

A d d e n d u m

Iowa Department of Transportation
Office of Contracts

Date of Letting: July 18, 2017
Date of Addendum: June 22, 2017

B.O.	Proposal ID	Proposal Work Type	County	Project Number	Addendum
401	06-0306-252	Salvage and Removal	Benton	NHSN-030-6(252)--2R-06	18jul401A01

Make the following change to the Plan Attachments:

REPLACE Pages 1-18 of 18 with the attached pages.

IOWADOT

TO OFFICE: Contracts DATE: 5-30-2017
 ATTENTION Scott Hanson COUNTY: Benton
 FROM: Patti Simons ROW PROJECT NO: NHSN-030-6(101)—2R-06
 OFFICE: Property Management PARCEL NO: 67 PIN:92-06-030-030
 POSSESSION DATE: 4-12-2017
 FORMER OWNER: Harold Thompson Trust (fee)
 Scott & SteveThompson(CP)
 ADDRESS: 2212 73rd Street
 Van Horne, IA 50346
 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
Barn-Wood Frame with 18 in. concrete side walls—1360 sq. ft.	Concrete	Barn	Demolish
Barn Lean-To- wood frame--3584 sq. ft.	Concrete	Lean-To	Demolish
Machine Shed-wood frame with metal siding & roof—4050 sq. ft.	Concrete	Machine Shed	Demolish
Corn Crib-concrete block—791 sq. ft.	Concrete	Corn Crib	Demolish
Poultry House-wood frame with metal roof—640 sq. ft.	Concrete	Poultry House	Demolish
3-3300 bu. Steel grain bins 18 ft. x 18 ft. 1-3600 bu. Steel grain bin 18 ft. x 21 ft.	Concrete	Grain Bins	Demolish
1-6500 bu. Steel grain bin 24 ft. x 17 ft. 1-9000 bu. Steel grain bin 27 ft. x 16 ft.	Concrete	Grain Bins	Demolish
1-11,000 Steel Grain Bin 30 ft. diameter x 18 ft. height	Concrete	Grain Bin	Demolish
Concrete Cattle Feed Lot-North Section next to the Lean-To—5005 sq. ft.	Concrete	Feed Lot	Demolish
Wood shed—112 sq. ft.	Wood	Shed	Demolish

Approximate location of parcel See address above.

Comments 3 north grain bins sit on concrete pad-2212 sq. ft. **A 24 ft. diameter concrete foundation (bin removed) needs demolished, please see photo, there is a temporary easement as needed to demolish this foundation. There is another 30 ft. diameter foundation (bin removed) that is NOT TO BE DISTURBED. CLEAR AND GRUB 3.0 ACRES**

Location of well (if known) N/A

Location of septic system (if known) N/A

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

By copy of this memo we are also requesting an asbestos inspection.

cc: Brad Azeltine, Office of Location and Environment
 Mike Jackson, Right of Way Design.
 Brennan Dolan, Office of Location and Environment
 Jim Schnoebelen, District 6 Engineer
 Kenneth Yanna, Assistant District 6 Engineer
 Doug McDonald, District 6 Construction Engineer
 Patti Simons, Property Manager
 Parcel File

**RIGHT OF WAY OFFICE
SUMMARY OF PROPOSED ACQUISITION
DESIGN SECTION**

County BENTON Project No. NHSN-30-6(101)--2R-06 Parcel No. 67
 Owner of Record HAROLD A. THOMPSON TRUST
HAROLD A. THOMPSON (TRUSTEE)
 Contract Purchaser SCOTT THOMPSON (CP-1); STEVEN THOMPSON (CP-2)
 Leasehold _____
 Mineral Rights / Mineral Leases _____

1. PERMANENT ACQUISITION AND PROPERTY AREAS:

ROW in Name of State	<u>10.43</u> acres / SF	}	<u>10.43</u> acres / SF
Excess Land Area	_____ acres /SF		
Mitigation Area _____	_____ acres /SF		
* Fee Title ROW in Name of City	_____ acres /SF		
ROW in Name of County	_____ acres /SF	}	<u>0.26</u> acres / SF
* Easement for _____	_____ acres / SF		
* Easement in Name of County for <u>ROADWAY PURPOSES</u>	<u>0.26</u> acres /SF		
* Easement in Name of City for _____	_____ acres /SF		
Area of remaining property			
Left of ROW	<u>136.77</u> tax acres / SF		<u>187.47</u> acres / SF
Right of ROW	<u>50.70</u> tax acres / SF		
Total area of property before acquisition (sum of above)			<u>198.16</u> acres / SF
* Quit Claim Deed			_____ acres / SF
* Refer to plat for takings from more than one tract			

2. FLOWAGE EASEMENT TO ELEV. _____

_____ acres
 _____ acres

3. RIGHT TO POND WATER TO ELEV. _____

4. ACQUIRE UNDERLYING TITLE TO EXISTING ROW (CURRENTLY HELD BY EASEMENT)

State _____ 5.95 acres

5. TEMPORARY ACQUISITION:

Borrow by Easement _____ acres
 Haul Road by Easement _____ acres
 Detour by Easement _____ acres
 Temporary Easement to CONSTRUCT ENTRANCE; REMOVE BINS
REMOVE BUILDINGS

6. ACCESS CONTROL:

Access rights to be acquired between Stations

<u>1371+27±R</u> LT.	& Sta.	<u>1389+40±R</u> LT.
<u>1371+28±R</u> RT.	& Sta.	<u>1396+40±R</u> RT.
<u>221372+77±</u> (S.R.)	& Sta.	<u>221373+35±</u> (S.R.)
_____	& Sta.	_____

Access location points at stations

<u>1389+39</u>
<u>1371+27</u>

Entrances will be constructed at Stations

<u>1389+39 PROP JT. TYPE "C" LT.</u>
<u>1371+27 PROP JT. TYPE "C" RT.</u>

Additional Length of Drive _____ ft.

