



TO OFFICE: Contracts

ATTENTION Cesar Cintron
Districts 1, 2, 3

FROM: Matt Gogerty

OFFICE: Property Management

SUBJECT: **PARCEL INSPECTION
REMOVAL OF IMPROVEMENTS**

DATE: 3/10/26

COUNTY: Woodbury

ROW PHASE NO: NHSN-012-1(39)--2R-97

CONST. PHASE NO: NHSX-012-1(048)--3H-97

PARCEL NO: 41

POSSESSION DATE: 3/5/26

FORMER OWNER: KSL Properties, L.L.C.

ADDRESS: 2801 Gordon Drive
Sioux City, IA. 51105

The above referenced property was inspected to determine the feasibility to demolish, sell, or rent such property. The inspection also addressed pest or rodent control, property maintenance requirements, and hazardous waste concerns. A pest and rodent inspection was completed on this date.

ITEM (approx. size)	FOUNDATION	PREVIOUS USE	DEMOLISH, SELL, RENT
Building (3,216 sq. ft.)	Concrete	Building	Demolish
Parking lot (6,101 sq. ft.)	Asphalt	Parking lot	Demolish
Parking lot (10,198 sq. ft.)	Concrete	Parking lot	Demolish
Parking lot light SW corner (25 ft. tall)	Wood Pole	Parking lot light	Demolish

Approximate location of parcel

See address above- 2801 Gordon Drive, Sioux City, IA. 51105 (North side of road).

Comments

Water has been turned off and the meter has been pulled and is ready for demolition (City of Sioux City) Water Dept.- Frank Post (712)-898-0895.

Electric and gas have been turned off and will be prepped for demolition by MidAmerican Energy after March 15, 2026.

Sioux City Requirements:

1.

The contractor needs to have a Master Plumbers License in the state of Iowa or be a city-licensed utility contractor

2.

Utility Disconnect Permit fees are \$175 .00 for each sewer, water, and storm

3.

ROW permits are required through engineering for traffic impacts

4.

Water service is disconnected at the corporation stop.

5.

Sanitary sewer is disconnected within 5 ft of the property line

6.

Storm sewer disconnects at the point of connection

7.

An inspection from City Utilities is required before a demo permit is issued.

Leave the public sidewalk on the north side of the property and remove all the rest of the pavement on the property. There is no defined sidewalk on the south side of the property.

Leave the retaining wall located along the east property line; This will be included in the demolition for Parcel 42, which is currently scheduled for May 5, 2026.

Backfill, grade and seed the lot once demolition is complete.

Location of well (if known) ☒N/A

City utilities



IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A" PLAT 1 OF 2

IOWA DOT

COUNTY WOODBURY STATE CONTROL NO. _____
PROJECT NO. NHSN-012-1(39)--2R-97 PARCEL NO. 41
SECTION 34 TOWNSHIP 89 NORTH RANGE 47 WEST
ROW - FEE EASE 4134 SQ FT * QUIT CLAIM _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
ACQUIRED FROM _____

* EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES.

Q PRIMARY RD 1A 12/GORDON DRIVE

Curve Data

P.I. Station 272+92.54 RI

Delta = 19°35'43"(RT)

Degree = 05°59'58"

Tangent = 164.92

Length = 326.61

Radius = 955.00

External = 14.13

Chord Bear = S77°43'56"E, 325.02'

