

PLAT OF SURVEY  
LOT 3  
NORTHVIEW PLAT 1  
NEVADA, IOWA

INDEX LE

Item # 12  
Date: 2/9/26

CITY: NEVADA  
COUNTY: STORY COUNTY  
SUB: NORTHVIEW PLAT 1  
LOT: LOT 3  
PROPRIETOR: KEYSTONE EQUITY GROUP  
REQUESTED BY: KEYSTONE EQUITY GROUP  
SURVEYOR: PATRICK SHELQUIST  
COMPANY: MCCLURE  
PREPARED BY & RETURN TO: PATRICK SHELQUIST  
6655 NE 15TH STREET  
DES MOINES, IOWA 50313 / 515-964-1229

R AVE  
(R.O.W. 70')

POINT OF BEGINNING  
PARCEL ???  
NORTHWEST CORNER LOT 3

POINT OF BEGINNING  
PARCEL ???  
NORTHEAST CORNER LOT 3

LEGAL DESCRIPTION

PARCEL ???  
PART OF LOT 3, NORTHVIEW PLAT 1, AN OFFICIAL  
PLAT IN THE CITY OF NEVADA, STORY COUNTY,  
IOWA BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF  
SAID LOT 3; THENCE ALONG THE NORTH LINE OF  
SAID LOT 3 ALSO BEING THE SOUTH  
RIGHT-OF-WAY LINE OF R AVENUE N90°00'00"W,  
40.31 FEET; THENCE S00°02'23"W, 195.13 FEET TO  
THE SOUTH LINE OF SAID LOT 3; THENCE ALONG  
SAID SOUTH LOT LINE S89°52'05"E, 40.00 FEET TO  
THE SOUTHEAST CORNER OF SAID LOT 3;  
THENCE ALONG THE EAST LINE OF SAID LOT 3  
N00°07'55"E, 195.22 FEET TO THE POINT OF  
BEGINNING.

DESCRIBED AREA CONTAINS 7,837 SQUARE FEET  
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS  
AND ENCUMBRANCES OF RECORD.

PARCEL ???  
PART OF LOT 3, NORTHVIEW PLAT 1, AN OFFICIAL  
PLAT IN THE CITY OF NEVADA, STORY COUNTY,  
IOWA BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF  
SAID LOT 3; THENCE ALONG THE WEST LINE OF  
SAID LOT 3 ALSO BEING THE EAST LINE OF LOT 4  
S00°03'09"E, 195.03 FEET TO THE SOUTHWEST  
CORNER OF SAID LOT 3; THENCE ALONG THE  
SOUTH LINE OF SAID LOT 3 S89°52'05"E, 40.00  
FEET; THENCE N00°02'23"E, 195.13 FEET TO THE  
NORTH LINE OF SAID LOT 3 ALSO BEING THE  
SOUTH RIGHT-OF-WAY LINE OF R AVENUE;  
THENCE ALONG SAID NORTH LOT LINE AND  
SOUTH RIGHT-OF-WAY LINE N90°00'00"W, 40.31  
FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 7,834 SQUARE FEET  
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS  
AND ENCUMBRANCES OF RECORD.

LOT 4

PARCEL ??  
7,834 SF

PARCEL ?1  
7,837 SF

LOT 2

LOT 1

DEVELOPER

KEYSTONE EQUITY GROUP  
5031 TIMBERWOOD COURT  
WEST DES MOINES, IOWA 50265  
(515) 822-9858  
ATTN: KHOA BUI

GENERAL LEGEND

- SURVEY BOUNDARY  
— PROPOSED LOT  
- - - EXIST PROPERTY LINE
- MONUMENTS FOUND:
- 1/2" REBAR W/RPC #24477
- MONUMENTS SET:
- 1/2" REBAR W/RPC #24477



SEC. 6-83-22  
W1/2 SW BG 1040.5' S OF NE COR, W300' S432' TO RR ROW ELY 300' N435' TO  
BEG EX BEG 1275.5' SE COR, W/R L1/2 SW 200' W 40' N200' E40' TO BEG NEVADA



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.

PATRICK SHELQUIST  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET  
DATE SURVEYED: XXXX

PLAT OF SURVEY  
LOT 3 NORTHVIEW PLAT 1

ENGINEER  
-  
SURVEYOR  
P. SHELQUIST

DRAWN BY  
K. HART  
CREW CHIEF

REVISIONS  
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NEVADA, IOWA  
STORY COUNTY  
SEC. 06-T83N-R22W  
2026000084-000  
1/15/2026

SHEET NO.  
01/01

**MCCLURE**  
making lives better.  
6655 NE 15th Street  
Des Moines, Iowa 50313  
515-964-1229

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NORTHVIEW PLAT 1  
NEVADA, IOWA

INDEX LEGEND

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DES MOINES, IOWA 50313 / 515-964-1229

R AVE  
(R.O.W. 70')

POINT OF BEGINNING  
PARCEL ???  
NORTHWEST CORNER LOT 4

POINT OF BEGINNING  
PARCEL ???  
NORTHEAST CORNER LOT 3

LEGAL DESCRIPTION

PARCEL???:

