



Mills County

Mills County Secondary Roads

Amanda Reed • Jacob Ferro • Kevin Mayberry

COPY

RESOLUTION 26-13

RESOLUTION OF THE MILLS COUNTY BOARD OF SUPERVISORS VACATING A PORTION OF 240TH STREET RIGHT-OF-WAY AND REESTABLISHING THE RIGHT-OF-WAY AT THE EXISTING ROAD ALIGNMENT

WHEREAS, the Glenwood Resource Center has recently changed ownership and the property is now under the ownership of the Glenwood Redevelopment Corporation and,

WHEREAS, a necessary property survey has been finalized including the area around County Road 240th Street near Ives Avenue and,

WHEREAS, the resulting survey has determined a discrepancy between the platted right-of-way and the actual alignment of said 240th Street, it is necessary to clear the discrepancy up by vacation of the platted right-of-way and realigning the easement to agree with the actual roadway alignment and,

WHEREAS, Mills County has followed the requirements of the Iowa DOT Instructional memorandum 2.270 in this resolution including the attached documents of the Right-of-Way Vacation and the Easement Exhibits, properly placing the actual road alignment and surveyed alignment as the same.

NOW THEREFORE BE IT RESOLVED by the Mills County Board of Supervisors in session this 24th day of March 2026 approves the above action in regard to the alignment of 240th Street from the intersection with Ives Avenue to its terminus at the Glenwood Redevelopment Corporation property.

Recommended:

Mills County Board of Supervisors



Jacob Ferro, Mills County Engineer

Richard Crouch 

Attest:

Lonnie Mayberry 



Amber Farnan, Mills County Auditor

Jack Sayers 

Mills County Courthouse • 418 Sharp Street • Glenwood, IA 51534

Phone: (712) 527-4729 • Fax: (712) 527-1579 • Website: www.millscountyiowa.gov

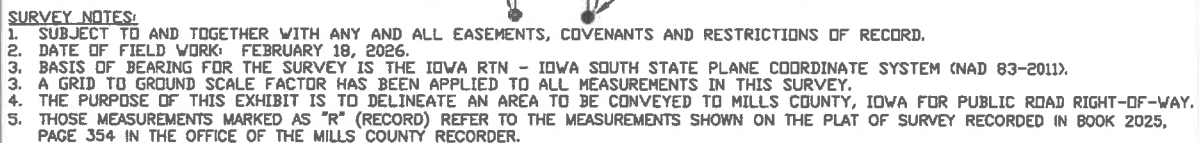
INDEX LEGEND

COUNTY: MILLS
SUBDIVISION: EAST 1/2, SEC 13, T72N, R43W
BLOCK/LOT: LOT 10

PROPRIETOR:
GLENWOOD REDEVELOPMENT CORPORATION
403 RAILROAD AVE
GLENWOOD, IA 51534

SURVEYOR NAME AND CONTACT (RETURN TO):
NICK CARTER
CARTER SURVEYING & CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE
ALTOONA, IA 50009

EASEMENT EXHIBIT
FOR 240TH STREET PUBLIC RIGHT-OF-WAY IN PARCEL A OF LOT 10 IN THE SUBDIVISION OF THE EAST 1/2 OF SECTION
13, T72N, R43W, AN OFFICIAL PLAT, MILLS COUNTY, IOWA



A PORTION OF LAND IN PARCEL A, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 354 IN THE OFFICE OF THE MILLS COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GLENWOOD, MILLS COUNTY, IOWA, SAID PORTION OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A;
THENCE N53°39'22"W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 60.74 FEET; THENCE N01°44'26"E, A DISTANCE OF 374.74 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL A; THENCE N37°15'38"E ALONG SAID NORTHWESTERLY LINE OF PARCEL A, A DISTANCE OF 86.06 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE S01°44'26"W ALONG THE EASTERLY LINE OF SAID PARCEL A, A DISTANCE OF 479.28 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 21,350 SQUARE FEET, OR 0.49 ACRES.

