IOWA | DOT

TO OFFICE: Contracts
ATTENTION Mustafa Qaisi
Districts 4, 5, 6
FROM: Matt Gogerty
OFFICE: Property Management

DATE: 8/5/26
COUNTY: Linn
ROW PHASE NO: NHSN-151-3(139)--2R-57
CONST. PHASE NO: NHSX-151-3(130)--3H-57
PARCEL NO: 22 PIN: 08-57-151-010
POSSESSION DATE: 7/30/26
FORMER OWNER: Dennis L. Nielsen
ADDRESS: 2570 Springville Rd.,
Springville, IA. 52336

SUBJECT: **PARCEL INSPECTION**
REMOVAL OF IMPROVEMENTS

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
House (1,792 sq. ft.)	Concrete	House	Demolish
Metal outbuilding (1,200 sq. ft.)	Concrete	Outbuilding	Demolish
Wood Shed (640 sq. ft.)	Concrete	Outbuilding	Demolish
Concrete Slab in front of house (420 sq. ft.)	Concrete	Parking Area	Demolish
Retaining Wall (27 Linear Ft.)	Conc. Block	Retaining Wall	Demolish
Concrete Slab behind house (8'x12')	Concrete	Patio	Demolish
Gravel Driveway (175 Linear Ft.)	Gravel	Driveway	Demolish
Concrete Slab in front of metal building (90 sq. ft.)	Concrete	Parking	Demolish
Concrete Slab in front of metal building (2) (165 sq. ft.)	Concrete	Parking	Demolish
Light Pole (If still there) (20 Ft. tall)	Wood	Light Pole	Demolish
Lattice Area (8' x 8')	Wood	Garden	Demolish
Garden Area (10' x 10')	Wood	Garden	Demolish
Seal Well (6") (1 EA) (2538-9999005)	Concrete	Well	Demolish
Clear & Grub (392 units) (2101-0850002)	Wood	Trees	Demolish

Approximate location of parcel See address above- 2570 Springville Rd., Springville, IA. 52336

Comments Water, gas and electricity have all been shut off. Gas meters are supposed to be pulled and prepped for demo (Service request # is 00382700). There is a well on the property as well, that will need to be capped. The electric company indicated they would remove the light pole, but if it is still there it will need to be removed.

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

Location of well (if known) ☐N/A North of house

Location of septic system (if known) ☐N/A West of house

Utilities have been notified. Yes ☒ No ☐ N/A ☐

There may be miscellaneous junk, debris, concrete and/or fencing located on this parcel.

Extermination of pest or rodent required?	Yes ☐	No ☒	
Buildings to be boarded or secured?	Yes ☒	No ☐	
Tanks were secure upon possession?	Yes ☐	No ☐	N/A ☒

