

2026-01376

RECORDED: 03/18/2026 11:11:45 AM

RECORDING FEE: \$0.00

REVENUE TAX: \$

COMBINED FEE: \$0.00

JOE OTTO, COUNTY RECORDER

JASPER COUNTY, IOWA

Resolution for Vacating a Portion of Jasper County Public Roadway

Recorder's Cover Sheet

Preparer Information:

Mike Frietsch, Jasper County Engineers Office

Address: 910 N 11th Ave E, Newton, IA 50208 - Phone: 641.792.5862

Return Document to:

Jasper County Auditor, 101 1st St N, Newton, IA 50208

Title of Document:

Resolution No: 26-11

Vacating a Portion of S 28th Ave W from Iowa Interstate Railroad Right-of-Way along Highway F-48 W to a point westerly along the centerline of S 28th Ave W approximately 0.2 miles.

The full legal description for the vacated area is on pages 2 & 3

*Auditor
No fee*

RESOLUTION VACATING A PORTION OF S 28th AVE W FROM IOWA INTERSTATE RAILROAD RIGHT-OF-WAY ALONG HIGHWAY F-48 W TO A POINT WESTERLY ALONG THE CENTERLINE OF S 28TH AVE W APPROXIMATELY 0.2 MILES

BE IT RESOLVED that the Jasper County, Iowa roadway easements and other interests upon the real estate described below are no longer necessary for any public purpose and ought now be vacated in the manner allowed by law, reserving however all of such area for general public utility usage.

FURTHER RESOLVED that public hearings were held on February 17, 2026, February 24, 2026, and March 3rd, 2026. No objections were received, either in writing or by the people present.

NOW, THEREFORE, BE IT HEREBY RESOLVED that any and all interests of Jasper County, Iowa in and to the following described real estate are hereby vacated and no longer shall be available for any public use for roadway or other public purposes other than utility purposes:

PARCEL 1 ROADWAY EASEMENT VACATION DESCRIPTION

That part of roadway easement to be vacated in the Southeast Quarter of the Southeast Quarter of Section 3, Township 79 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Southeast Corner of said Section 3;

thence on an assumed bearing South 89 degrees 59 minutes 02 seconds West 262.67 feet along the south line of the Southeast Quarter of said Section 3 to the north right of way line of the Iowa Interstate Railroad and the point of beginning;

thence South 89 degrees 59 minutes 02 seconds West 516.06 feet along said south line;

thence North 00 degrees 00 minutes 58 seconds West 33.00 feet;

thence North 89 degrees 59 minutes 02 seconds East 41.55 feet;

thence North 74 degrees 40 minutes 49 seconds East 512.32 feet;

thence along a 144.31 feet radius curve, concave to the southeast, having a central angle of 23 degrees 10 minutes 36 seconds, and a chord bearing North 86 degrees 12 minutes 08 seconds East 57.98 feet;

thence along a 104.21 feet radius curve, concave to the southwest, having a central angle of 36 degrees 20 minutes 00 seconds, and a chord bearing South 63 degrees 39 minutes 02 seconds East 64.98 feet;

thence South 16 degrees 45 minutes 43 seconds East 100.07 feet to the said north right of way line of the Iowa Interstate Railroad;

thence South 73 degrees 55 minutes 42 seconds West 171.23 feet along said north right of way line to the point of beginning.

Said tract contains 1 .59 acres.

PARCEL 2 ROADWAY EASEMENT VACATION DESCRIPTION

That part of roadway easement to be vacated in the Northeast Quarter of the Northeast Quarter of Section 10, Township 79 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Northeast Corner of said Section 10;

thence on an assumed bearing South 89 degrees 59 minutes 02 seconds West 262.67 feet along the north line of the Northeast Quarter of said Section 10 to the north right of way line of the Iowa Interstate Railroad

and the point of beginning;
thence South 73 degrees 55 minutes 42 seconds West 690.89 feet along said north right of way line;
thence North 08 degrees 34 minutes 32 seconds West 111.97 feet;
thence North 00 degrees 00 minutes 58 seconds West 33.00 feet to said north line of the Northeast Quarter of said Section 10;
thence North 89 degrees 59 minutes 02 seconds East 516.06 feet along said north line of the Northeast Quarter of said Section 10 to the point of beginning.