7. ROW FENCING:

The State will construct access control fencing through the Priority I access control limits; sta. 1371+27±R LT to 1389+40±R LT, sta. 1371+28±R RT to 1396+40±R RT, sta. _____ to _____, sta. _____ to _____, including side road access control limits; sta. _____ to _____, sta. _____ to _____, sta. _____ to _____, sta. _____ to _____, sta. _____ to _____, sta. _____ to _____.

The Acquisition Agent is responsible for determining the amount of fence, if any, is to be replaced in all other locations.

COMMENTS: CLOSE ENTRANCES AT 1376+96 LT. & RT., 1383+21 LT. AND 1396+24 RT.
All other entrances within the construction limits of this project, and not listed on this document, will be closed.

IOWA DEPARTMENT OF TRANSPORTATION
PROJECT DEVELOPMENT
PLOT PLAN

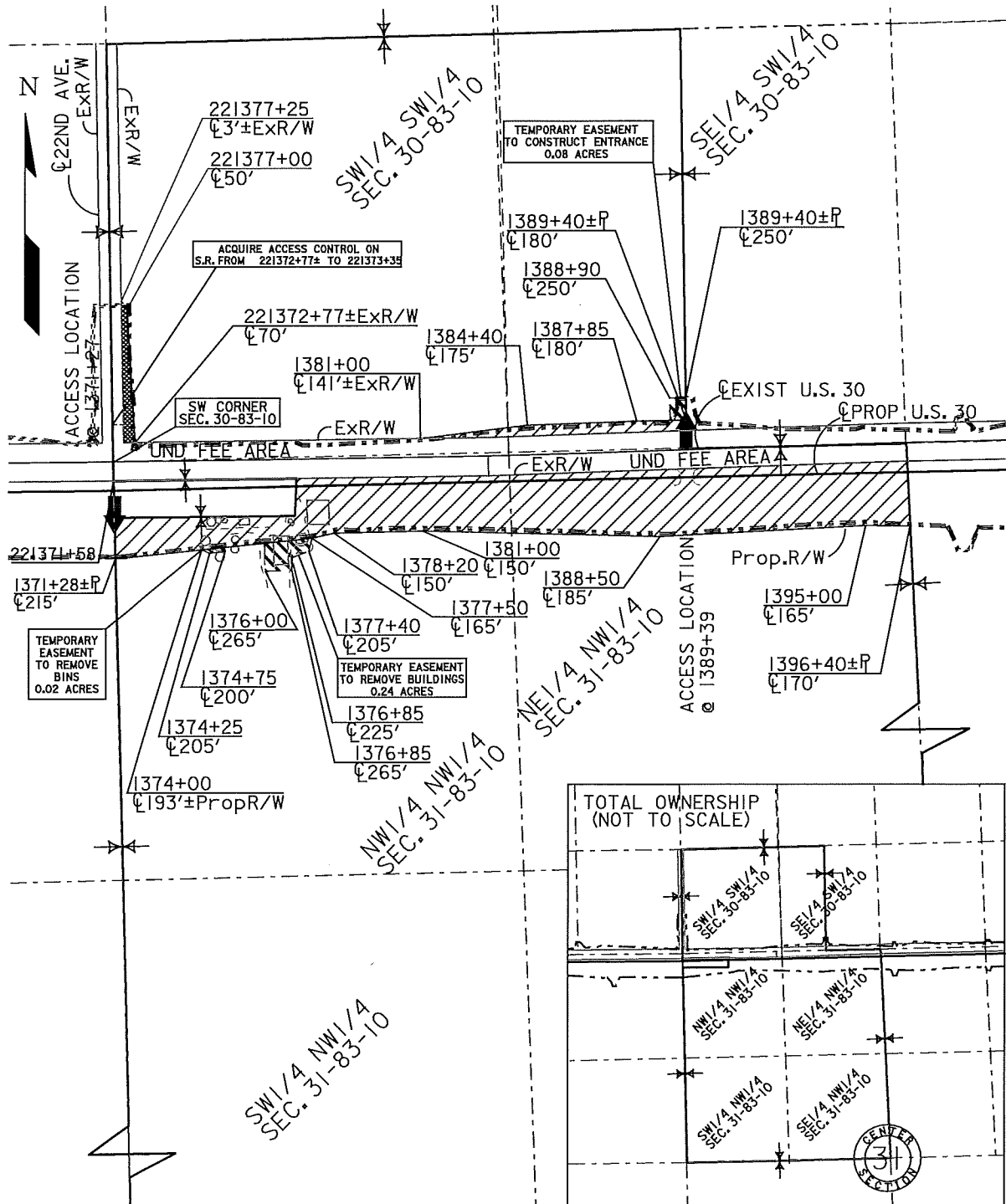
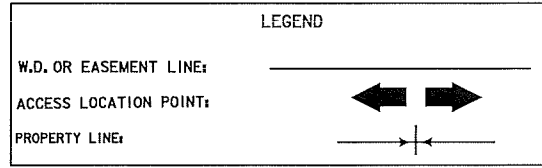
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PARCEL NO.: 67

OWNER: HAROLD A. THOMPSON TRUST; HAROLD A. THOMPSON (TRUSTEE)
SCOTT THOMPSON (CP-1); STEVEN THOMPSON (CP-2)

