

**RESOLUTION NO. 027 (2025/2026)**  
**A RESOLUTION ACCEPTING PLAT OF SURVEY FOR**  
**ROSSI-STEFANI SUBDIVISION,**  
**NEVADA, STORY COUNTY, IOWA**

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, a Plat of Survey from the Rossi-Stefani Subdivision, within the Jurisdiction of the City of Nevada, Iowa; and

WHEREAS, the Plat of Survey has been submitted to the Planning and Zoning Administrator of the City of Nevada, Iowa, and he recommends approval of the Plat of Survey for Lots 2-4 in Rossi-Stefani Subdivision; and

WHEREAS, the developer has asked to adjust lot lines within the existing plat of Lots 2, 3 and 4 to make into Parcel A and Parcel B as shown on the Plat of Survey for Rossi-Stefani Subdivision in Nevada, Story County, Iowa; and

WHEREAS, the City Council of the City of Nevada, Iowa has considered the recommendations of the Planning and Zoning Administrator and finds that it is advisable and in the best interests of the City of Nevada, Iowa, and of the citizens thereof that the Plat of Survey be accepted and approved; and

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

1. That the Plat of Survey of Rossi-Stefani 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 24<sup>th</sup> day of November, 2025.

\_\_\_\_\_  
Ryan Condon, Mayor

Attest:

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



City Hall | 1209 6<sup>th</sup> Street | Nevada, IA 50201-0530  
p. (515) 382-5466 | f. (515) 382-4502

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November 2025

TO: Mayor - City Council Members  
City Administrator Jordan Cook

From: Ryan Hutton  
Building & Zoning Official

With the recommendation from staff, we are seeking approval from the City Council Members to approve the Stefani Administrative Subdivision.