Said tract contains 0.86 acres.

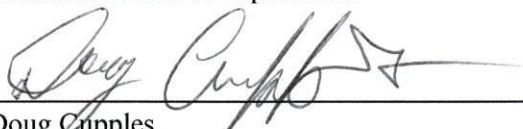
BE IT HEREBY FURTHER RESOLVED that the aforesaid property and all interests of Jasper County, Iowa in and to said property be, and are hereby, conveyed to the owners of record (both legal and equitable titleholders as their respective interests may appear), an equal split of the adjacent strip to record owners of such respective adjoining parcels or as agreed upon by said owners, subject to reservation of utility use thereof. Upon subsequent formal or informal request by any such adjoining landowner or successors in interest and preparation of all documents by said landowners at their sole expense and to the satisfaction of the Jasper County Attorney as to both form and content, Jasper County, Iowa, by and through the chairperson of its Board of Supervisors and its Auditor shall execute and deliver appropriate conveyancing instruments reserving utility use interests only.

The Auditor of Jasper County, Iowa is hereby directed to promptly file in the office of the Jasper County Recorder a certified copy of this Resolution.


Passed and Approved this 17th day of March, 2026



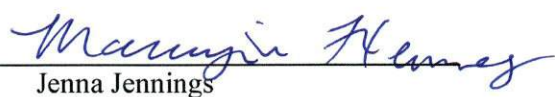
Thad Nearmyer
Chairman Board of Supervisors




Doug Cupples
Board of Supervisors



Brandon Talsma
Board of Supervisors

ATTEST: 

Jenna Jennings
County Auditor

Mackenzie Henning
Auditor's Clerk

INDEX LEGEND

COUNTY: Jasper
SECTIONS: 3, T-79N, R-21W, SE 1/4 of the SE 1/4
10, T-79N, R-21W, NE 1/4 of the NE 1/4
SURVEY FOR: Jasper County Engineer, Newton, IA
OWNERS: State of Iowa, Des Moines, IA
Cecil Moffitt Farms, LLC, Altoona, IA
REFERENCED DOCUMENTS: Inst. No. 2017-03807
Bk. 1125 P. 265, Bk. 1125 P. 123
SURVEYOR & SURVEY COMPANY:
Jason S. Lowry, P.L.S.
Lowry Land Services, L.L.C.
752 Diamond Trail Rd., Searsboro, Iowa 50242
PREPARED BY AND RETURN TO:
Jason S. Lowry, P.L.S.
752 Diamond Trail Rd., Searsboro, Iowa 50242
(641) 521-1160, lowrylandservices@gmail.com

RIGHT OF WAY VACATION PLAT - PARCELS 1 & 2
Part of the SE 1/4 of the SE 1/4, SEC. 3, and Part of the
NE 1/4 of the NE 1/4, SEC. 10, T-79N, R-21W, JASPER COUNTY, IOWA