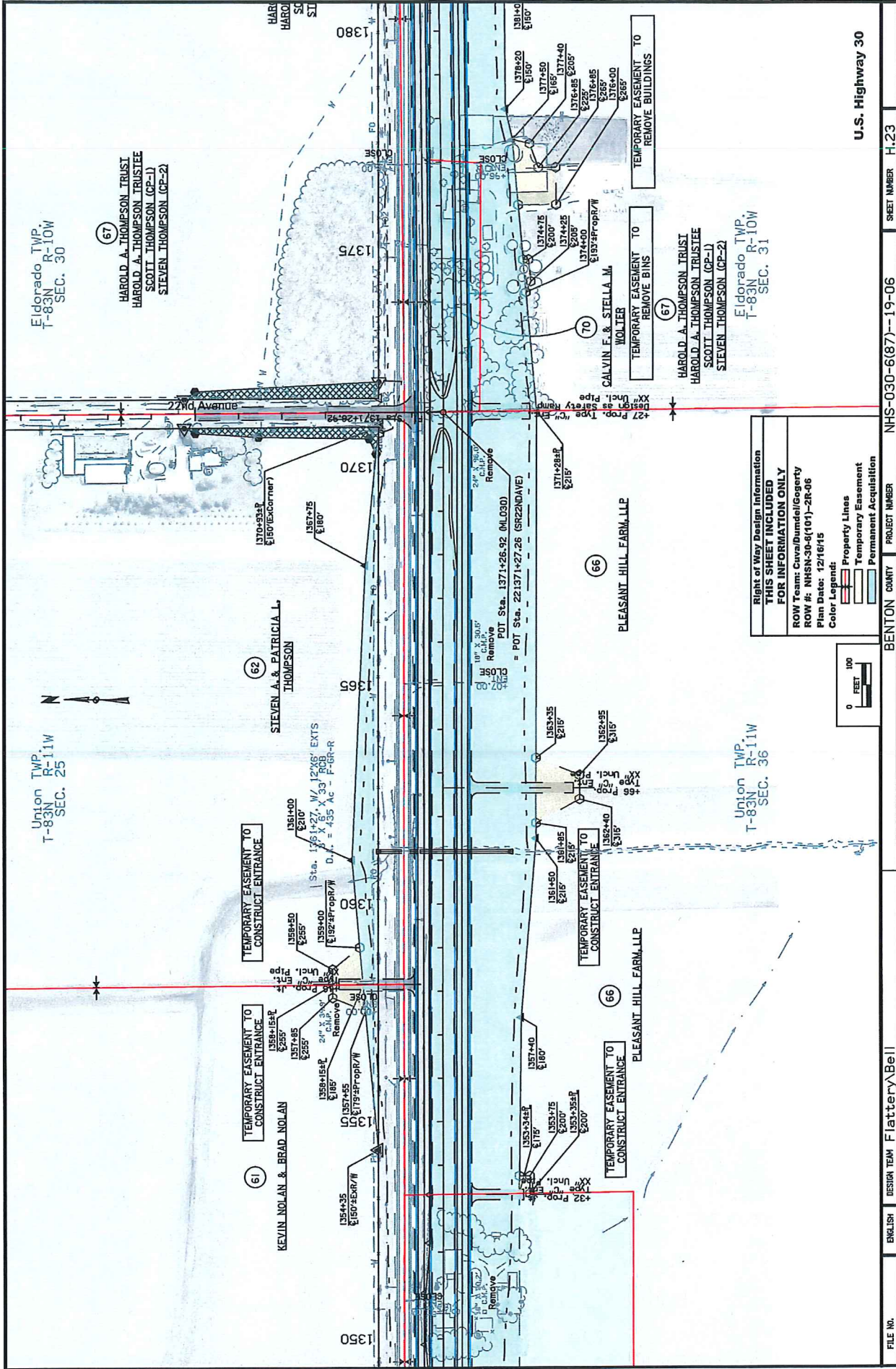
SECTION: 30&31 T 83 N-R 10 W.

SCALE: 1" = 400'



CORR.- 12/16/15 (ADDED CP'S)
COUNTY: BENTON

PROJECT NO.: NHSN-30-6(101)--2R-06



Eldorado TWP.
T-83N R-10W
SEC. 30

Union TWP.
R-11W
SEC. 25

Union TWP.
R-11W
SEC. 36

(67)
HAROLD A. THOMPSON TRUST
HAROLD A. THOMPSON TRUSTEE
SCOTT THOMPSON (CP-1)
STEVEN THOMPSON (CP-2)

(67)
HAROLD A. THOMPSON TRUST
HAROLD A. THOMPSON TRUSTEE
SCOTT THOMPSON (CP-1)
STEVEN THOMPSON (CP-2)