P.C. Station 271+27.62 RI

P.T. Station 274+54.23 RI

Back = S87°31'48"E

Ahead = S67°56'05"E

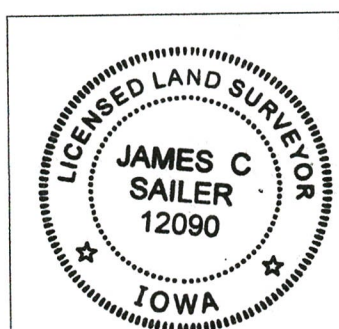
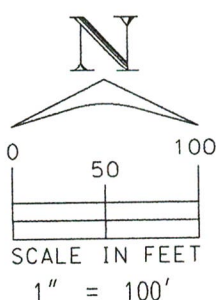
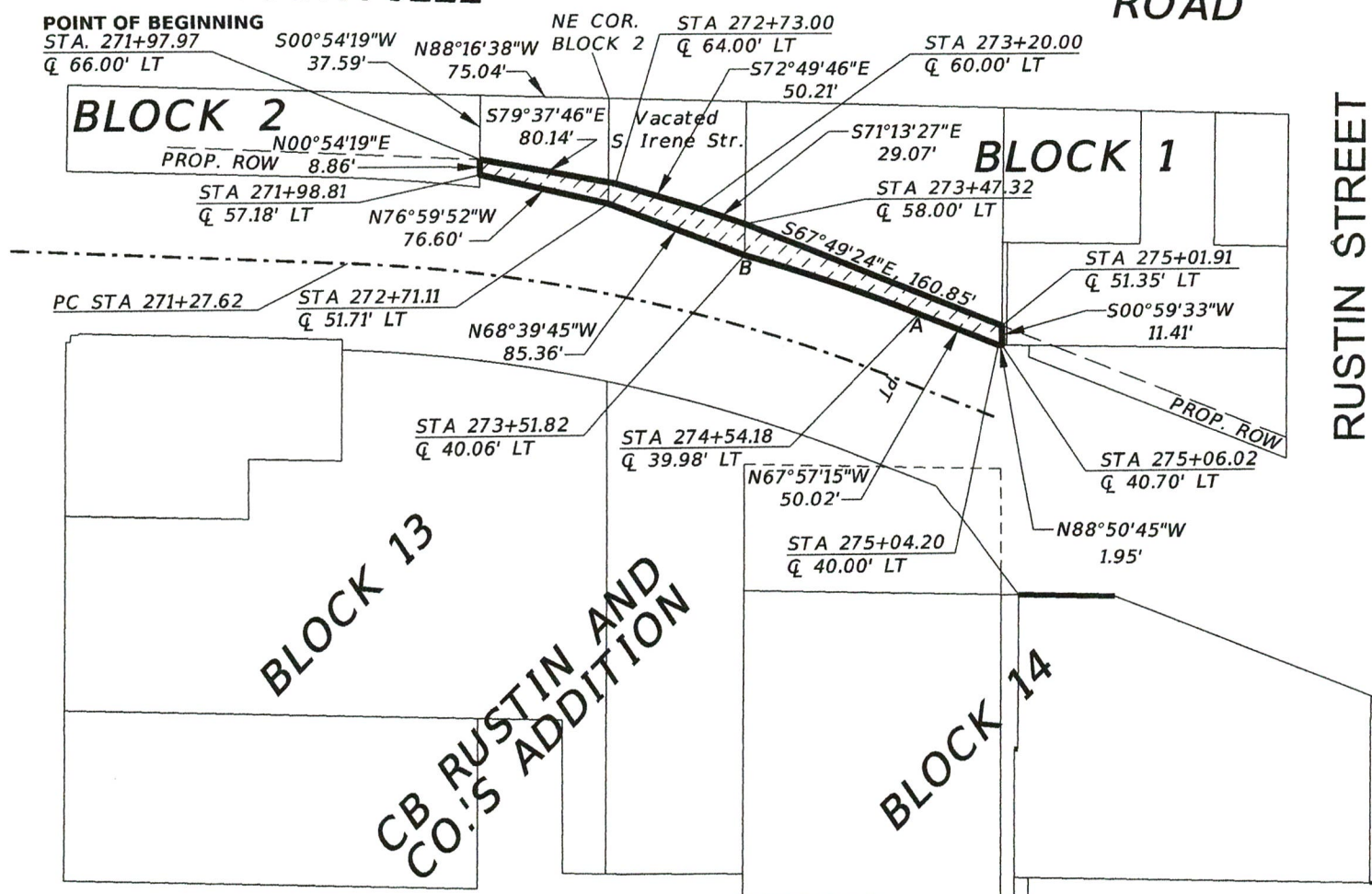
A-B-R=995.00' L=106.65'

CH L=106.60'

CH BRG=N70°58'02"W

CORRECTIONVILLE

ROAD



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.

James C. Sailer 3/26/25
James C. Sailer License No. 12090 Date

My license renewal date is December 31, 2026.

Pages or sheets covered by this seal: THIS SHEET ONLY.

