



Item # 4E  
Date: 10/28/24

City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201  
p. (515) 382-5466 | f. (515) 382-4502

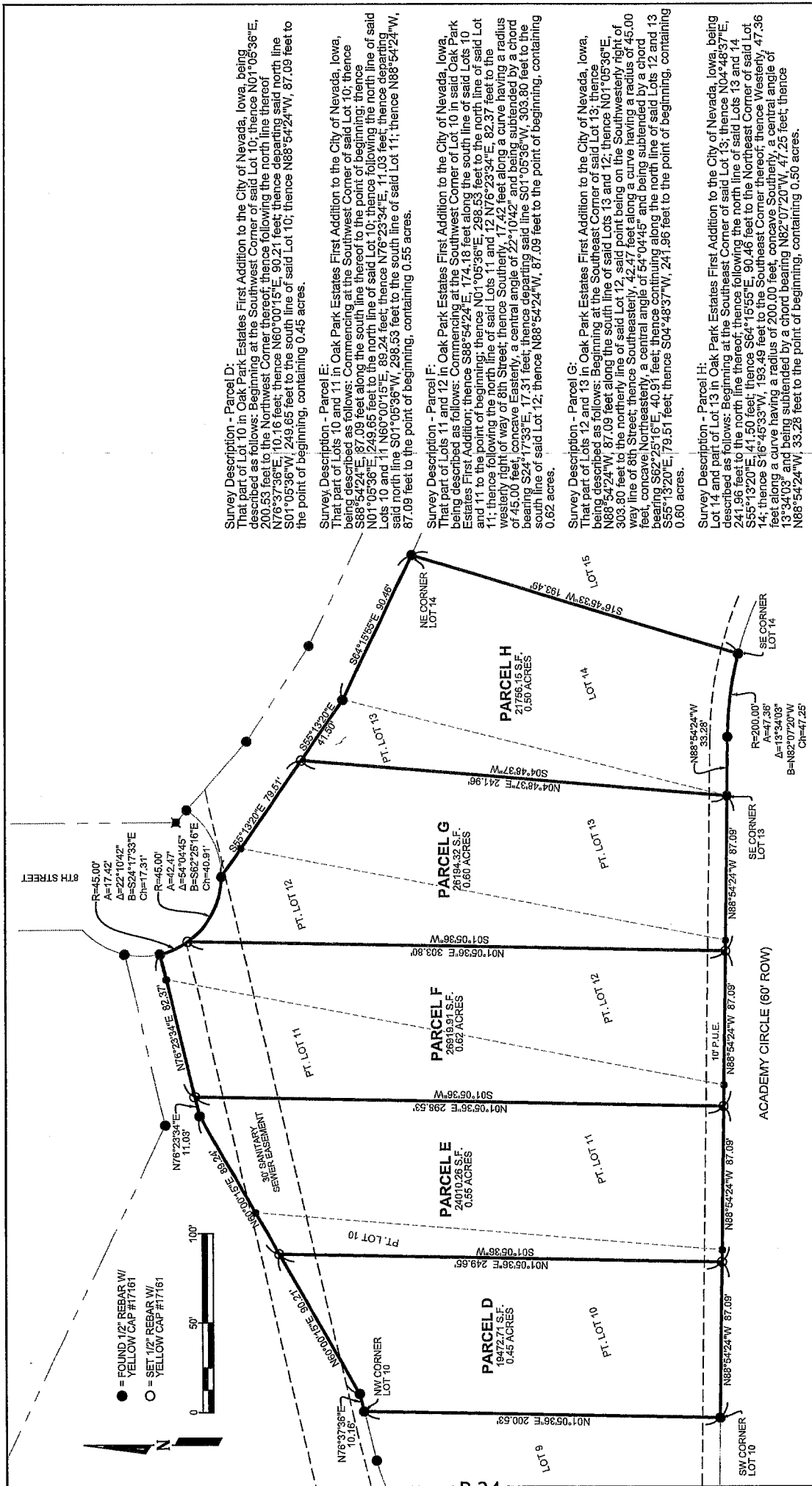
October 2024

TO: Mayor - City Council Members  
City Administrator Jordan Cook

From: Ryan Hutton  
Building & Zoning Official

With the recommendation from the Planning and Zoning Commission, we are seeking approval from the City Council for Oak Park Estates Boundary Adjustment. The lot line adjustment was needed for house placement. The plat is adjusting five (5) properties. I have included the plat.