Eldorado TWP.
T-83N R-10W
SEC. 31

(62)
STEVEN A. & PATRICIA L.
THOMPSON

(66)
PLEASANT HILL FARM, LLP

(66)
PLEASANT HILL FARM, LLP

(61)
TEMPORARY EASEMENT TO
CONSTRUCT ENTRANCE

(66)
TEMPORARY EASEMENT TO
CONSTRUCT ENTRANCE

(66)
TEMPORARY EASEMENT TO
CONSTRUCT ENTRANCE

(66)
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CONSTRUCT ENTRANCE

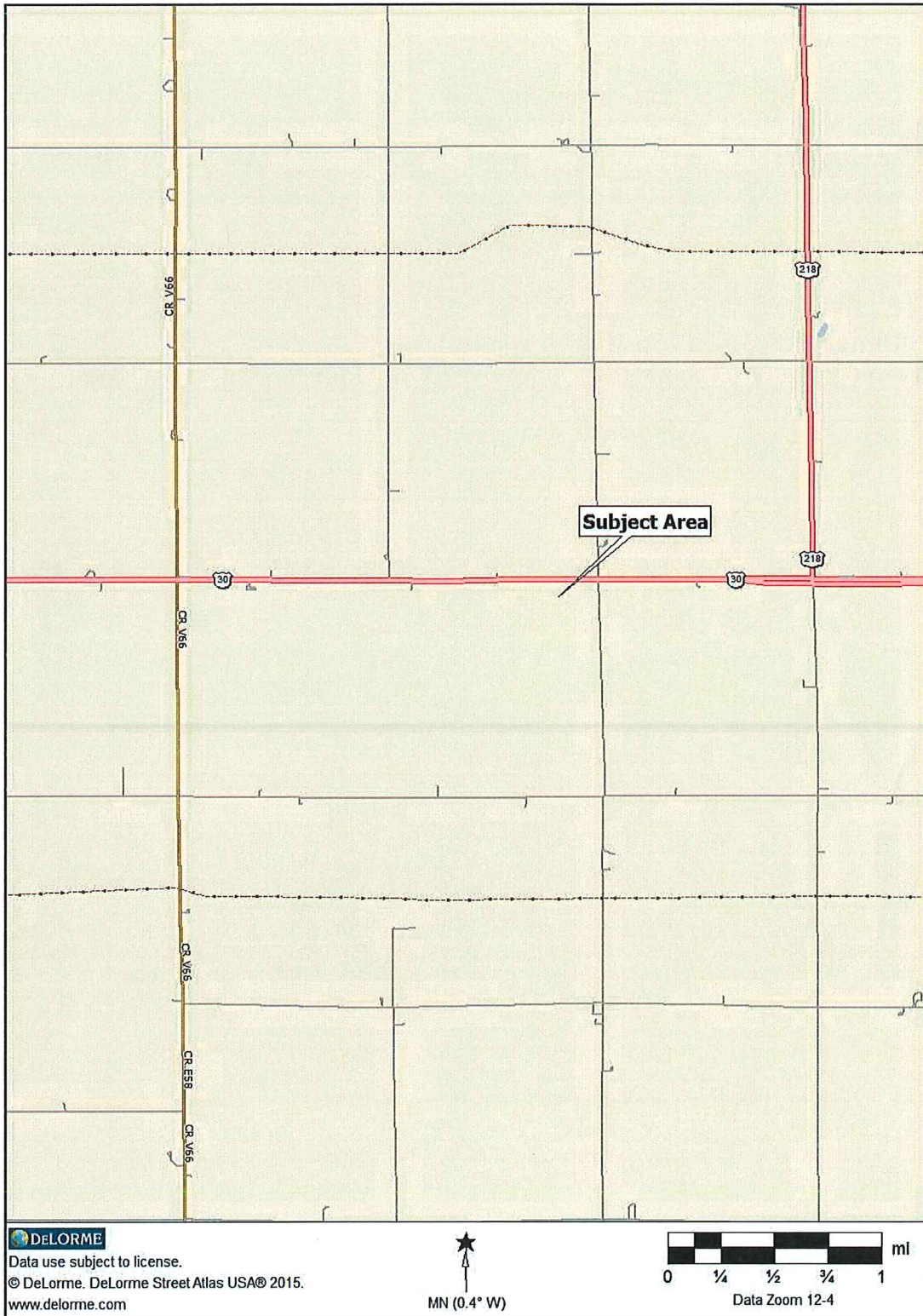
(66)
TEMPORARY EASEMENT TO
REMOVE BINS

(67)
TEMPORARY EASEMENT TO
REMOVE BUILDINGS

Right of Way Design Information	
THIS SHEET INCLUDED	
FOR INFORMATION ONLY	
ROW Team: Cava/Dumdel/Gogerty	
ROW #: NHSN-30-8(101)-2R-08	
Plan Date: 12/16/15	
Color Legend:	
	Property Lines
	Temporary Easement
	Permanent Acquisition





LOCATION MAP



Untitled Map

Write a description for your map.

Legend

-  2 Jo's Farms
-  2212 73rd St

22nd Ave

Lincoln Hwy

39 2212 73rd St



3000 ft

Untitled Map

Write a description for your map.

Legend

- Feature 1
- Style3
- Style4

30

Lincoln Hwy



100 ft

Google earth

© 2016 Google

Do Not Disturb









IOWADOT

TO OFFICE: Contracts DATE: 5-30-2017
 ATTENTION Scott Hanson COUNTY: Benton
 FROM: Patti Simons ROW PROJECT NO: NHSN-030-6(101)—2R-06
 OFFICE: Property Management PARCEL NO: 70 PIN:92-06-030-030
 SUBJECT: **PARCEL INSPECTION** POSSESSION DATE: 10-27-2016
REMOVAL OF IMPROVEMENTS FORMER OWNER: Calvin & Stella Wolter
 ADDRESS: 2212 73rd Street
 Van Horne, IA 50346

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
2-story wood frame house 2852 sq. ft.	Concrete	House	Demolish
2-car attached wood frame garage 832 sq. ft.	Concrete	Garage	Demolish
Garage Approach 720 sq. ft.	Concrete	Garage Approach	Demolish
Garage side-door entrance approach 45 sq. ft.	Concrete	Garage side-door approach	Demolish
Front 2-step wood patio 99 sq. ft.	Wood	Patio	Demolish
Rear of house sidewalk 24 sq. ft.	Concrete	Sidewalk	Demolish
Rear house entrance stoop 30 sq. ft.	Concrete	Stoop	Demolish
Rear concrete pad between house & garage 42 sq. ft.	Concrete	Rear Pad	Demolish
CLEAR AND GRUB 0.5 ACRE			

Approximate location of parcel See address above.