DATE DRAWN MDM 03/18/2025

THE EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

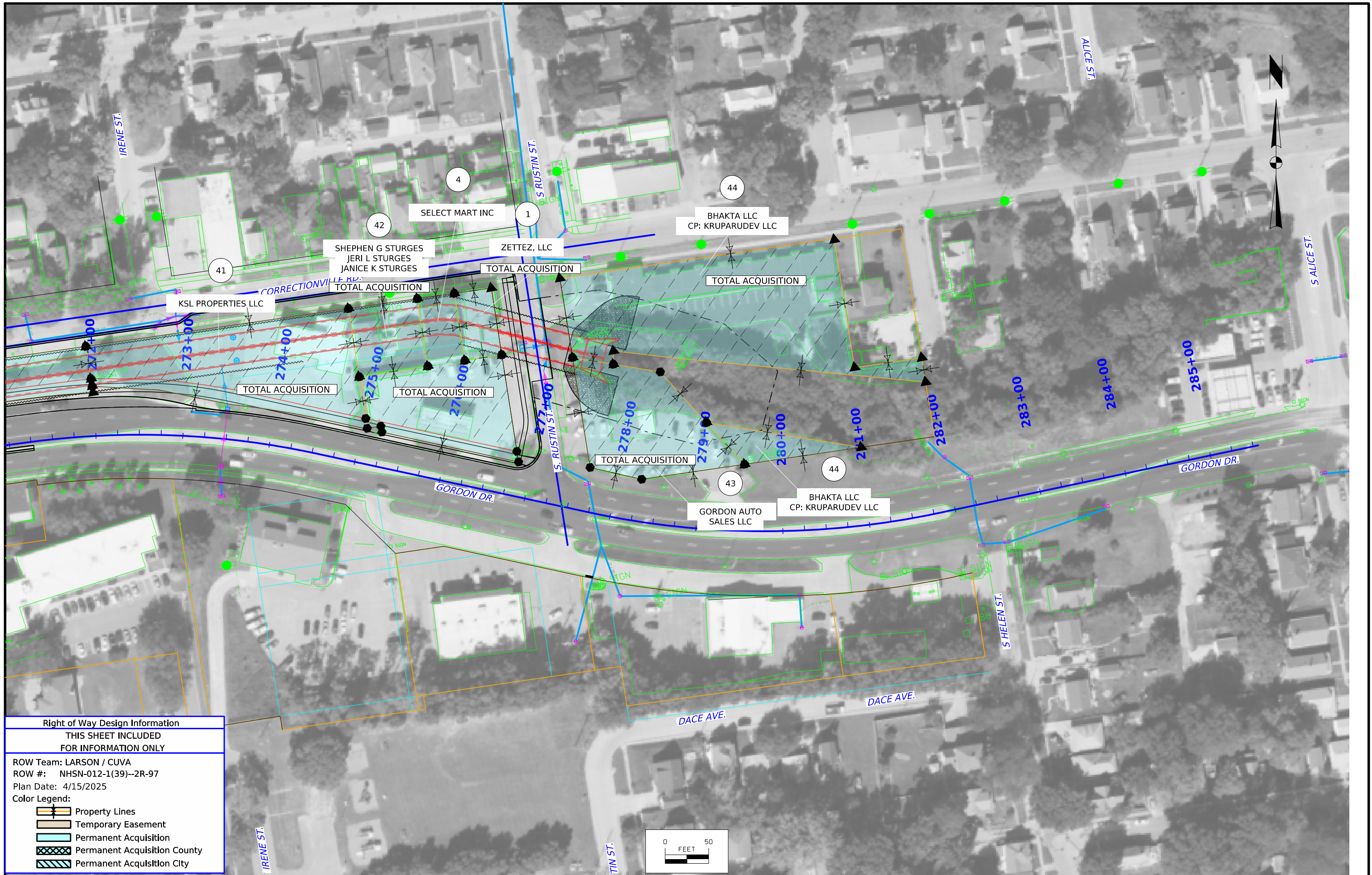
A parcel of land located in a part of Block 1 and Block 2, and the vacated South Irene Street of CB Rustin and CO's Addition to the City of Sioux City, Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" Plat 1 of 2 attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northeast Corner of Block 2; thence North 88°16'38" West, 75.04 feet along the North line of Block 2; thence South 00°54'19" West, 37.59 feet to the Point of Beginning; thence South 79°37'46" East, 80.14 feet; thence South 72°49'46" East, 50.21 feet; thence South 71°13'27" East, 29.07 feet; thence South 67°49'24" East, 160.85 feet; thence South 00°59'33" West, 11.41 feet to a point on the existing North ROW line of Primary Road IA12/Gordon Drive; thence continuing along said North Right of Way line for the following 5 courses: North 88°50'45" West, 1.95 feet; thence North 67°57'15" West, 50.02 feet; Westerly 106.65 feet along an arc of a curve to the left, having a radius of 995.00 feet, having a chord bearing of North 70°58'02" West for 106.60 feet; thence North 68°39'45" West, 85.36 feet; thence North 76°59'52" West, 76.60 feet; thence North 00°54'19" East, 8.86 feet to the Point of Beginning containing 4,134 sq. ft..