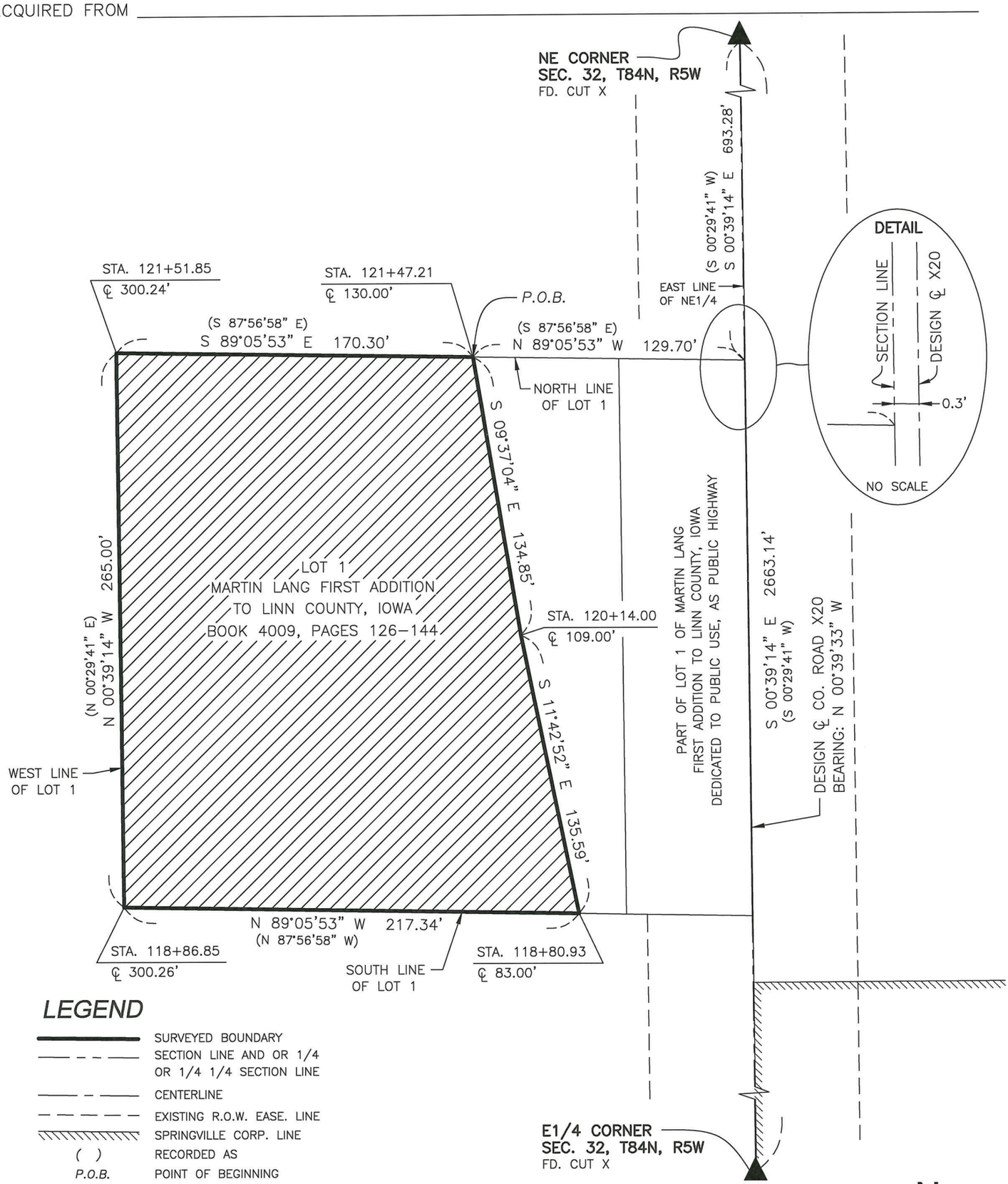
.cc: Don Johnson, Location and Environment Bureau
Eric Wright, Right of Way Design.
Brennan Dolan, Location and Environment Bureau
Jesse Tibodeau, District 6 Engineer
Danielle Alvarez, Assistant District 6 Engineer
Adrian Simonson, District 6 Construction Engineer
John Newell, Property Manager
Matt Sharp, Property Manager
Stacy Ryan, Contracts Bureau
Cesar Cintron, Contracts Bureau
Parcel File

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A"

IOWA DOT

COUNTY LINN STATE CONTROL NO. _____
ROW PROJECT NO. NHSN-151-3(139)--2R-57 PARCEL NO. 22
SECTION 32 TOWNSHIP 84 NORTH RANGE 5 WEST
ROW-FEE _____ AC., EASE _____ AC., EXCESS-FEE 1.17 +/- AC
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACCESS RIGHTS ACQUIRED FROM STA. _____ STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____



LEGEND

- SURVEYED BOUNDARY
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- CENTERLINE
- EXISTING R.O.W. EASE. LINE
- SPRINGVILLE CORP. LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
BRAD J. BURGER
20281
IOWA

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.

Brad J. Burger 3/24/2025
BRAD J. BURGER LICENSE NO. 20281 DATE

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: *EXHIBIT "A"*

DATE DRAWN: 11/20/2024
DATE REVISED: 3/24/2025

SCALE: 1" = 60'

0 60 120

N

DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 22

LINN COUNTY PROJECT NO. NHSN-151-3(139)—2R-57

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in Lot 1, Martin Lang First Addition to Linn County, Iowa, as shown on the Acquisition Plat Exhibit “A”, attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Northeast corner of Section Thirty-two (32), Township Eight-four North (T84N), Range Five West (R5W) of the Fifth Principal Meridian, Linn County, Iowa; thence South 00° 39' 14" East 693.28 feet along the East line of the Northeast Quarter (NE1/4) of said Section thirty-two (32) to the Northeast corner of Lot 1, Martin Lang First Addition to Linn County, Iowa as recorded in Book 4009, Pages 126-144 in the Office of the Linn County Recorder; thence North 89° 05' 53" West 129.70 feet along the North line of said Lot 1 to the **Point of Beginning**; thence South 09° 37' 04" East 134.85 feet; thence South 11° 42' 52" East 135.59 feet to the South line of said Lot 1; thence North 89° 05' 53" West 217.34 feet along the South line and to the Southwest corner of said Lot 1; thence North 00° 39' 14" West 265.00 feet along the West line and to the Northwest corner of said Lot 1; thence South 89° 05' 53" East 170.30 feet along the North line of said Lot 1 to the **Point of Beginning**, containing 1.17 acres more or less.