Comments There are 2-Steel clothesline poles approximately 6 ft. above ground west of house. There is main 20 ft. wood utility pole near old well location & 1-20 ft. wood utility pole at SW corner of Garage for poultry bldg.

Location of well (if known) N/A New Well-71 ft. west of SW corner of Garage & 13 ft. north. Old Well-46 ft. east of SW corner of Garage near the light pole.

Location of septic system (if known) N/A 48 ft. south of house & 18 ft. west of the SW corner of the Garage.

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

By copy of this memo we are also requesting an asbestos inspection.

cc: Brad Azeltine, Office of Location and Environment
 Mike Jackson, Right of Way Design.
 Brennan Dolan, Office of Location and Environment
 Jim Schnoebelen, District 6 Engineer
 Kenneth Yanna, Assistant District 6 Engineer
 Doug McDonald, District 6 Construction Engineer
 Patti Simons, Property Manager
 Parcel File

**RIGHT OF WAY OFFICE
SUMMARY OF PROPOSED ACQUISITION
DESIGN SECTION**

County BENTON Project No. NHSN-30-6(101)--2R-06 Parcel No. 70
 Owner of Record CALVIN F. & STELLA M. WOLTER
 Contract Purchaser _____
 Leasehold _____
 Mineral Rights /Mineral Leases _____

1. PERMANENT ACQUISITION AND PROPERTY AREAS:

ROW in Name of State	<u>1.54</u> acres / SF	}	<u>1.54</u> acres / SF
Excess Land Area	_____ acres /SF		
Mitigation Area _____	_____ acres /SF		
* Fee Title ROW in Name of City	_____ acres /SF		
ROW in Name of County	_____ acres /SF		
* Easement for _____	_____ acres / SF	}	_____ acres / SF
* Easement in Name of County for _____	_____ acres /SF		
* Easement in Name of City for _____	_____ acres /SF		
Area of remaining property			
Left of ROW	_____ tax acres / SF		<u>0</u> acres / SF
Right of ROW	_____ tax acres / SF		
Total area of property before acquisition (sum of above)			<u>1.54</u> acres / SF
* Quit Claim Deed			_____ acres / SF
* Refer to plat for takings from more than one tract			

2. FLOWAGE EASEMENT TO ELEV. _____ _____ acres
3. RIGHT TO POND WATER TO ELEV. _____ _____ acres
4. ACQUIRE UNDERLYING TITLE TO EXISTING ROW (CURRENTLY HELD BY EASEMENT)
 State _____ _____ acres
5. TEMPORARY ACQUISITION:
 Borrow by Easement _____ _____ acres
 Haul Road by Easement _____ _____ acres
 Detour by Easement _____ _____ acres
 Temporary Easement to _____ _____ acres

6. ACCESS CONTROL:
 Access rights to be acquired between Stations _____ & Sta. _____
 _____ & Sta. _____
 _____ & Sta. _____
 _____ & Sta. _____
 Access location points at stations _____

 Entrances will be constructed at Stations _____

 Additional Length of Drive _____ ft.

7. ROW FENCING:
 The State will construct access control fencing through the Priority I access control limits; sta. _____ to _____,
 sta. _____ to _____, sta. _____ to _____, sta. _____ to _____,
 including side road access control limits; sta. _____ to _____, sta. _____ to _____,
 sta. _____ to _____, sta. _____ to _____, sta. _____ to _____,
 The Acquisition Agent is responsible for determining the amount of fence, if any, is to be replaced in all other locations.