THE EASEMENT RIGHT GRANTED FOR PUBLIC HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in a part of Block 1 and Block 2, and the vacated South Irene Street of CB Rustin and CO's Addition to the City of Sioux City, Woodbury County, Iowa, as shown on the Acquisition Plat Exhibit "A" Plat 2 of 2 attached hereto and by reference made a part hereof and more particularly described as follows:

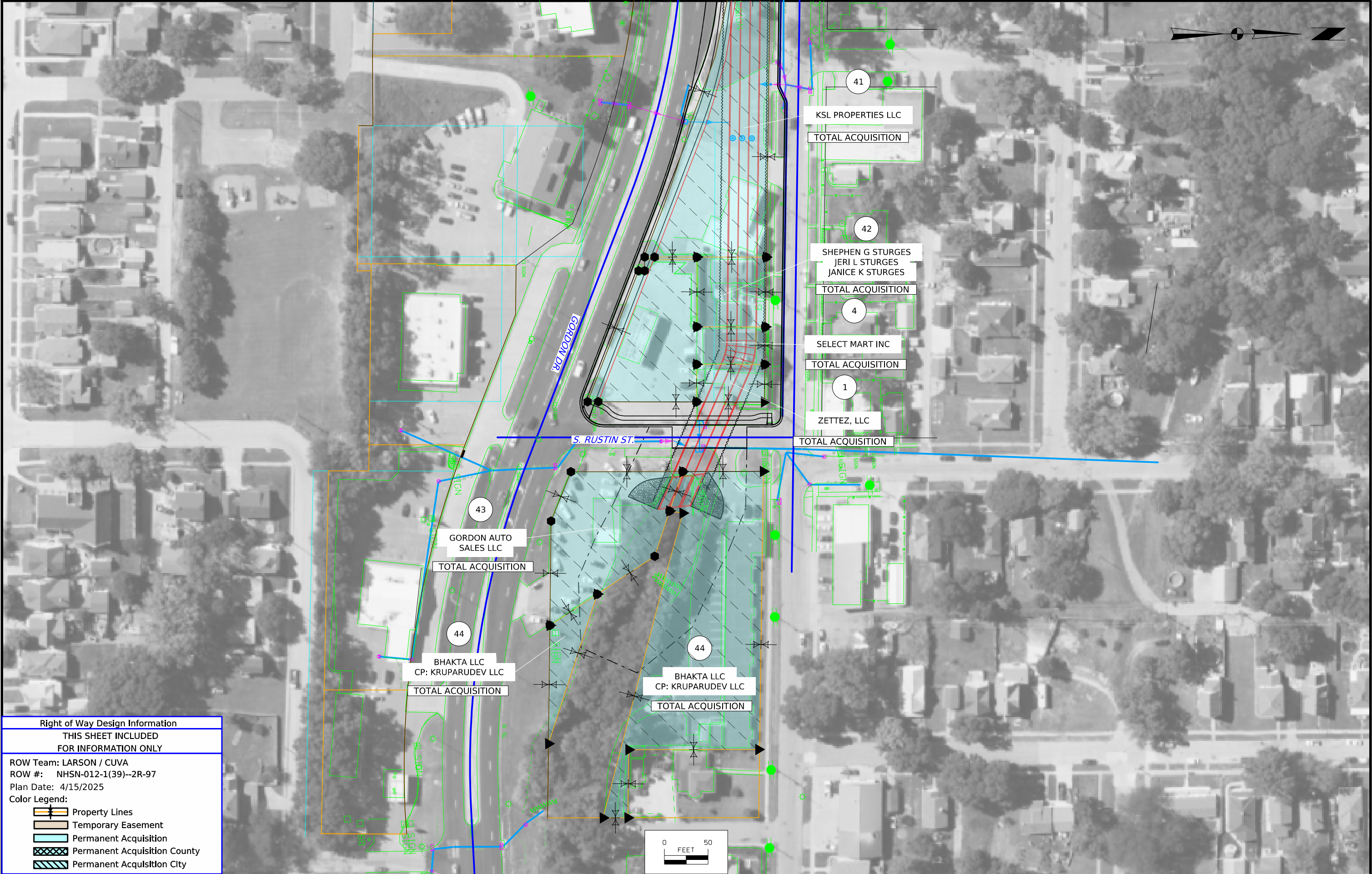
Beginning at the Northeast Corner of Block 2; thence North 88°16'38" West, 75.04 feet; thence South 00°54'19" West, 37.59 feet; thence South 79°37'46" East, 80.14 feet; thence South 72°49'46" East, 50.21 feet; thence South 71°13'27" East, 29.07 feet; thence South 67°49'24" East, 160.85 feet; thence North 00°59'33" East, 127.86 feet to the North line of Block 1; thence North 88°18'13" West, 230.00 feet to the Point of Beginning containing 22,984 sq. ft.