Note: The East line of the Northeast Quarter (NE1/4) of Section Thirty-two (32), Township Eight-four North (T84N), Range Five West (R5W) of the Fifth Principal Meridian, Linn County, Iowa is assumed to bear South 00° 39' 14" East.

LINN COUNTY
PROJECT NO. NHSN-151-3(139)—2R-57
PARCEL 22

Iowa Department of Transportation

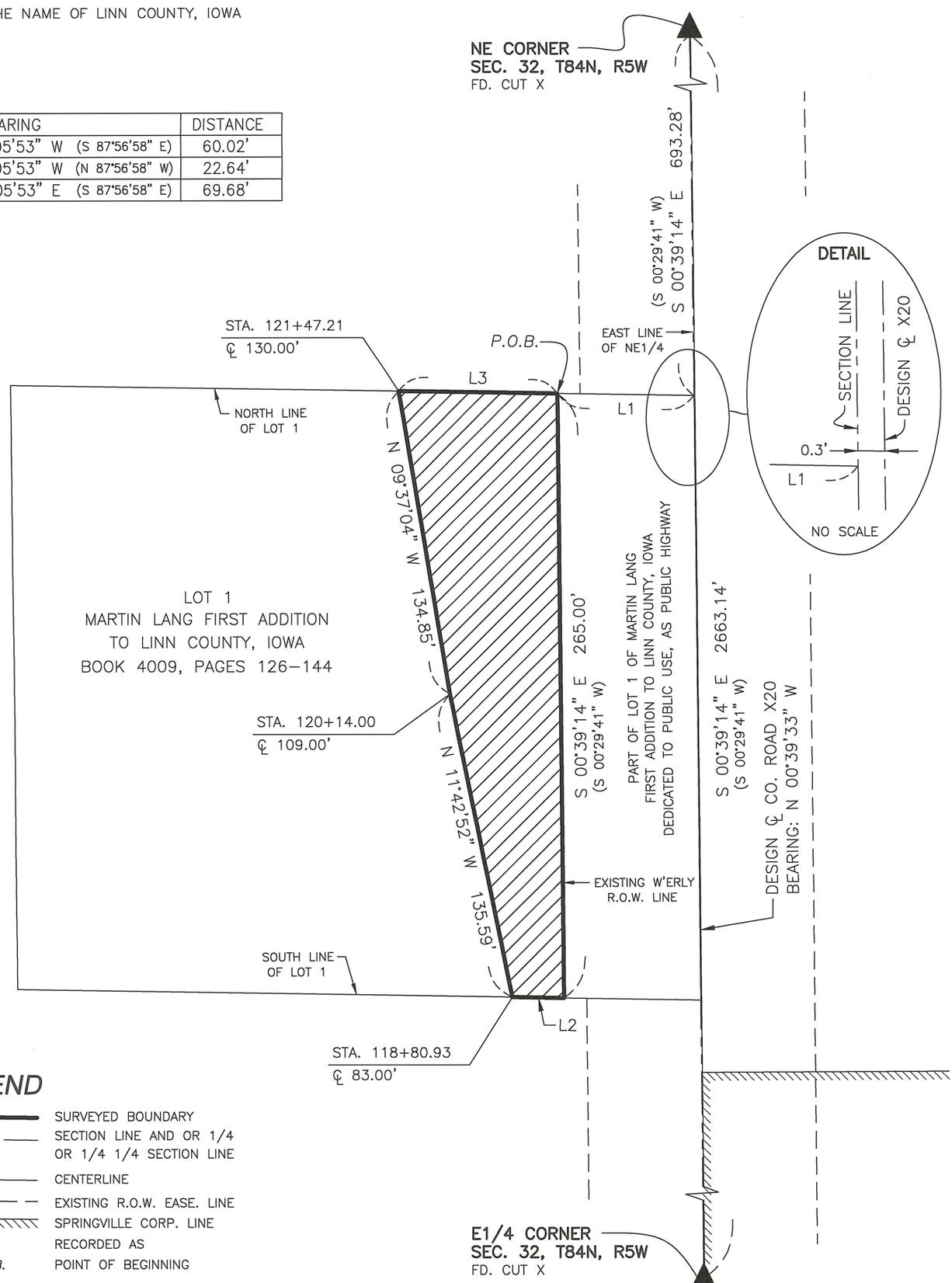
ACQUISITION PLAT
EXHIBIT "A"

IOWA DOT

COUNTY LINN STATE CONTROL NO. _____
ROW PROJECT NO. NHSN-151-3(139)--2R-57 PARCEL NO. 22
SECTION 32 TOWNSHIP 84 NORTH RANGE 5 WEST
ROW-FEE * 0.29 AC., EASE _____ AC., EXCESS-FEE _____ AC.
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
ACCESS RIGHTS ACQUIRED FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
ACQUIRED FROM _____

* ACQUIRED IN THE NAME OF LINN COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 89°05'53" W (S 87°56'58" E)	60.02'
L2	N 89°05'53" W (N 87°56'58" W)	22.64'
L3	S 89°05'53" E (S 87°56'58" E)	69.68'



LEGEND

- SURVEYED BOUNDARY
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- CENTERLINE
- EXISTING R.O.W. EASE. LINE
- SPRINGVILLE CORP. LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
BRAD J. BURGER
20281
IOWA

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.

