

**RESOLUTION NO. 009 (2024/2025)**  
**A RESOLUTION ACCEPTING NAME CHANGE TO MINOR SUBDIVISION FOR**  
**C.S. MARTINS' MINOR SUBDIVISION, NEVADA, STORY COUNTY, IOWA**

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Final Plat of the Martin Minor Subdivision, within the Jurisdiction of the City of Nevada, Iowa; as approved in Resolution No. 056 (2021/2022) on February 14, 2022; and

WHEREAS, there has been a request to change the name of the Minor Subdivision, formerly Lot 46, Block Twelve (12) in Burriss Addition, from Martin's Minor Subdivision to C.S. Martins' Minor Subdivision; and

WHEREAS, the City Council of Nevada, Iowa has reviewed and approved the Plat of said subdivision pursuant to Iowa Code §354.8; and

WHEREAS, the City Council of the City of Nevada, Iowa has considered the renaming of the subdivision and find that it is advisable of the City of Nevada, Iowa, and of the citizens thereof that the Plat and C.S. Martins' Minor Subdivision be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEVADA, IOWA:

1. That the Plat of C.S. Martins' Minor Subdivision, Story County, Iowa of Nevada, Iowa, is hereby accepted and approved for and on behalf of the City of Nevada, Iowa.

PASSED AND APPROVED THIS 22<sup>nd</sup> day of July, 2024.

\_\_\_\_\_  
Brett Barker, Mayor

Attest:

\_\_\_\_\_  
Kerin Wright, City Clerk

# PLAT OF MINOR SUBDIVISION

## INDEX LEGEND

**LOCATION:** MINOR SUBDIVISION OF LOT 46 AND PART OF THE ALLEY IN BLOCK 12 IN BURRIS ADDITION TO THE CITY OF NEVADA IN STORY COUNTY, IOWA