PART OF LOT 4, NORTHVIEW PLAT 1, AN OFFICIAL  
PLAT IN THE CITY OF NEVADA, STORY COUNTY,  
IOWA BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF  
SAID LOT 4; THENCE ALONG THE NORTH LINE OF  
SAID LOT 4 ALSO BEING THE SOUTH  
RIGHT-OF-WAY LINE OF R AVENUE N90°00'00"W,  
37.50 FEET; THENCE S00°03'09"E, 194.95 FEET TO  
THE SOUTH LINE OF SAID LOT 4; THENCE ALONG  
SAID SOUTH LOT LINE S89°52'05"E, 37.50 FEET TO  
THE SOUTHEAST CORNER OF SAID LOT 4;  
THENCE ALONG THE EAST LINE OF SAID LOT 4  
ALSO BEING THE WEST LINE OF LOT 3  
N00°03'09"W, 195.03 FEET TO THE POINT OF  
BEGINNING.

DESCRIBED AREA CONTAINS 7,312 SQUARE FEET  
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS  
AND ENCUMBRANCES OF RECORD.

PARCEL???:

PART OF LOT 4, NORTHVIEW PLAT 1, AN OFFICIAL  
PLAT IN THE CITY OF NEVADA, STORY COUNTY,  
IOWA BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF  
SAID LOT 4; THENCE ALONG THE WEST LINE OF  
SAID LOT 4 ALSO BEING THE EAST LINE OF  
OUTLOT 'W' S00°03'09"E, 194.86 FEET TO THE  
SOUTHWEST CORNER OF SAID LOT 4; THENCE  
ALONG THE SOUTH LINE OF SAID LOT 4  
S89°52'05"E, 37.50 FEET; THENCE N00°03'09"W,  
194.95 FEET TO THE NORTH LINE OF SAID LOT 4  
ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF  
R AVENUE; THENCE ALONG SAID NORTH LOT  
LINE AND SOUTH RIGHT-OF-WAY LINE  
N90°00'00"W, 37.50 FEET TO THE POINT OF  
BEGINNING.

DESCRIBED AREA CONTAINS 7,309 SQUARE FEET  
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS  
AND ENCUMBRANCES OF RECORD.

OUTLOT 'W'

PARCEL ?4?  
7,309 SF

PARCEL ?3?  
7,312 SF

LOT 3

DEVELOPER

KEYSTONE EQUITY GROUP  
5031 TIMBERWOOD COURT  
WEST DES MOINES, IOWA 50265  
(515) 822-9858  
ATTN: KHOA BUI

GENERAL LEGEND

— SURVEY BOUNDARY  
— PROPOSED LOT  
- - - EXIST PROPERTY LINE

MONUMENTS FOUND:

● 1/2" REBAR W/IPC #24477

MONUMENTS SET:

○ 1/2" REBAR W/IPC #24477



NORTH  
0 5 10 20  
(IN FEET)  
1 inch = 20 ft.



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PLAT OF SURVEY  
LOT 4 NORTHVIEW PLAT 1

ENGINEER  
-  
SURVEYOR  
P. SHELQUIST

DRAWN BY  
K. HART  
CREW CHIEF  
-

REVISIONS  
.  
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NEVADA, IOWA  
STORY COUNTY  
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PLAT OF SURVEY  
LOT 5  
NORTHVIEW PLAT 1  
NEVADA, IOWA

INDEX LEGEND

CITY: NEVADA
COUNTY: STORY COUNTY
SUB: NORTHVIEW PLAT 1
LOT: LOT 5
PROPRIETOR: KEYSTONE EQUITY GROUP
REQUESTED BY: KEYSTONE EQUITY GROUP
SURVEYOR: PATRICK SHELQUIST
COMPANY: MCCLURE
PREPARED BY & RETURN TO: PATRICK SHELQUIST 6655 NE 15TH STREET DES MOINES, IOWA 50313 / 515-964-1229

LEGAL DESCRIPTION

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PART OF LOT 5, NORTHVIEW PLAT 1, AN OFFICIAL  
PLAT IN THE CITY OF NEVADA, STORY COUNTY,  
IOWA BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