Brad J. Burger 1/28/2025
BRAD J. BURGER LICENSE NO. 20281 DATE

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: EXHIBIT "A"

DATE DRAWN: 11/20/2024

SCALE: 1" = 60'

0 60 120

N

DESCRIPTION OF ATTACHED PLAT FOR PARCEL NO. 22

LINN COUNTY PROJECT NO. NHSN-151-3(139)—2R-57

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Commencing at the Northeast corner of section Thirty-two (32), Township Eight-four North (T84N), Range Five West (R5W) of the Fifth Principal Meridian, Linn County, Iowa; thence South 00° 39' 14" East 693.28 feet along the East line of the Northeast Quarter (NE1/4) of said Section thirty-two (32) to the Northeast corner of Lot 1, Martin Lang First Addition to Linn County, Iowa as recorded in Book 4009, Pages 126-144 in the Office of the Linn County Recorder; thence North 89° 05' 53" West 60.02 feet along the North line of said Lot 1 to the existing Westerly right of way line of County Road X20 and the **Point of Beginning**; thence South 00° 39' 14" East 265.00 feet along the existing Westerly right of way line of said County Road X20 to the South line of said Lot 1; thence North 89° 05' 53" West 22.64 feet along the South line of said Lot 1; thence North 11° 42' 52" West 135.59 feet; thence North 09° 37' 04" West 134.85 feet to the North line of said Lot 1; thence South 89° 05' 53" East 69.68 feet along the North line of said Lot 1 to the **Point of Beginning**, containing 0.29 acres more or less.

Note: The East line of the Northeast Quarter (NE1/4) of Section Thirty-two (32), Township Eight-four North (T84N), Range Five West (R5W) of the Fifth Principal Meridian, Linn County, Iowa is assumed to bear South 00° 39' 14" East.

LINN COUNTY
PROJECT NO. NHSN-151-3(139)—2R-57
PARCEL 22

20

JOHN R & LEANN K KNUPP

12

LOLA E LANG
REVOCABLE TRUST

O'Brien Ln

12

LOLA E LANG
REVOCABLE TRUST

TEMPORARY EASEMENT TO
REMOVE BUILDING

22

DENNIS L NIELSEN

TOTAL ACQUISITION

14

GREGORY M & DEBRA K PAULY

TOTAL ACQUISITION

114+58±℄ ℄63'
114+33 ℄61'
114+12 ℄50'±Ex.R/W
113+85 ℄50'±Ex.R/W
115+64 ℄83'
118+81±℄ ℄83'
530+00
121+48±℄ ℄165'
121+47±℄ ℄130'
120+14 ℄109'
122+60 ℄165'
123+24±℄ ℄130'
5413+02±Prop.R/W (ML)
115+00
120+00
125+00
Ramp B
Ramp B
Ramp D
Ramp D

UAC
Close
Close
Close
Close
Close
Close

LINN
X20
COUNTY

113+85 ℄50'±Ex.R/W
114+00 ℄60'
116+37 ℄60'
116+73 ℄63'±Prop.R/W
116+80 ℄73'
+00.00 Prop. Type "B" Ent. Rt. 24" Uncl. Pipe
117+24 ℄66'±Prop.R/W
118+47±℄ ℄75'
117+19 ℄73'
119+59 ℄77'±Prop.R/W
119+79 ℄160'
+00.00 Prop. Type "D" Ent. Rt. 24" Uncl. Pipe
120+85 ℄80'
120+37 ℄79'±Prop.R/W
120+21 ℄160'
123+20 ℄50'±Ex.R/W
123+80 ℄110'