Right of Way Design Information
THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: LARSON / CUVA
ROW #: NHSN-012-1(39)--2R-97
Plan Date: 4/15/2025
Color Legend:

- Property Lines
- Temporary Easement
- Permanent Acquisition
- Permanent Acquisition County
- Permanent Acquisition City



Property located @ 2801 Gordon Drive, Sioux City, IA. 51105
Woodbury Co.- NHSN-012-1(39)--2R-97 (Parcel 41)
Former Owner- KSL Properties, L.L.C.



Looking Northwest at subject property



Looking Northeast at subject property



Looking Southeast at subject property



Looking Southwest at subject property



Interior view



Interior view



Interior view



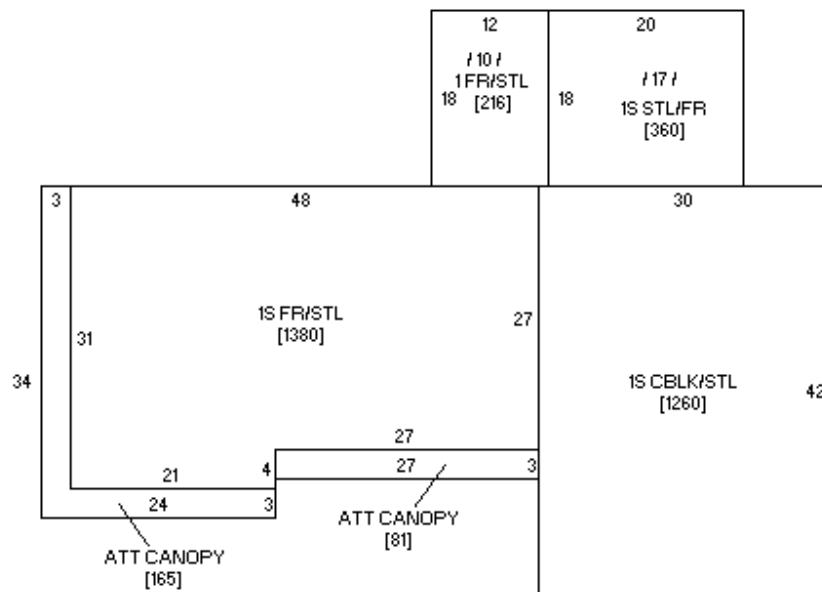
Interior view



Interior view



Interior view