COMMENTS: THIS PARCEL IS A TOTAL ACQUISITION
CLOSE ENTRANCE AT STA. 1376+96

Prepared by: S. DUMDEI/A. TINKEN
 Date: APRIL 6, 2015

IOWA DEPARTMENT OF TRANSPORTATION
PROJECT DEVELOPMENT
PLOT PLAN

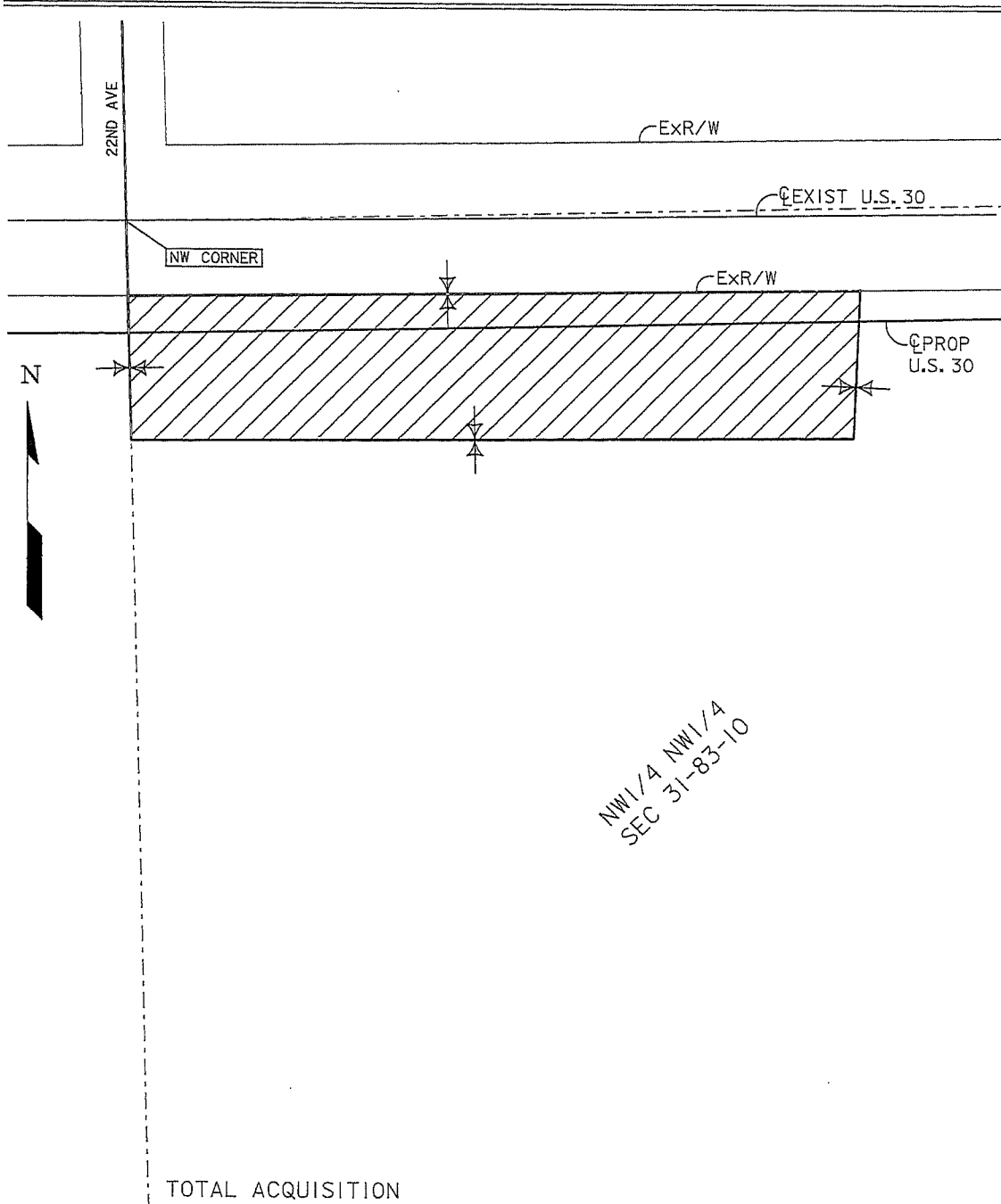
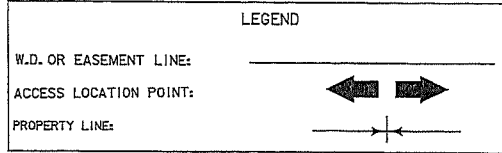
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PARCEL NO.: 70

OWNER: CALVIN F. & STELLA M. WOLTER

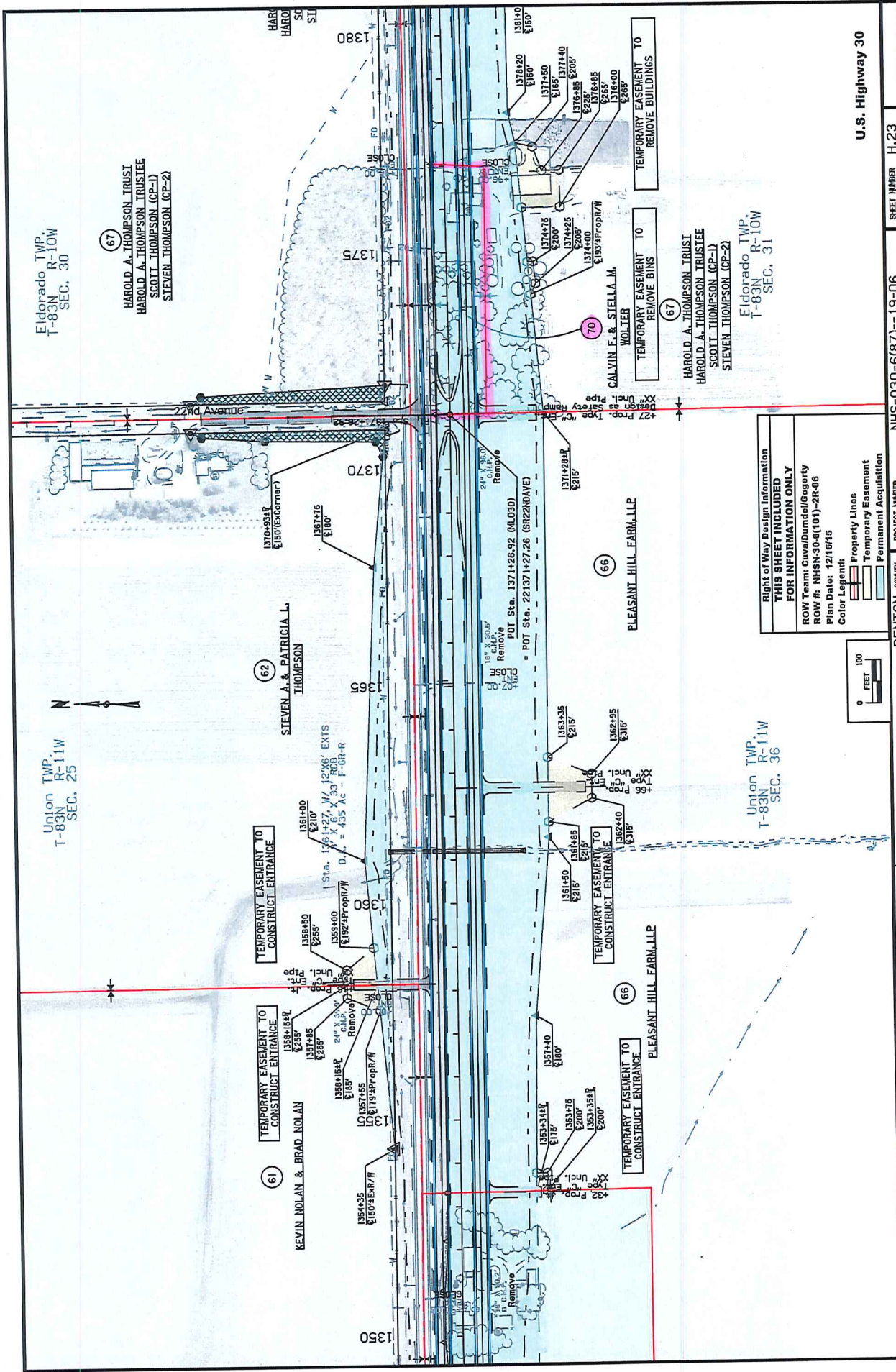
SECTION: 31 T 83 N-R 10 W.