ACQUIRE ACCESS CONTROL ON
S.R. FROM 117+00 TO 138+50

TEMPORARY EASEMENT TO
CONSTRUCT ENTRANCE

21

CTM HOLDINGS LLC

18

TREVOR JACOB & KALYN ANN MOORE

0 50
FEET

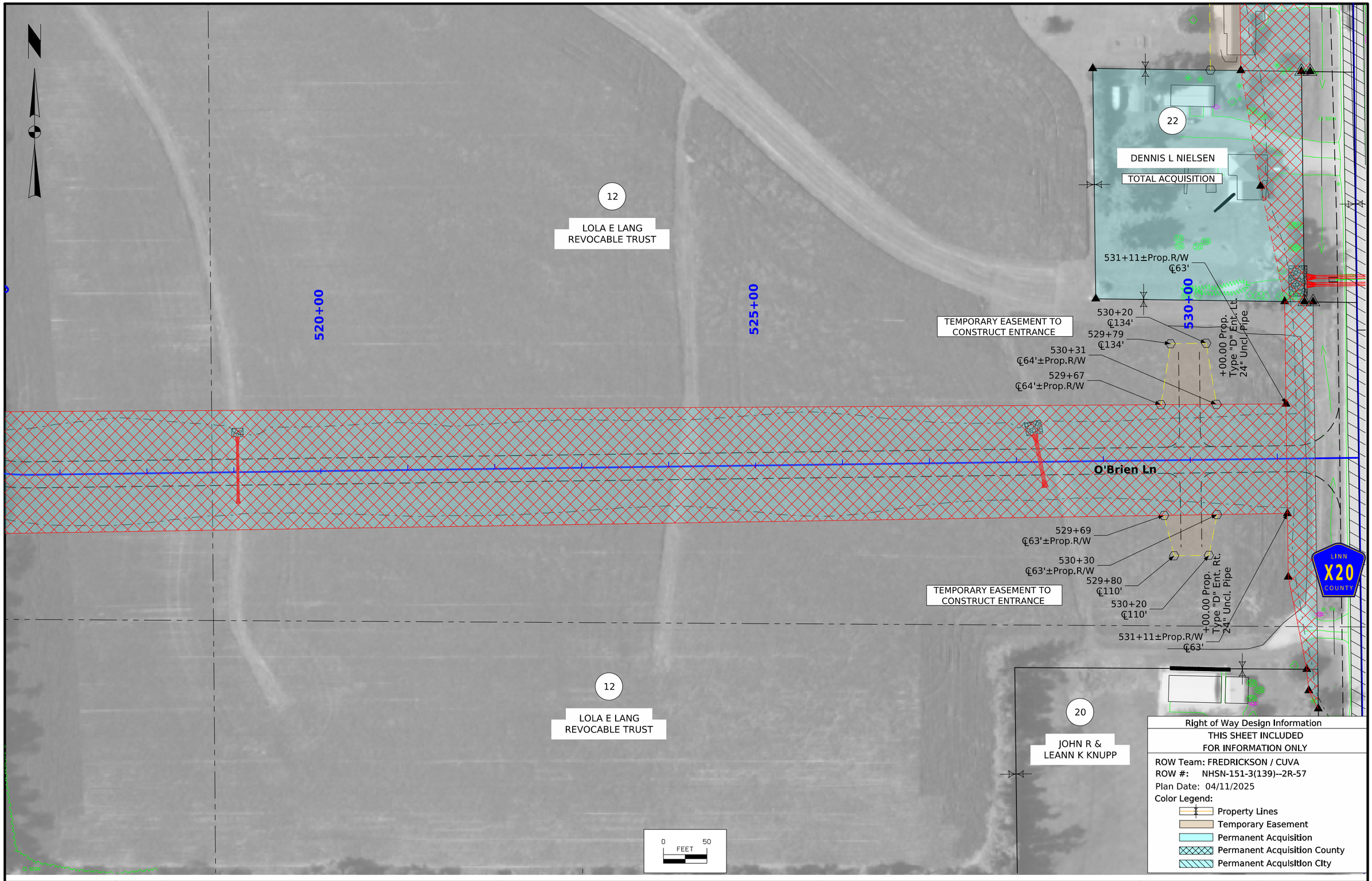
Right of Way Design Information
THIS SHEET INCLUDED
FOR INFORMATION ONLY

ROW Team: FREDRICKSON / CUVA
ROW #: NHSN-151-3(139)–2R-57
Plan Date: 04/11/2025
Color Legend:
Property Lines
Temporary Easement
Permanent Acquisition
Permanent Acquisition County
Permanent Acquisition City

FILE NO. 98765	ENGLISH	DESIGN TEAM Flattery \ Johnson	LINN COUNTY	PROJECT NUMBER NHSX-151-3(131)--3H-57	SHEET NUMBER HE.1	

2:43:14 PM 10/30/2025 afredri pw:\\NTPwint1.dot.int.lan:PWMain\Documents\Projects\5715101008\ROW\ROW_57151139.dgn

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FILE NO. 98765	ENGLISH	DESIGN TEAM Flattery \ Johnson	LINN COUNTY	PROJECT NUMBER NHSX-151-3(131)--3H-57	SHEET NUMBER HE.5