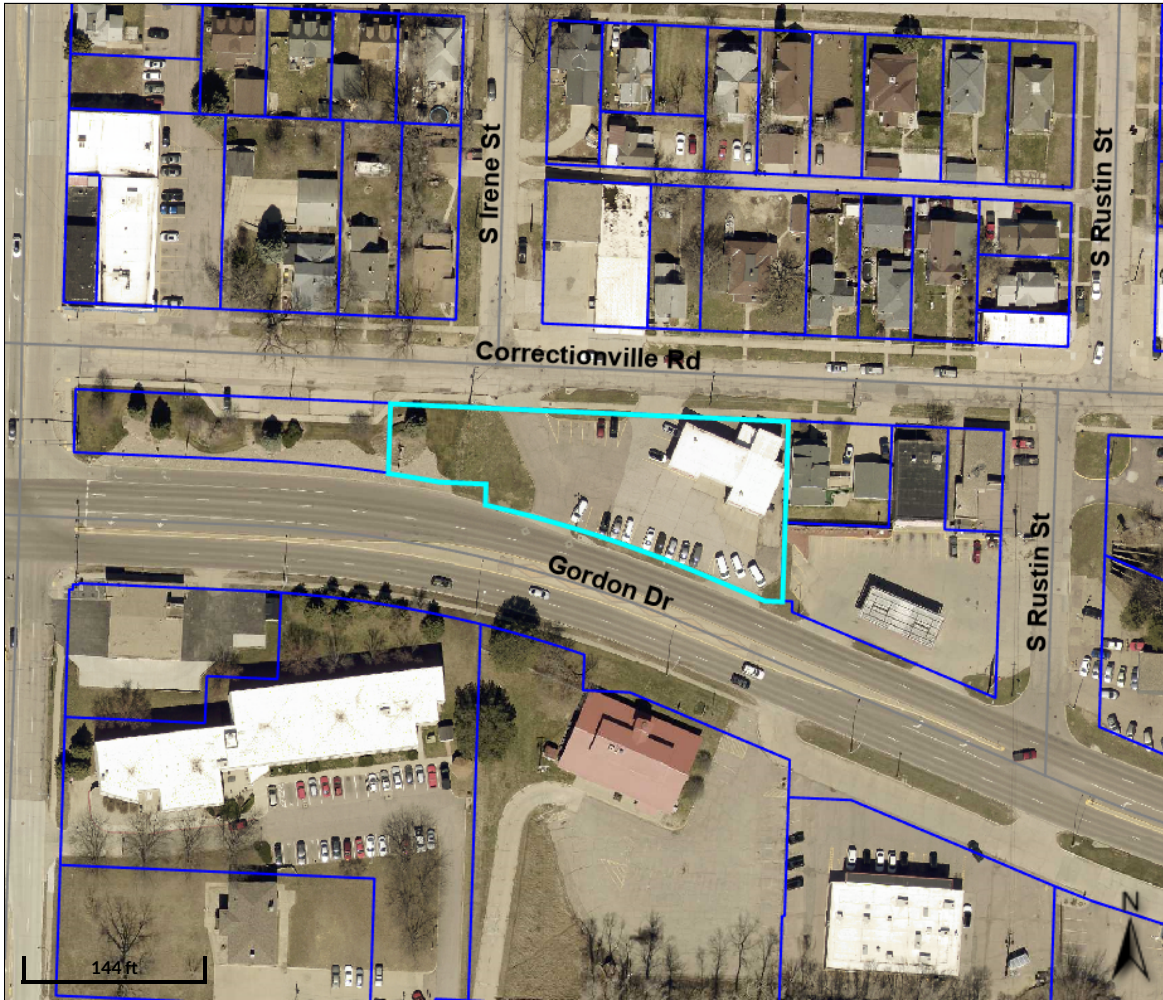
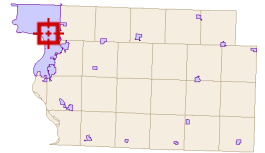


Sketch by www.camavision.com

Sketch of building site

**Beacon™**

Woodbury County, IA / Sioux City

**Overview****Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894734227010	Alternate ID	454848	Owner Address	KSL PROPERTIES LLC
Sec/Twp/Rng	n/a	Class	C		100 JACKSON ST
Property Address	2801 GORDON DR	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	CB RUSTIN & CO E 75 FT OF BLK 2 (EX RD ROW) AND PT OF G RAND AVE N OF GORDON DR ADJ TO AND W 150 FT S 66 FT BLK 1 & VAC IRENE ST ADJ (EX RD ROW)				
	(Note: Not to be used on legal documents)				

Date created: 3/9/2026

Last Data Uploaded: 3/6/2026 9:54:49 PM

Developed by  **SCHNEIDER**
GEOSPATIAL