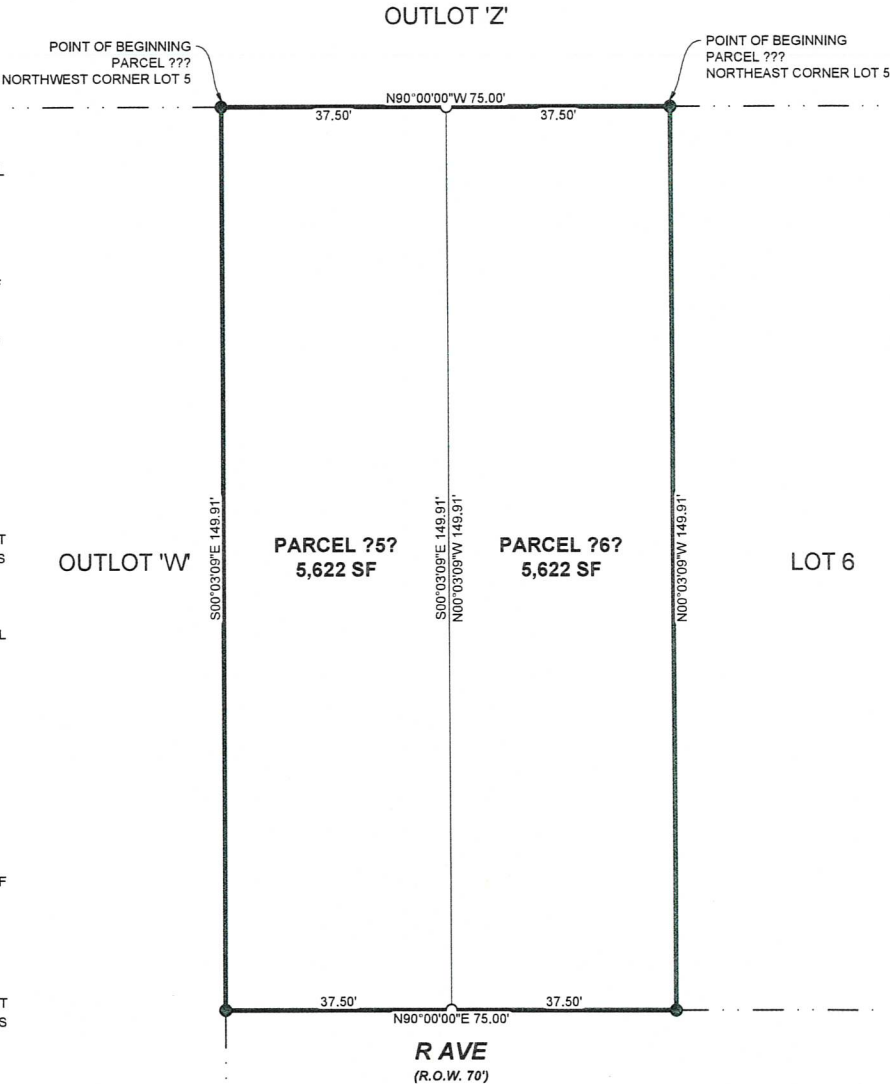
BEGINNING AT THE NORTHEAST CORNER OF  
SAID LOT 5; THENCE ALONG THE NORTH LINE OF  
SAID LOT 5 ALSO BEING THE SOUTH LINE OF  
OUTLOT 'Z' N90°00'00"W, 37.50 FEET; THENCE  
S00°03'09"E, 149.91 FEET TO THE SOUTH LINE OF  
SAID LOT 5 ALSO BEING THE NORTH  
RIGHT-OF-WAY LINE OF R AVENUE; THENCE  
ALONG SAID SOUTH LOT LINE AND NORTH  
RIGHT-OF-WAY LINE N90°00'00"E, 37.50 FEET TO  
THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE ALONG THE EAST LINE OF SAID LOT 5  
N00°03'09"W, 149.91 FEET TO THE POINT OF  
BEGINNING.

DESCRIBED AREA CONTAINS 5,622 SQUARE FEET  
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS  
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SOUTHWEST CORNER OF SAID LOT 5; THENCE  
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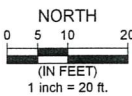


DEVELOPER

KEYSTONE EQUITY GROUP  
5031 TIMBERWOOD COURT  
WEST DES MOINES, IOWA 50265  
(515) 822-9858  
ATTN: KHOA BUI

GENERAL LEGEND

- SURVEY BOUNDARY
- PROPOSED LOT
- EXIST PROPERTY LINE
- MONUMENTS FOUND:
  - 1/2" REBAR W/ RPC #24477
- MONUMENTS SET:
  - 1/2" REBAR W/ RPC #24477



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DRAWN BY  
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REVISIONS  
NEVADA, IOWA  
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S00°12'37"E, 149.92 FEET TO THE SOUTH LINE OF  
SAID LOT 6 ALSO BEING THE NORTH  
RIGHT-OF-WAY LINE OF R AVENUE; THENCE  
ALONG SAID SOUTH LOT LINE AND NORTH  
RIGHT-OF-WAY LINE N90°00'00"E, 40.27 FEET TO  
THE SOUTHEAST CORNER OF SAID LOT 6;  
THENCE ALONG THE EAST LINE OF SAID LOT 6  
N00°22'06"W, 149.92 FEET TO THE POINT OF  
BEGINNING.

DESCRIBED AREA CONTAINS 6,006 SQUARE FEET  
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS  
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POINT OF BEGINNING  
PARCEL ???  
NORTHWEST CORNER LOT 6

OUTLOT 'Z'

LOT 9

POINT OF BEGINNING  
PARCEL ???  
NORTHEAST CORNER LOT 6

LOT 8

LOT 5

PARCEL ???  
6,006 SF

PARCEL ???  
6,006 SF

LOT 7

R AVE  
(R.O.W. 70')

DEVELOPER

KEYSTONE EQUITY GROUP  
5031 TIMBERWOOD COURT  
WEST DES MOINES, IOWA 50265  
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ATTN: KHOA BUI

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LOT 6 NORTHVIEW PLAT 1

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