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

PARCEL 1 ROADWAY EASEMENT VACATION DESCRIPTION

That part of roadway easement to be vacated in the Southeast Quarter of the Southeast Quarter of Section 3, Township 79 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Southeast Corner of said Section 3;
thence on an assumed bearing South 89 degrees 59 minutes 02 seconds West 262.67 feet along the south line of the Southeast Quarter of said Section 3 to the north right of way line of the Iowa Interstate Railroad and the point of beginning;
thence South 89 degrees 59 minutes 02 seconds West 516.06 feet along said south line;
thence North 00 degrees 00 minutes 58 seconds West 33.00 feet;
thence North 89 degrees 59 minutes 02 seconds East 41.55 feet;
thence North 74 degrees 40 minutes 49 seconds East 512.32 feet;
thence along a 144.31 feet radius curve, concave to the southeast, having a central angle of 23 degrees 10 minutes 36 seconds, and a chord bearing North 86 degrees 12 minutes 08 seconds East 57.98 feet;
thence along a 104.21 feet radius curve, concave to the southwest, having a central angle of 36 degrees 20 minutes 00 seconds, and a chord bearing South 63 degrees 39 minutes 02 seconds East 64.98 feet;
thence South 16 degrees 45 minutes 43 seconds East 100.07 feet to the said north right of way line of the Iowa Interstate Railroad;
thence South 73 degrees 55 minutes 42 seconds West 171.23 feet along said north right of way line to the point of beginning.

Said tract contains 1.59 acres.

PARCEL 2 ROADWAY EASEMENT VACATION DESCRIPTION

That part of roadway easement to be vacated in the Northeast Quarter of the Northeast Quarter of Section 10, Township 79 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Northeast Corner of said Section 10;
thence on an assumed bearing South 89 degrees 59 minutes 02 seconds West 262.67 feet along the north line of the Northeast Quarter of said Section 10 to the north right of way line of the Iowa Interstate Railroad and the point of beginning;
thence South 73 degrees 55 minutes 42 seconds West 690.89 feet along said north right of way line;
thence North 08 degrees 34 minutes 32 seconds West 111.97 feet;
thence North 00 degrees 00 minutes 58 seconds West 33.00 feet to said north line of the Northeast Quarter of said Section 10;
thence North 89 degrees 59 minutes 02 seconds East 516.06 feet along said north line of the Northeast Quarter of said Section 10 to the point of beginning.

Said tract contains 0.86 acres.

MEASURED DISTANCE/BEARING - (M)
RECORDED DISTANCE/BEARING - (R)

MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- - set 5/8" x 18" rebar with pink plastic cap P.L.S. 22291
- - no monument found or set
- - found lot cor. (1/2" yellow plastic capped rebar, P.L.S. #12068, unless otherwise noted)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

My license renewal date is 12/31/2027

Pages covered by this seal: 1 - 2

Jason S. Lowry
Jason S. Lowry

Iowa Lic. No. 22291

03/11/2026
Date

LOWRY LAND SERVICES, L.L.C.

752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

RIGHT OF WAY VACATION PLAT - PARCELS 1 & 2
 Part of the SE 1/4 of the SE 1/4, SEC. 3, and Part of the
 NE 1/4 of the NE 1/4, SEC. 10, T-79N, R-21W, JASPER COUNTY, IOWA