Best Regards,  
Ryan Hutton  
Building and Zoning Official

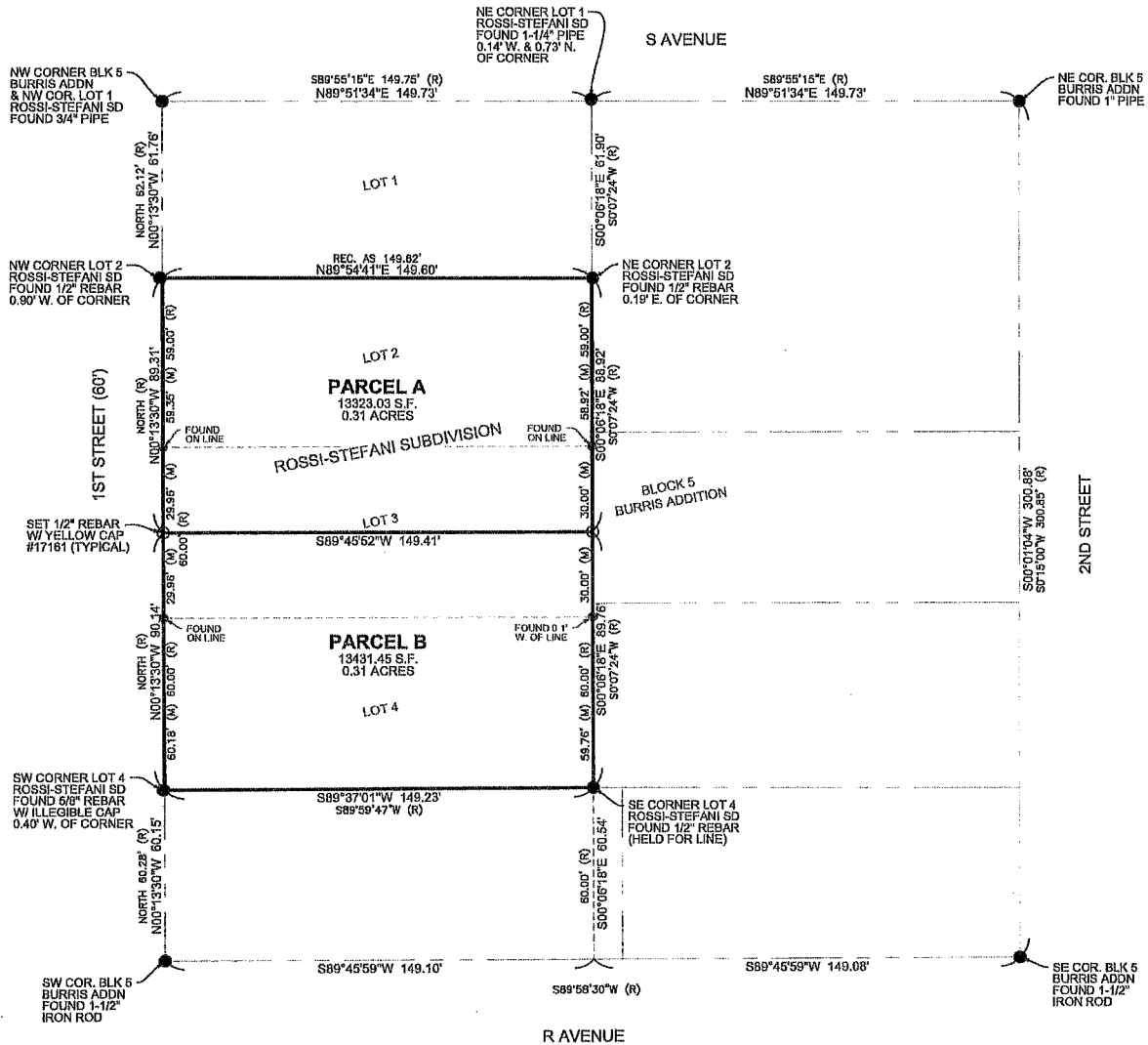
# PLAT OF SURVEY

LOCATION: LOTS 2-4 IN ROSSI-STEFANI SUBDIVISION  
NEVADA, STORY COUNTY, IOWA

PROPRIETOR: ANGELO STEFANI

REQUESTED BY: ANGELO STEFANI

PREPARED BY: R. BRADLEY STUMBO, PLS #17161  
& RETURN TO: STRAND ASSOCIATES, INC.  
414 S. 17TH ST., STE 107 AMES, IA 50010  
515-233-0000



**Survey Description - Parcel A:**  
Lot 2 and the North Half of Lot 3 in Rossi-Stefani Subdivision, being a part of Block 5 in Burris Addition to the City of Nevada, Story County, Iowa, and being more particularly described as follows: Beginning at the Northwest Corner of said Lot 2; thence N89°54'41"E, 149.60 feet to the Northeast Corner thereof; thence S00°06'18"E, 88.92 feet along the east line of said Lots 2 and 3; thence S89°45'52"W, 149.41 feet to the west line of said Lot 3; thence N00°13'30"W, 89.31 feet to the point of beginning, containing 0.31 acres.

**Survey Description - Parcel B:**  
Lot 4 and the South Half of Lot 3 in Rossi-Stefani Subdivision, being a part of Block 5 in Burris Addition to the City of Nevada, Story County, Iowa, and being more particularly described as follows: Beginning at the Southwest Corner of said Lot 4; thence N00°13'30"W, 90.14 feet along the west line of said Lots 4 and 3; thence N89°45'52"E, 149.41 feet to the east line of said Lot 3; thence S00°06'18"E, 89.76 feet to the Southeast Corner of said Lot 4; thence S89°37'01"W, 149.23 feet to the point of beginning, containing 0.31 acres.

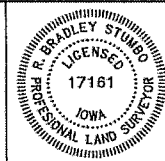


**STRAND ASSOCIATES**  
Strand Associates, Inc.  
414 South 17th Street, Suite 107  
Ames, Iowa 50010  
Phone: (515) 233-0000  
FAX: (515) 233-0103

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.

DATE





# Administrative Subdivision Application

This 2-page form must be filled out completely  
before your application will be accepted.

**1. Property Location of this Administrative Subdivision**

(street address and/or boundary description) Lots 2-4 in Rossi-Stefani Subdivision, Nevada  
1835 1st Street

**2. Existing Use and Proposed Use of the Property:** Residential

**3. Subdivision Name:** N/A

**4. Legal Description of Property:** Parcels A & B - See plat

**5. Property Owner:** Angelo Stefani - c/o Indian Creek Assisted Living

**Address:** 98 S. 6th Street, Apt 14 Nevada, IA 50201

(Street)

(City)

(State)

(Zip)

**Telephone:** Contact: Nicole Eckstrom 507-391-4402 (daughter of Angelo)

(Home)

(Business)

(Fax)

**6. Attorney:** \_\_\_\_\_

**Address:** \_\_\_\_\_

(Street)

(City)

(State)

(Zip)

**Telephone:** \_\_\_\_\_

(Home)

(Business)

(Fax)

**7. Land Surveyor:** Brad Stumbo - Strand Associates, Inc.

**Address:** 414 S. 17th St., Ste 107 Ames, IA 50010

(Street)

(City)

(State)

(Zip)

**Telephone:** \_\_\_\_\_

515-233-0000

(Home)

(Business)

(Fax)





# Administrative Subdivision Application

Page 2

**8. Contact Person:** Brad Stumbo brad.stumbo@strand.com

**Address:** \_\_\_\_\_  
(Street) (City) (State) (Zip)

**Telephone:** \_\_\_\_\_  
(Home) (Business) (Fax)

**I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Nevada, and have submitted all the required information which is accurate and true.**

**Signed by:** Angelo D. Stefani 16 OCT 2025  
(Applicant) (Date)

**NOTE: No other signature may be substituted for the Property Owner's Signature(s)**

**and:** Angelo D. Stefani 16 OCT 2025  
(Property Owner) (Date)

**and:** R. Belly StH 10/14/25  
(Contact Person) (Date)

## Administrative Subdivision Checklist

The following items must be included with this submittal for approval of an Administrative Subdivision:

- One (1) completed and signed Application Form.
- Six (6) copies of the Plat no larger than 24" by 36".
- One (1) 11" by 17" black-line reduction copy of the Plat.
- A check or cash for the application filing fee as established by the City Council