Professional Engineer & Land Surveyor Seal for Nicholas F. Carter, No. 20157, State of Iowa. The seal is circular with a serrated outer edge. The text "LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR" is written along the top inner edge. The center contains the name "NICHOLAS F. CARTER" and the number "20157". At the bottom, it says "STATE OF IOWA" flanked by two stars.

NICHOLAS F. CARTER, P.L.S. IA. LIC. NO. 20757 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE
UNLESS INDICATED HERE):

○ CALCULATED EASEMENT/PROPERTY CORNER
 ● SET CUT X
 ● FOUND IR YPC 20757 UNLESS NOTED
 M MEASURED DISTANCE
 R RECORDED DISTANCE
 DPC ORANGE PLASTIC CAP
 YPC YELLOW PLASTIC CAP
 DL OUTLOT
 IR
 IP
 ROWN

IR	IRON ROD
IP	IRON PIPE
ROW	RIGHT-OF-WAY

INDEX LEGEND

COUNTY: MILLS
SUBDIVISION: EAST 1/2, SEC 13, T72N, R43W
BLOCK/LOT: LOT 10

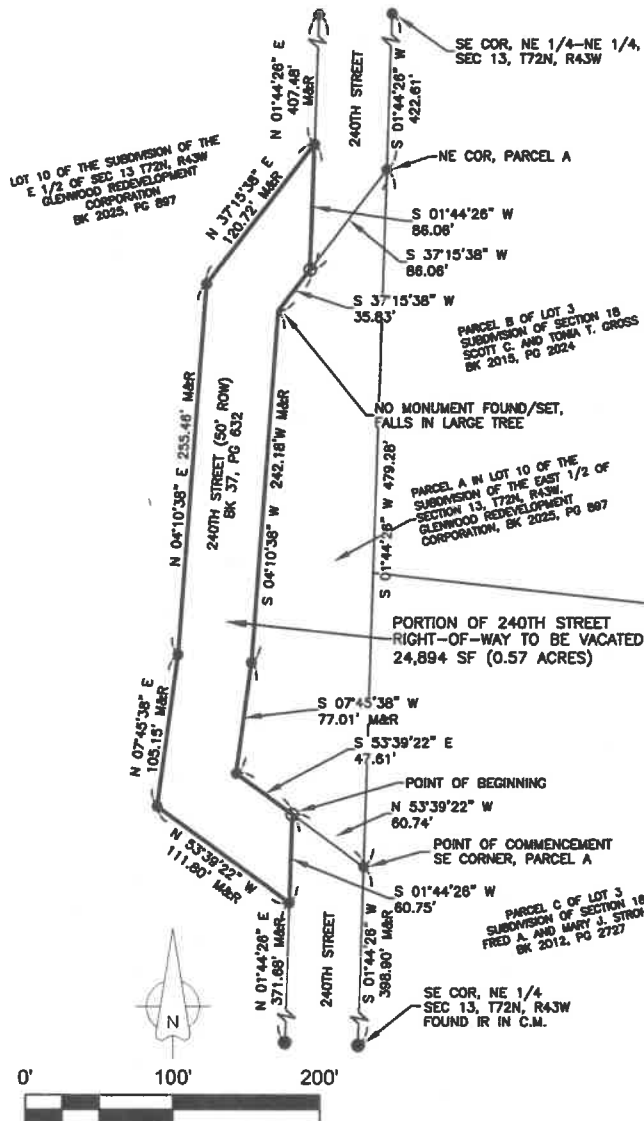
PROPRIETOR:
GLENWOOD REDEVELOPMENT CORPORATION
403 RAILROAD AVE
GLENWOOD, IA 51534

SURVEYOR NAME AND CONTACT (RETURN TO):
NICK CARTER
CARTER SURVEYING & CONSTRUCTION SERVICES, LLC
8755 NE 27TH AVE
ALTOONA, IA 50009

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756

RIGHT-OF-WAY VACATION EXHIBIT

FOR 240TH STREET PUBLIC RIGHT-OF-WAY IN LOT 10 IN THE SUBDIVISION OF THE EAST 1/2 OF SECTION 13, T72N, R43W, AN OFFICIAL PLAT, BEING CONVEYED BY MILLS COUNTY, IOWA