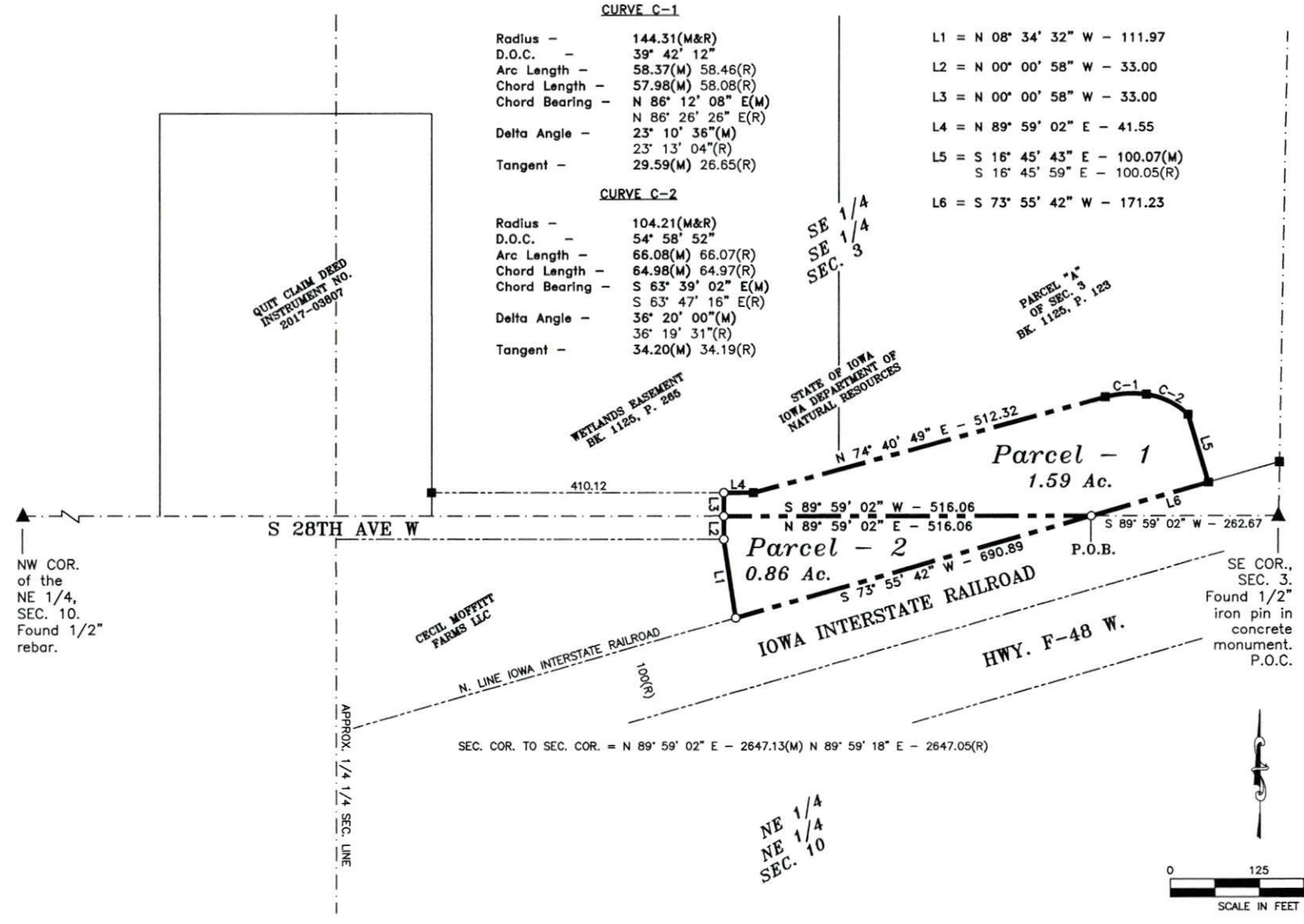
- L1 = N 08° 34' 32" W - 111.97
- L2 = N 00° 00' 58" W - 33.00
- L3 = N 00° 00' 58" W - 33.00
- L4 = N 89° 59' 02" E - 41.55
- L5 = S 16° 45' 43" E - 100.07(M)
 S 16° 45' 59" E - 100.05(R)
- L6 = S 73° 55' 42" W - 171.23

CURVE C-1

Radius - 144.31(M&R)
 D.O.C. - 39° 42' 12"
 Arc Length - 58.37(M) 58.46(R)
 Chord Length - 57.98(M) 58.08(R)
 Chord Bearing - N 86° 12' 08" E(M)
 N 86° 26' 26" E(R)
 Delta Angle - 23° 10' 36"(M)
 23° 13' 04"(R)
 Tangent - 29.59(M) 26.65(R)

CURVE C-2

Radius - 104.21(M&R)
 D.O.C. - 54° 58' 52"
 Arc Length - 66.08(M) 66.07(R)
 Chord Length - 64.98(M) 64.97(R)
 Chord Bearing - S 63° 39' 02" E(M)
 S 63° 47' 16" E(R)
 Delta Angle - 36° 20' 00"(M)
 36° 19' 31"(R)
 Tangent - 34.20(M) 34.19(R)



LOWRY LAND SERVICES, L.L.C. 752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160
 PROJ. NO. 13425 DATE OF SURVEY: 01/20/26 PAGE 2