3:00:52 PM 10/30/2025 afredri pw:\\NTPwint1.dot.int.lan:PWMain\Documents\Projects\5715101008\ROW\ROW_57151139.dgn

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PARCEL - DETAILS REPORT

Parcel Information

Parcel Number:	22	**Acquisition Agent:**	
Parcel Status:	Pending Appraisal	**Condemnation Agent:**	
Relocation Agent:		**ROW design staff:**	Amelia Fredrickson
Title And Closing Agent:	Maura Miller	**Proposed Possession:**	
Extension:		**Actual Possession:**	
Advertising Device Only:	No	**Relocation Needed:**	Yes

Ongoing Comments:

Appraisal Waiver Amount ($):

Appraisal Determination

Type of Valuation Appraisal

Appraisal Determination By : Jim Deppe

Appraisal Determination Summary: Detailed Narrative

Appraisal Determination Date : 01/15/2025

Subject Address

Address

City

State

Zipcode

Ownership Interests

Name	Owner Type	PA Group	Disp Group
Dennis L Nielsen	Fee Owner	PA-1	

Parcel Location

Section	Township	Range
32	T84N	R05W

County Parcel ID: 093210100300000

Entrances to be Constructed

Station	Type	Side	Side Road	Joint
No records to display				

Access Control

From Station	To Station	Main Line/Side Road
No records to display		

Access Control Fencing

From Station	To Station
No records to display	

Access Location Points

Station
No records to display

State Acquisition

State Required ROW Fee:	0.00	**Acres / SqFt:**	
State Excess:	1.17	**Acres / SqFt:**	Acres
State Borrow Area (Fee):	0.00	**Acres / SqFt:**	
State Public Highway Easement:	0.00	**Acres / SqFt:**	
State Special Purpose Easement:	0.00	**Acres / SqFt:**	
State Enter State Purpose:			
State Mitigation (Fee):	0.00		
State Mitigation Fee Type:			
State Mitigation (Easement):	0.00		
State Mitigation (Easement) Type:			

County Acquisition

County ROW Fee:	0.29	**Acres / SqFt:**	Acres
County Public Highway Easement:	0.00	**Acres / SqFt:**	
County Special Purpose Easement:	0.00	**Acres / SqFt:**	
County Enter State Purpose:			
County Mitigation (Fee):	0.00		
County Mitigation Fee Type:			
County Mitigation (Easement):	0.00		
County Mitigation (Easement) Type:			

City Acquisition

City ROW Fee:	0.00	**Acres / SqFt:**	
City Public Highway Easement:	0.00	**Acres / SqFt:**	
City Special Purpose Easement:	0.00	**Acres / SqFt:**	
City Enter State Purpose:			
City Mitigation (Fee):	0.00		

City Mitigation Fee Type:

City Mitigation (Easement): 0.00

City Mitigation (Easement) Type:

Other

Flowage Easement Elevation (Feet): 0.00 **Acres / SqFt:**

Flowage Easement Area: 0.00

Ponding Easement Elevation (Feet): 0.00

Ponding Easement Area: 0.00

Other Acquisition - Easement

Easement Purpose:

Easement Area: 0.00

Easement Area Acres / Sq Ft:

Grantee:

Other Acquisition - Quit Claim

Quit Claim Note:

Quit Claim Area: 0.00

Quit Claim Acres/Sq Ft:

Other Acquisition - Underlying Fee

Underlying Fee Note:

Underlying Fee Area: 0.00

Underlying Fee Acres/Sq Ft:

Area of Remaining Property

Left of ROW: 0.00 **Acres / SqFt:** Acres

Right of ROW: 0.00 **Acres / SqFt:**

Temporary Easements

Total Area: 0.00 **Acres / SqFt:**

Description: **Comments:**

Additional Length of Drive (Ft): 0.00

Parcel Attributes

Total Acquisition: Yes **Access Control Only:** No

Permitted Sign Impacted: No **Advance Purchase:** No

Survey Plats Required: Yes

Survey Plats Received: 01/28/2025

Status Flag: Active

Parcel Filings

Document Type	Grantee	Name	Recording Date	Recording Info	Sent to ERMS
No records to display					

Design Notes: TOTAL ACQUISITION.