SURVEY NOTES:

1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
2. DATE OF FIELD WORK: FEBRUARY 18, 2026.
3. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM (NAD 83-2011).
3. A GRID TO GROUND SCALE FACTOR HAS BEEN APPLIED TO ALL MEASUREMENTS IN THIS SURVEY.
4. THE PURPOSE OF THIS EXHIBIT IS TO DELINEATE AREAS OF PUBLIC STREET RIGHT-OF-WAY TO BE VACATED AND CONVEYED TO THE GLENWOOD REDEVELOPMENT CORPORATION.
5. THOSE MEASUREMENTS MARKED AS "R" (RECORD) REFER TO THE MEASUREMENTS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 354 IN THE OFFICE OF THE MILLS COUNTY RECORDER.

LEGAL DESCRIPTION - 240 STREET ROW VACATION AREA:

A PORTION OF LAND IN 240TH STREET PUBLIC RIGHT-OF-WAY LOCATED IN LOT 10 OF THE SUBDIVISION OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 72 NORTH, RANGE 43 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, AS RECORDED IN BOOK 1, PAGE 20 OF THE MILLS COUNTY RECORDER, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GLENWOOD, MILLS COUNTY, IOWA, SAID PORTION OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL A, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 897 OF THE MILLS COUNTY RECORDER; THENCE N53°39'22"W ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 60.74 FEET TO THE POINT OF BEGINNING; THENCE S01°44'26"W, A DISTANCE OF 60.75 FEET TO A WESTERLY CORNER OF SAID 240TH STREET RIGHT-OF-WAY; THENCE N53°39'22"W ALONG THE WESTERLY LINE OF SAID 240TH STREET RIGHT-OF-WAY, A DISTANCE OF 111.80 FEET TO A WESTERLY CORNER OF SAID 240TH STREET RIGHT-OF-WAY; THENCE N07°45'38"E ALONG THE WESTERLY LINE OF SAID 240TH STREET RIGHT-OF-WAY, A DISTANCE OF 105.15 FEET TO A WESTERLY CORNER OF SAID 240TH STREET RIGHT-OF-WAY; THENCE N04°10'38"E ALONG THE WESTERLY LINE OF SAID 240TH STREET RIGHT-OF-WAY, A DISTANCE OF 255.46 FEET TO A WESTERLY CORNER OF SAID 240TH STREET RIGHT-OF-WAY; THENCE N37°15'38"E ALONG THE WESTERLY LINE OF SAID 240TH STREET RIGHT-OF-WAY, A DISTANCE OF 120.72 FEET TO A WESTERLY CORNER OF SAID 240TH STREET RIGHT-OF-WAY; THENCE S01°44'26"W, A DISTANCE OF 86.06 FEET TO THE NORTHWESTERLY LINE OF SAID PARCEL A; THENCE S37°15'38"W ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 35.83 FEET TO A WESTERLY CORNER OF SAID PARCEL A; THENCE S04°10'38"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 242.18 FEET TO A WESTERLY CORNER OF SAID PARCEL A; THENCE S07°45'38"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 77.01 FEET TO A WESTERLY CORNER OF SAID PARCEL A; THENCE S53°39'22"E ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 47.61 FEET TO THE POINT OF BEGINNING, SAID PORTION OF LAND CONTAINING 24,894 SQUARE FEET, OR 0.57 ACRES.



DRAWN DATE: 2/23/2026

REV DATE: -

DRAWN BY: N CARTER

SCALE: 1" = 100'

PAGE 1 OF 1

PROJECT #26-110-B



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

NICHOLAS F. CARTER, P.L.S. I.A. LIC. NO. 20757 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2028
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

SYMBOLS LEGEND:

- CALCULATED EASEMENT/PROPERTY CORNER
- SET CUT X
- FOUND IR YPC 20757 UNLESS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- OL OUTLOT

IR IRON ROD
IP IRON PIPE
ROW RIGHT-OF-WAY