SCALE: 1" = 100'



COUNTY: BENTON

PROJECT NO.: NHSN-30-6(101)--2R-06



Eldorado TWP.
T-83N R-10W
SEC. 30

(67)

HAROLD A. THOMPSON TRUST
HAROLD A. THOMPSON TRUSTEE
SCOTT THOMPSON (CP-1)
STEVEN THOMPSON (CP-2)

Union TWP.
T-83N R-11W
SEC. 25

(62)

STEVEN A. & PATRICIA L.
THOMPSON

(61)

KEVIN NOLAN & BRAD NOLAN

(66)

PLEASANT HILL FARM, LLP

(66)

PLEASANT HILL FARM, LLP

(70)

CALVIN F. & STELLA M.
WOLTER

(67)

HAROLD A. THOMPSON TRUST
HAROLD A. THOMPSON TRUSTEE
SCOTT THOMPSON (CP-1)
STEVEN THOMPSON (CP-2)

Union TWP.
T-83N R-11W
SEC. 36

Right of Way Design Information
THIS SHEET INCLUDED FOR INFORMATION ONLY

ROW Team: Civa/Dumdel/Gegerty
Plan Date: 12/16/15
Color Legend:

- Property Lines
- Temporary Easement
- Permanent Acquisition



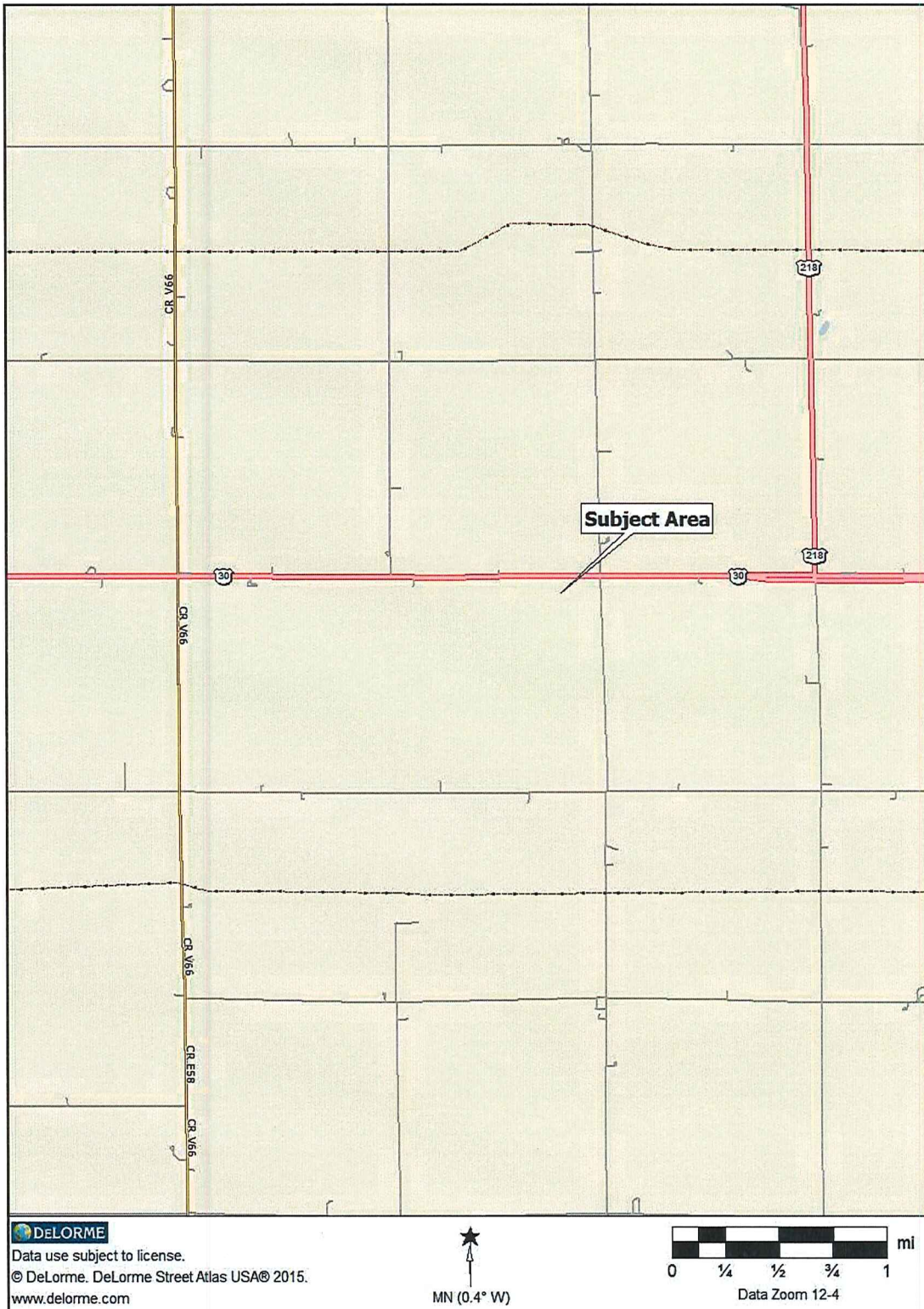
U.S. Highway 30

SHEET NUMBER H.23

NHS-030-6(87)-19-06

BENTON COUNTY PROJECT NUMBER



LOCATION MAP

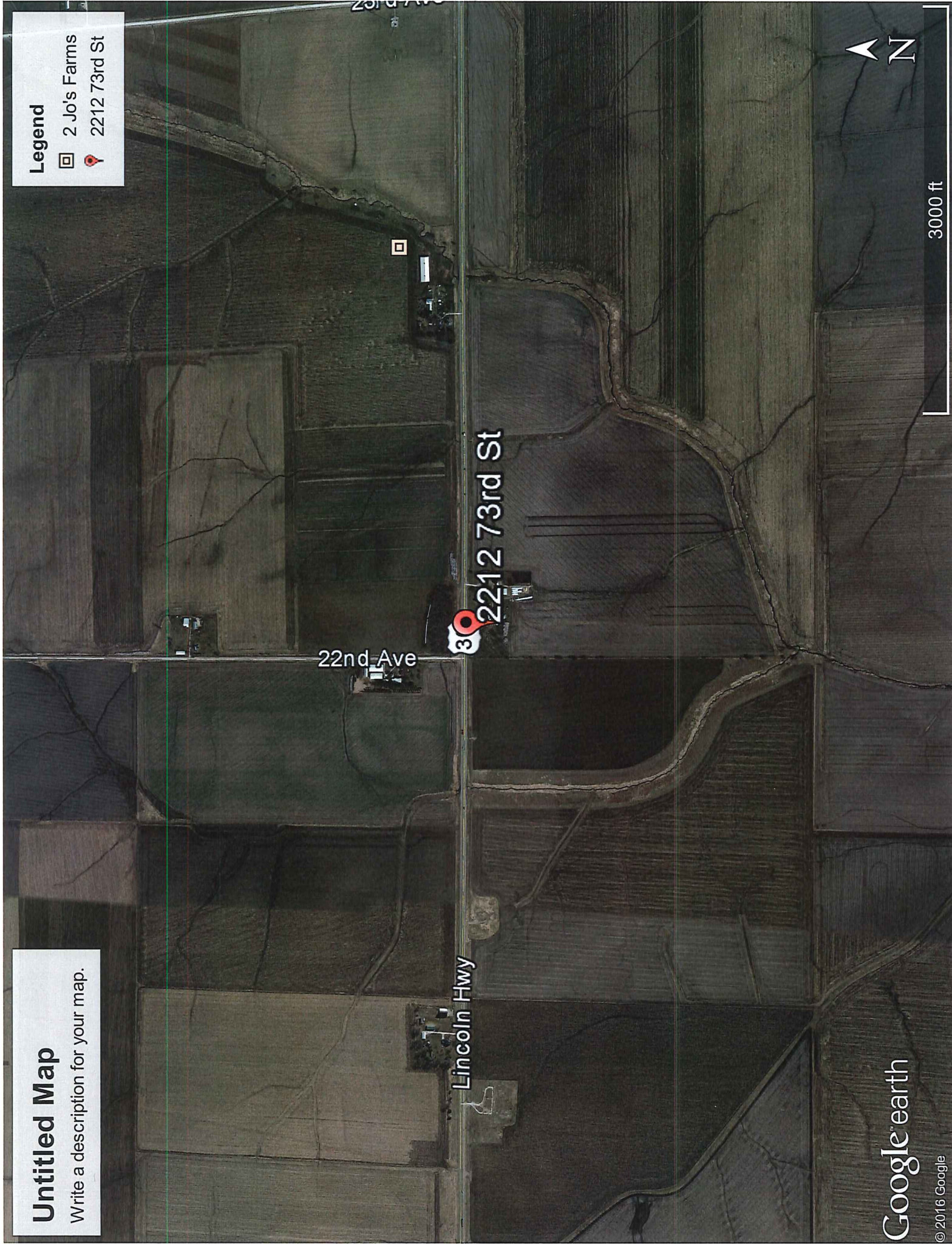


Untitled Map