Workflow History

Status	Pending On Role(s)	Date	User	Action	Action User ID	Action User Name	Action Date	Due Date Override
Design	Administrator, ROW Design Staff, ROW Project Coordinator, System Administrator	07/10/2024	AFREDRI	Move to Appraisal	AFREDRI	Amelia Fredrickson	04/11/2025	07/10/2024
Notes :								
Appraisal	Administrator, Appraisal Project Coordinator, ROW Project Coordinator, System Administrator	04/11/2025	AFREDRI					04/11/2025
Notes :								

aurigo MASTERWORKS CLOUD

PARCEL - DETAILS REPORT

Parcel Information

Parcel Number:	22	**Acquisition Agent:**	
Parcel Status:	Pending Design	**Condemnation Agent:**	
Relocation Agent:		**ROW design staff:**	Amelia Fredrickson
Title And Closing Agent:		**Proposed Possession:**	
Extension:		**Actual Possession:**	
Advertising Device Only:	No	**Relocation Needed:**	Yes

Ongoing Comments:

Appraisal Waiver Amount ($):

Appraisal Determination

Type of Valuation Appraisal

Appraisal Determination By : Jim Deppe

Appraisal Determination Summary: Detailed Narrative

Appraisal Determination Date : 01/15/2025

Subject Address

Address

City

State

Zipcode

Ownership Interests

Name	Owner Type	PA Group	Disp Group
Dennis L Nielsen	Fee Owner	PA-1	

Parcel Location

Section	Township	Range
32	T84N	R05W

County Parcel ID: 093210100300000

Entrances to be Constructed

Station	Type	Side	Side Road	Joint
No records to display				

Access Control

From Station	To Station	Main Line/Side Road
No records to display		

VOID 05/02/2025

Access Control Fencing

From Station	To Station
No records to display	

Access Location Points

Station
No records to display

State Acquisition

State Required ROW Fee:	0.00	**Acres / SqFt:**	
State Excess:	1.17	**Acres / SqFt:**	Acres
State Borrow Area (Fee):	0.00	**Acres / SqFt:**	
State Public Highway Easement:	0.00	**Acres / SqFt:**	
State Special Purpose Easement:	0.00	**Acres / SqFt:**	
State Enter State Purpose:			
State Mitigation (Fee):	0.00		
State Mitigation Fee Type:			
State Mitigation (Easement):	0.00		
State Mitigation (Easement) Type:			

County Acquisition

County ROW Fee:	0.29	**Acres / SqFt:**	Acres
County Public Highway Easement:	0.00	**Acres / SqFt:**	
County Special Purpose Easement:	0.00	**Acres / SqFt:**	
County Enter State Purpose:			
County Mitigation (Fee):	0.00		
County Mitigation Fee Type:			
County Mitigation (Easement):	0.00		
County Mitigation (Easement) Type:			

City Acquisition

City ROW Fee:	0.00	**Acres / SqFt:**	
City Public Highway Easement:	0.00	**Acres / SqFt:**	
City Special Purpose Easement:	0.00	**Acres / SqFt:**	
City Enter State Purpose:			
City Mitigation (Fee):	0.00		

VOID 05/02/2025

City Mitigation Fee Type:

City Mitigation (Easement): 0.00

City Mitigation (Easement) Type:

Other

Flowage Easement Elevation (Feet): 0.00

Acres / SqFt:

Flowage Easement Area: 0.00

Ponding Easement Elevation (Feet): 0.00

Ponding Easement Area: 0.00

Other Acquisition - Easement

Easement Purpose:

Easement Area: 0.00

Easement Area Acres / Sq Ft:

Grantee:

Other Acquisition - Quit Claim

Quit Claim Note:

Quit Claim Area: 0.00

Quit Claim Acres/Sq Ft:

Other Acquisition - Underlying Fee

Underlying Fee Note: EXISTING ROADWAY TO THE COUNTY

Underlying Fee Area: 0.37

Underlying Fee Acres/Sq Ft: Acres

Area of Remaining Property

Left of ROW: 0.00

Acres / SqFt: Acres

Right of ROW: 0.00

Acres / SqFt:

Temporary Easements

Total Area: 0.00

Acres / SqFt:

Description:

Comments:

Additional Length of Drive (Ft): 0.00

Parcel Attributes

Total Acquisition: Yes

Access Control Only: No

Permitted Sign Impacted: No

Advance Purchase: No

Survey Plats Required: Yes

VOID 05/02/2025

Survey Plats Received: 01/28/2025

Status Flag: Active

Parcel Filings

Document Type	Grantee	Name	Recording Date	Recording Info	Sent to ERMS
No records to display					

