**Recorded: 6/14/2016 at 11:22:45.0 AM**
**Fee Amount: $37.00**
**Revenue Tax:**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2016 PG: 1523**

# RECORD OF PROCEEDINGS FOR SALE OF REAL ESTATE

**Recorder's Cover Sheet**

**Preparer Information:** James T. Peters, P.O. Box 774, Independence, IA 50644, Phone: (319) 334-9992

**Taxpayer Information:** City of Ryan, IA, P.O. Box 40, Ryan, IA 52330

**Return Address:** James T. Peters, P.O. Box 774, Independence IA 50644

**Grantors:** City Of Ryan, Iowa
**Grantees:** River Valley Co-Operative
**Legal Description:** See Page 2

**Document or instrument number if applicable:**

RECORD OF PROCEEDINGS FOR SALE OF REAL ESTATE
CITY OF RYAN, IOWA

Description of real estate:
Parcel 2015-107 is that part of Adams Street lying in the Southeast 1/4 of the Northeast 1/4 of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows: Beginning at the East Quarter Corner of said Section 13; thence South 88 degrees 35' 25" West 33.00 feet along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 13, thence North 1 degree 48' 13" West 240.56 feet to a point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 degrees 56' 30" East 34.31 feet to the Northwest 1/4 of said Section 13; thence South 1 degree 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

The City Council for the City Ryan, Iowa has taken action to dispose of its interest in the above described property.

In furtherance thereof the City has taken the following actions:

1. The City set a public hearing for the sale of the real estate to take place on the 11th day of January 2016 at 6:15 o'clock P.M. Notice of the public hearing was published in the Manchester Press, a newspaper on the 16th day of December, 2015. . A copy of the Certificate of Publication is attached.

3. The City Council for the City of Ryan held a public hearing on the 11th day of January, 2016.

4. Following the public hearing, the City Council passed a resolution approving the sale of the above described real estate to River Valley Co-op. a copy of the resolution approving the disposition of real estate is attached.

5. An Ordinance was passed on January 11, 2016 vacating the street located on the property described above. A copy of the ordinance as adopted by the City is attached.

Dated this 13th day of June, 2016

James T. Peters
City Attorney, City of Ryan, Iowa

**STATE OF IOWA**
**DUBUQUE COUNTY** SS:

# CERTIFICATE OF PUBLICATION

I, Kim Ronnebaum, of Woodward Communications, Inc., an Iowa corporation, publisher of the Manchester Press, a newspaper of general circulation published in the City of Manchester, County of Delaware and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates 12-16-15, 20____ and for which the charge is $21.55

NOTICE OF PUBLIC HEARING TO CONSIDER
VACTATION OF STREET & HEARING TO CONSIDER
DISPOSAL OF INTEREST IN REAL ESTATE
CITY OF RYAN, IOWA

THE CITY COUNCIL for the City of Ryan, Iowa has set a public hearing for January 11, 2016 at 6:15 p.m. to take place at City Hall, Ryan, Iowa to consider vacation of the following portion of Adams Street:

PARCEL 2015-107 is that part of Adams Street lying in the Southeast Quarter of the Northeast Quarter of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows:

Beginning at the East Quarter Corner of said Section 13; thence South 88 35' 25" West 33.00 feet along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13, thence North 1 48' 13" West 240.56 feet to a point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 56' 30" East 34.31 feet to the Northwest Quarter of said Section 13; thence South 1 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

NOTICE is hereby given that a public hearing shall take place at City Hall, City of Ryan, Iowa at 6:15 p.m. on January 11, 2016 to consider the disposition of the street if vacated.

Natalie Tucker
Ryan City Clerk

Subscribed to before me, a Notary Public in and for Delaware County, Iowa, this 16 day of Dec. 20 16.

KIMBERLY RONNEBAUM
Commission Number 784454
My Commission Expires

Notary Public in and for
Delaware County, Iowa

RESOLUTION NO. 1-1-2016

RESOLUTION APPROVING THE VACATION AND DISPOSITION OF REAL ESTATE

WHEREAS, the City Council for the City of Ryan, Iowa, is considering the disposition of real estate to adjoining property owner(s) otherwise known as the River Valley Co-Op; and

WHEREAS, the City Council has determined that the City of Ryan, Iowa, would benefit by the conveyance and vacation of the real estate described below; and

WHEREAS, the City of Ryan, Iowa, is the owner of real estate described as:

PARCEL 2015-107 is that part of Adams Street lying in the Southeast Quarter of the Northeast Quarter of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows:

Beginning at the East Quarter Corner of said Section 13; thence South 88 35' 25" West 33.00 feet along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13, thence North 1 48' 13" West 240.56 feet to a point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 56' 30" East 34.31 feet to the Northwest Quarter of said Section 13; thence South 1 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

WHEREAS, the City Council held a public hearing following publication of Notice of Public Hearing as required by Iowa Code to consider the disposition of real estate upon terms set forth herein.

WHEREAS, upon close of the public hearing the city council approved the sale and disposition of the above described property on the terms set forth below.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Ryan, Iowa:

1. That a public hearing on the aforesaid proposal for vacation was held on the 11th day of January, 2016 at 6:15 o'clock P.M. in City Council Chambers, City Hall, Ryan, Iowa, and at that time a hearing was also held to consider the disposition of the property.

2. The City Council proposes to convey the above-described real estate to River Valley Co-op The receiving party shall be responsible for all recording, publication, and attorney fees incurred by the City of Ryan, Iowa to give effect to this proposed sale. The transfer proposed by the City of Ryan, Iowa, shall be by quit claim deed.

3. The conveyance shall be subject to the following additional terms and conditions:

A. _____

B. _____

C. _____

Passed and approved this 11th day of January, 2016

Mayor

ATTEST:

City Clerk

ORDINANCE NO. 242

AN ORDINANCE VACATING THE STREET DESCRIBED AS FOLLOWS:

PARCEL 2015-107 is that part of Adams Street lying in the Southeast Quarter of the Northeast Quarter of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows:

Beginning at the East Quarter Corner of said Section 13; thence South 88 35' 25" West 33.00 feet along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13, thence North 1 48' 13" West 240.56 feet to a point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 56' 30" East 34.31 feet to the Northwest Quarter of said Section 13; thence South 1 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

BE IT ENACTED by the City Council for the City of Ryan, Iowa:

SECTION 1. The street described as:

PARCEL 2015-107 is that part of Adams Street lying in the Southeast Quarter of the Northeast Quarter of Section 13, Township 87 North, Range 6 West of the 5th P.M., City of Ryan, Delaware County, Iowa, described as follows:

Beginning at the East Quarter Corner of said Section 13; thence South 88 35' 25" West 33.00 feet along the South line of the Southeast Quarter of the Northeast Quarter of said Section 13, thence North 1 48' 13" West 240.56 feet to a point of intersection with the Northwesterly extension of the Northerly line of Parcel K as filed for record in Book 2012, Page 3649 in the Office of the Recorder of Delaware County, Iowa; thence South 75 56' 30" East 34.31 feet to the Northwest Quarter of said Section 13; thence South 1 48' 13" East 231.41 feet along said East line to the point of beginning, containing 0.18 acres.

Is hereby vacated and closed from public use.

SECTION 2. All ordinances or parts of ordinances in conflict with provisions of this ordinance are repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 11th day of January, 2016, and approved

this 11th day of January, 2016.

Mike Cocoran

, Mayor

ATTEST: I certify that the foregoing was published as Ordinance #2913 on the 20 day of January, 2016.

Natalie Tucker

Natalie Tucker, City Clerk