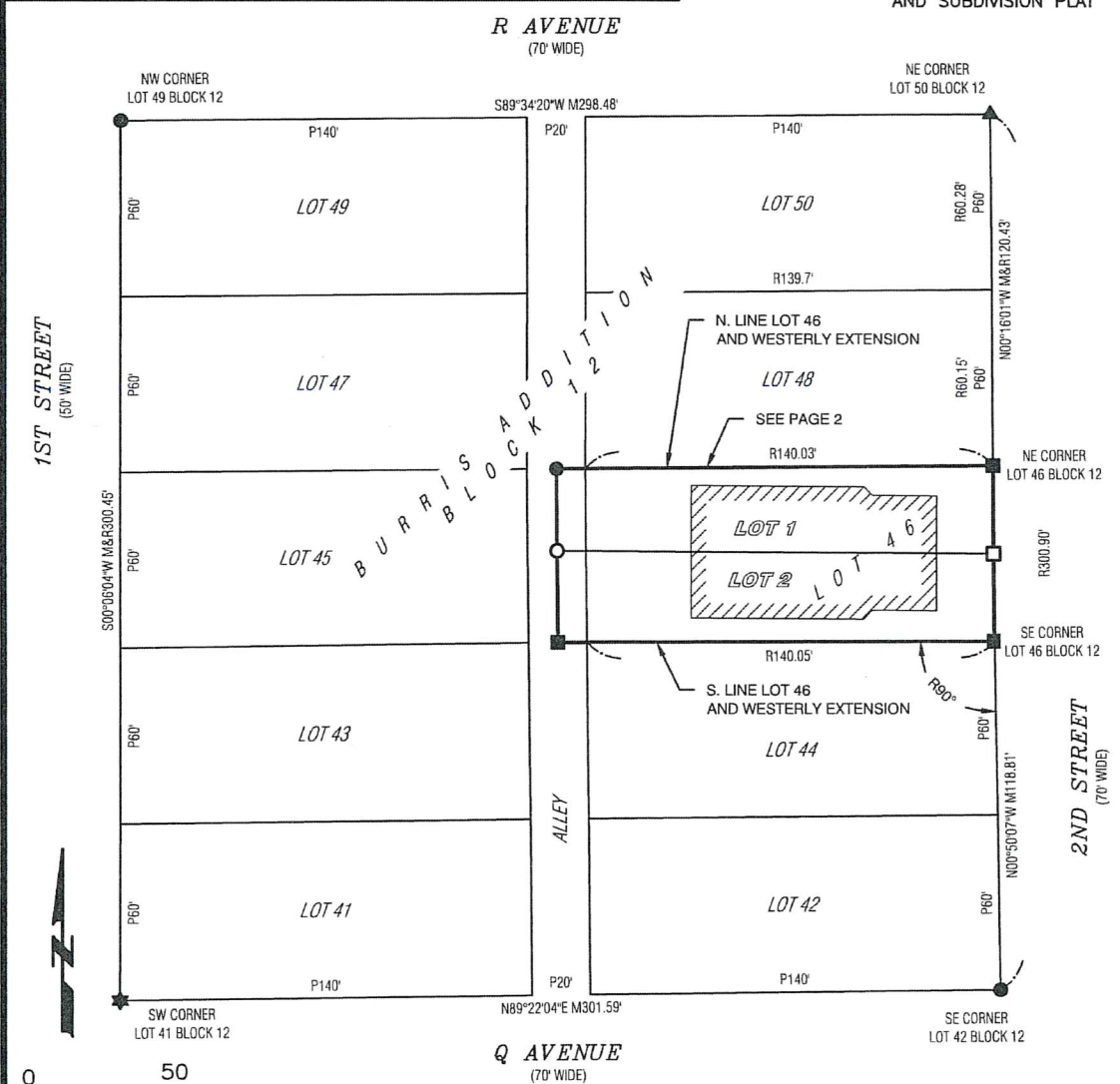
**REQUESTED BY:** CARY MARTIN AND SHERRI MARTIN - PROPRIETORS

**SURVEYOR:** ZEB J. STANBROUGH, PLS #19957

**PREPARED BY & RETURN TO:** CLAPSADDLE-GARBER ASSOCIATES, INC.  
511 BANK ST., WEBSTER CITY, IA. 50595  
PH: 515-832-1876 FAX: 515-832-1932  
WWW.CGACONSULTANTS.COM

# C.S. MARTINS' MINOR SUBDIVISION

PAGE 1 - INDEXES, BLOCK LAYOUT  
PAGE 2 - NOTES, LEGAL, AREAS AND SUBDIVISION PLAT



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.

*Zeb Stanbrough* PLS  
**ZEB J. STANBROUGH, PLS**  
 Date: 6-18-2024 License number: 19957  
 My license renewal date is December 31, 2025  
 Pages or sheets covered by this seal: 1 & 2

Monument Symbols are Orientated to the North	
Found	▲ 1" Iron Pin
Found	● 3/8" Iron Rod
Found	■ 3/8" Yellow Capped Iron Rod (#6586)
Found	★ 3/8" Iron Rod Yellow Cap Remnants
Set	○ 3/4" x 2.0" Yellow Plastic Capped Iron Rod (#19957)
Set	□ "MAG" Nail

**OWNERS:**

CARY MARTIN AND SHERRI MARTIN  
404 I AVE.  
NEVADA, IA 50201

**C.S. MARTINS' MINOR SUBDIVISION**

**AREAS:**

LOT 1: 4371 SQFT (0.10 ACRES)  
LOT 2: 4600 SQFT (0.11 ACRES)

**LEGAL DESCRIPTION OF AREA TO BE SUBDIVIDED:**

COUNTY RECORDER'S INSTRUMENT #2021-10682

Lot Forty-six (46) in Block TWELVE (12) in Burris Addition to Nevada, Story County, Iowa. and Vacated alley commencing at the Northwest Corner of Lot 46, then West 10', then South 60', then East 60', then North 10' to point of beginning.