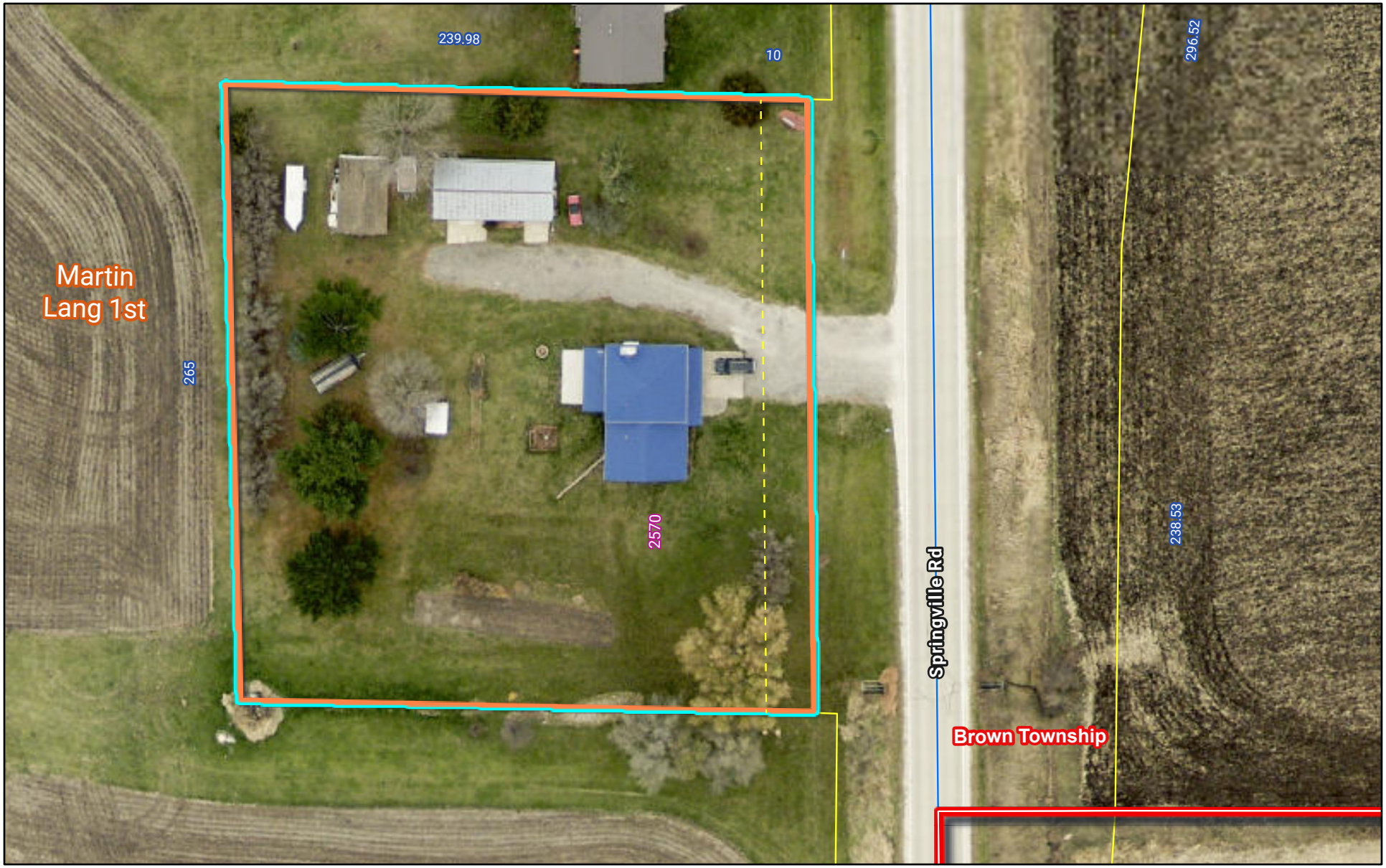
Design Notes: TOTAL ACQUISITION. ACCESS RIGHTS TO BE SHOWN ON EXCESS PLAT

Workflow History

Status	Pending On Role(s)	Date	User	Action	Action User ID	Action User Name	Action Date	Due Date Override
Design	Administrator, ROW Design Staff, ROW Project Coordinator, System Administrator	07/10/2024	AFREDRI					07/10/2024
Notes :								

VOID
05/02/2025

Letter ANSI A Landscape



7/30/2026, 3:50:09 PM

Easement
Parcel
Boundary Line
Section Line

World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations

1:946

0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Linn County, Iowa GIS, Cedar Rapids, Iowa GIS, Linn County, Iowa GIS, Microsoft, Vantor



Front of house



North side of house



Patio Area/Back of house



A/C Unit behind house



Driveway



Retaining Wall behind house



Garden area behind house



Lattice Area behind house



Fireplace/Living Room



Porch Area



Kitchen



Dining Room



Family Room



Bedroom



Under steps in basement



Water heater



Fuse Box



Inside Garage



Metal Building and Light Pole



Inside Metal Building



Inside Metal Building



Inside Metal Building



Wood Shed



Inside Wood Shed



Location of Well (In brush)



Well