Write a description for your map.

Legend

-  2 Jo's Farms
-  2212 73rd St



BeaconTM Benton County, IA

Summary

Parcel ID 47007450
 Alternate ID 1531100005
 Property Address 2212 73rd St
 Sec/Twp/Rng
 Brief PARCELA NW 1/4 31 83 10
 Tax Description
 (Note: Not to be used on legal documents)
 Deed Book/Page
 Contract N/A
 Book/Page
 Gross Acres 1.54
 Net Acres 1.54
 Class E - Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Taxing District 470 - ELDORADO TWP/BENTON COMM SCH/FD 1
 School District BENTON COMMUNITIY



Owners

Deed Holder	Contract Holder	Mailing Address
Iowa Dot 800 Lincoln Way Ames IA 50010		

Land

Lot Area 1.54 Acres; 67,082 SF

Residential Dwellings

PHOTOGRAPHS



PHOTO 1: VIEW EAST OF SUBJECT ON HIGHWAY 30



PHOTO 4: LOOKING NORTHEAST AT HOUSE AND ATTACHED GARAGE



PHOTO 2: VIEW WEST OF SUBJECT ON HIGHWAY 30



PHOTO 5: WEST ELEVATION



PHOTO 3: SOUTH AND EAST ELEVATIONS OF ATTACHED GARAGE



PHOTO 6: NORTH AND WEST ELEVATIONS