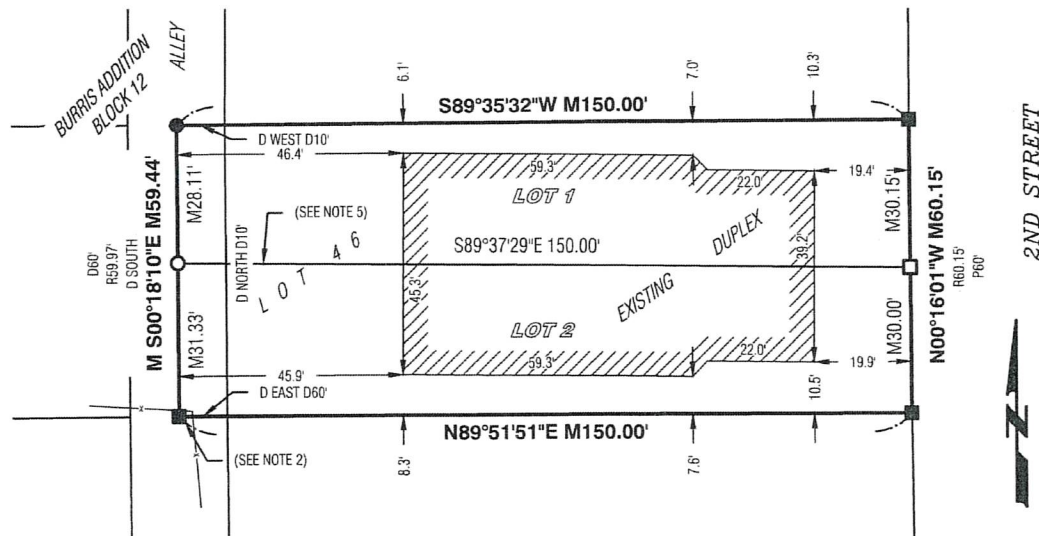
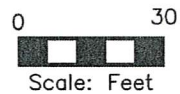
AND PART OF

COUNTY RECORDER'S INSTRUMENT #2023-06543

The east half of the alleyway running North and South adjacent to Lot Forty-six (46) in Block Twelve (12) in Burris Addition to Nevada, Story County, Iowa

**NOTES:**

- FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:  
COUNTY RECORDER'S DEED BOOK B PAGE 349  
COUNTY RECORDER'S CERTIFICATE AND FIELD BOOK 1B PAGE 245  
COUNTY RECORDER'S CERTIFICATE AND FIELD BOOK 4 PAGE 18  
COUNTY RECORDER'S CERTIFICATE AND FIELD NOTES BOOK 9 PAGE 18
- MONUMENT IS 1.2'± SOUTH AND 2.8'± WEST OF BOARD FENCLINES WEST AND SOUTH.
- COUNTY RECORDER'S INSTRUMENT #: 2021-10682 (THE PARENT DESCRIPTION OF THE MINOR SUBDIVISION) HAS A SCRIVENERS ERROR DESCRIBING THE VACATED ALLEY. THE METES AND BOUNDS PORTION DOES NOT DESCRIBE A CLOSED FIGURE. THEREFORE, THE ALLEY WAS SURVEYED AS MONUMENTED.
- FOR THE PURPOSES OF THIS SURVEY THE NORTH LINE OF BLOCK TWELVE BURRIS ADDITION TO NEVADA WAS DETERMINED TO BEAR SOUTH 89°34'20" WEST USING GPS.
- LOTS 1 AND 2 WERE CREATED BY EXTENDING THE CENTER OF THE COMMON DIVISION WALL OF THE EXISTING DUPLEX TO THE EAST AND WEST LINES OF PARENT PARCEL.
- ZONED R-1
- ZONING INFORMATION AND VARIANCE TO EXCLUDE ADJOINING PROPERTY OWNER AND CONTOURS ON PLAT APPROVED BY RYAN HUTTON CITY OF NEVADA PLANNING AND ZONING.



Clapsaddle-Garber Associates, Inc  
Main Office: 16 East Main Street  
Marshalltown, Iowa 50158  
Ph 515-752-6701  
www.cgaconsultants.com

Scale: SEE PAGE 1  
M = Measured Distance or Bearing  
P = Platted Distance or Bearing  
R = Record Distance or Bearing  
D = Deed Distance or Bearing  
G = GLO / PLSS Distance  
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