Best Regards,  
Ryan Hutton  
Building and Zoning Official



**Survey Description - Parcel D:**  
 That part of Lot 10 in Oak Park Estates First Addition to the City of Nevada, Iowa, being described as follows: Beginning at the Southwest Corner of said Lot 10, thence N01°05'36"E, 200.53 feet to the Northwest Corner thereof; thence following the north line thereof N76°37'36"E, 10.16 feet; thence N80°00'15"E, 90.21 feet; thence N88°54'24"W, 87.09 feet to the point of beginning, containing 0.45 acres.

**Survey Description - Parcel E:**  
 That part of Lots 10 and 11 in Oak Park Estates First Addition to the City of Nevada, Iowa, being described as follows: Commencing at the Southwest Corner of said Lot 10; thence S88°54'24"E, 87.09 feet along the south line thereof to the point of beginning, thence N01°05'36"E, 249.65 feet to the north line of said Lot 10; thence N76°37'36"E, 10.16 feet; thence N80°00'15"E, 89.25 feet; thence N76°23'34"E, 11.03 feet; thence following said north line S01°05'36"W, 286.58 feet to the south line of said Lot 11; thence N88°54'24"W, 87.09 feet to the point of beginning, containing 0.55 acres.

**Survey Description - Parcel F:**  
 That part of Lots 11 and 12 in Oak Park Estates First Addition to the City of Nevada, Iowa, being described as follows: Commencing at the Southwest Corner of Lot 10 in said Oak Park Estates First Addition; thence S88°54'24"E, 174.18 feet along the south line of said Lot 10 and 11 to the point of beginning; thence N01°05'36"E, 238.53 feet to the north line of said Lot 11; thence following the north line of said Lot 11, and 12 N76°23'34"E, 82.37 feet to the westerly right of way of 8th Street; thence Southerly, 17.42 feet along a curve having a radius of 45.00 feet, concave Easterly, a central angle of 22°10'42", and being subtended by a chord bearing S24°17'33"E, 17.31 feet; thence departing said line S01°05'36"W, 303.90 feet to the south line of said Lot 12; thence N88°54'24"W, 87.09 feet to the point of beginning, containing 0.62 acres.

**Survey Description - Parcel G:**  
 That part of Lots 12 and 13 in Oak Park Estates First Addition to the City of Nevada, Iowa, being described as follows: Beginning at the Southeast Corner of said Lot 13; thence N01°05'36"E, N88°54'24"W, 87.09 feet along the south line of said Lots 13 and 12; thence N01°05'36"E, 303.80 feet to the northerly line of said Lot 12, said point being on the Southwesterly right of way line of 8th Street; thence Southeasterly, 42.47 feet along a curve having a radius of 45.00 feet, concave Northeasterly, a central angle of 54°04'45" and being subtended by a chord bearing S62°25'16"E, 40.91 feet; thence continuing along the north line of said Lots 12 and 13 S55°13'20"E, 179.51 feet; thence S04°48'37"W, 241.96 feet to the point of beginning, containing 0.60 acres.

**Survey Description - Parcel H:**  
 That part of Lot 13 in Oak Park Estates First Addition to the City of Nevada, Iowa, being described as follows: Beginning at the Southwest Corner of said Lot 13; thence N01°05'36"E, 241.96 feet to the north line thereof; thence following the north line of said Lots 13 and 14 S55°13'20"E, 41.50 feet; thence S64°15'55"E, 90.46 feet to the Northeast Corner of said Lot 14; thence S16°45'33"W, 193.49 feet to the Southeast Corner thereof; thence Westerly, 47.36 feet along a curve having a radius of 200.00 feet, concave Southerly, a central angle of 13°34'03" and being subtended by a chord bearing N62°07'20"W, 47.25 feet; thence N88°54'24"W, 33.28 feet to the point of beginning, containing 0.50 acres.

I hereby certify that this land surveying document was prepared 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.



R. BRADLEY STUMBO, PLS  
 License number 17161  
 My license renewal date is December 31, 2025.

OWNER:  
 OAK PARK ESTATES, L.C.  
 REQUESTED BY:  
 JASON HOLLAND

**PLAT OF SURVEY**

LOTS 10, 11, 12, 13 & 14 IN OAK PARK ESTATES FIRST ADDITION TO CITY OF NEVADA, STORY COUNTY, IOWA

JOB# 7129.004 DATE: 9/30/24 PAGE 1 OF 1

**STRAND ASSOCIATES, INC.**  
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