 20___, on file at the Right of Way Bureau, Iowa Department of Transportation, 800 Lincoln Way, Ames, Iowa 50010, except for those terms that survive the execution of this document.

This land is being acquired for public purposes and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated _____, 20___

CITY OF NEVADA, IOWA

By: _____ (Sign in Ink)
Ryan Condon, Mayor

By: _____ (Sign in Ink)
Erin Mousel, City Clerk

(AFFIX CITY SEAL ABOVE)

STATE OF _____, COUNTY OF _____, ss:

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Condon and Erin Mousel, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Nevada, Iowa; that the seal affixed to the foregoing instrument is the seal of the city, and that the instrument was signed and sealed on behalf of the city, by authority of its City Council, as contained in the Resolution No. _____, adopted by the City Council on the _____ day of _____, 20___, and that Ryan Condon and Erin Mousel acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the city, by it voluntarily executed.

_____ (Sign in Ink)
Notary Public.

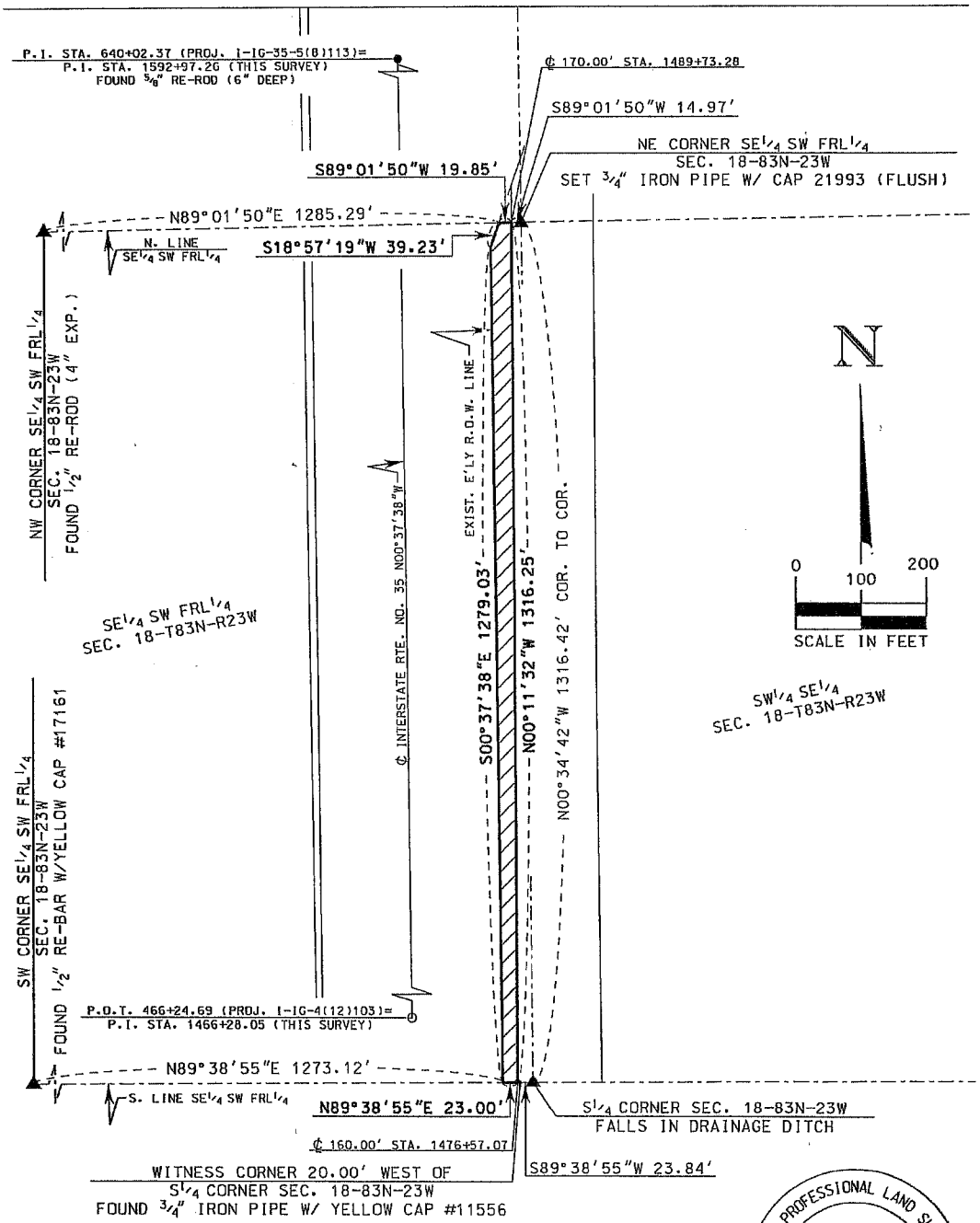
(AFFIX NOTARIAL SEAL ABOVE ▲)

IOWA DEPARTMENT OF TRANSPORTATION

IOWA DOT

ACQUISITION PLAT
EXHIBIT "A"

COUNTY STORY STATE CONTROL NO. 85-1200
PROJECT NO. IMN-035-4(328)110--0E-85 PARCEL NO. 2
SECTION 18 TOWNSHIP 83N RANGE 23W
ROW - FEE 0.84 AC. EASE _____ AC. EXCESS - FEE _____ AC
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____



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.

Anthony F. Hildreth Dec. 29, 2025
Anthony F. Hildreth License No. 21993 Date
My license renewal date is December 31, 2027

PROFESSIONAL LAND SURVEYOR
Anthony F. Hildreth
21993
IOWA

DATE DRAWN DEC. 29, 2025 A.F.H.