

PLAT OF SURVEY
LOT 3
NORTHVIEW PLAT 1
NEVADA, IOWA

Item # 12
Date: 2/9/20

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
6555 NE 15TH STREET
DES MOINES, IOWA 50313 / 515-964-1229

RAVE

(R.O.W. 70')

N90°00'00" W 80.63

1

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 N80°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 FEET TO THE POINT OF BEGINNING.

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

DEVELOPER

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



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, WFRL1/2 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 SHELUquist
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 DR.
- K.
SURVEYOR C.R.
P. SHELQUISIT
SHEET NO.
01/01

NEVADA, IOWA
STORY COUNTY
SEC. 06-T83N-R22W
2026000084-000
11/15/2026



PLAT OF SURVEY
LOT 4
NORTHVIEW PLAT 1
NEVADA, IOWA

INDEX LEGEND

CITY: NEVADA
COUNTY: STORY COUNTY
SUB: NORTHVIEW PLAT 1
LOT: LOT 4
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. 707)

(R.O.W. 70')

N90°00'00" W 75.00

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 FEET TO THE POINT OF BEGINNING.

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

DEVELOPER
KEYSTONE EQUITY GROUP
5031 TIMBERWOOD COURT
WEST DES MOINES, IOWA 50256
(515) 822-9858
ATTN: KHOA BUI



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 1 NORTHVIEW BLAT 1

ENGINEER - SURVEYOR P. SHELQUISIT	DRAWN BY K. HART CREW CHIEF - SHEET NO. 01/01	REVISIONS	NEVADA, IOWA STORY COUNTY SEC. 06-T83N-R22W 202600084-000 1/15/2026
--	--	------------------------------------	---



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
6565 NE 15TH STREET
DES MOINES, IOWA 50313 / 515-964-1229

LEGAL DESCRIPTION

PARCEL ???:

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
AND ENCUMBRANCES OF RECORD.

PARCEL ???:
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 NORTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE WEST LINE OF SAID LOT 5 ALSO BEING THE EAST LINE OF OUTLOT 'W S00'03"09'E, 149.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE ALONG THE SOUTH LINE OF SAID LOT 5 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF R AVENUE N90'00"00'E, 37.50 FEET; THENCE N00'03"09'W, 149.91 FEET TO THE NORTH LINE OF SAID LOT 5 ALSO BEING THE SOUTH LINE OF OUTLOT 'Z'; THENCE ALONG SAID NORTH LOT LINE N90'00"00'W, 37.50 FEET FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 5,622 SQUARE FEET
AND IS SUBJECT TO EASEMENTS, RESTRICTIONS
AND ENCUMBRANCES OF RECORD.

DEVELOPER

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



A scale bar at the top of the map. It features a horizontal line with tick marks at 0, 5, 10, and 20. Above the line, the word "NORTH" is written. Below the line, the text "(IN FEET)" is centered. At the bottom, a note states "1 inch = 20 ft".



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 SHELOQUIST

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

PAGES OR SHEETS COVERED BY
DATE SUBMITTED XXXX

1000

PLAT OF SURVEY
LOT 5 NORTHLAND PLAT 1

ENGINEER
-
SURVEYOR
P. SHELQUISIT
DRAWN BY
K. HART
CREW CHIEF
-
SHEET NO.
01/01

NEVADA, IOWA
STORY COUNTY
SEC. 06-T83N-R22W
2026000084-000

PLAT OF SURVEY
LOT 6
NORTHVIEW PLAT 1
NEVADA, IOWA

INDEX LEGEND

CITY: NEVADA
COUNTY: STORY COUNTY
SUB: NORTHVIEW PLAT 1
LOT: LOT 6
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

PARCEL ???:

PART OF LOT 6, 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 6; THENCE ALONG THE NORTH LINE OF SAID LOT 6 ALSO BEING THE SOUTH LINE OF OUTLOT 'Z' N90°00'00"W, 39.86 FEET; THENCE 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 AND ENCUMBRANCES OF RECORD.

LOT 5

PARCEL ???:

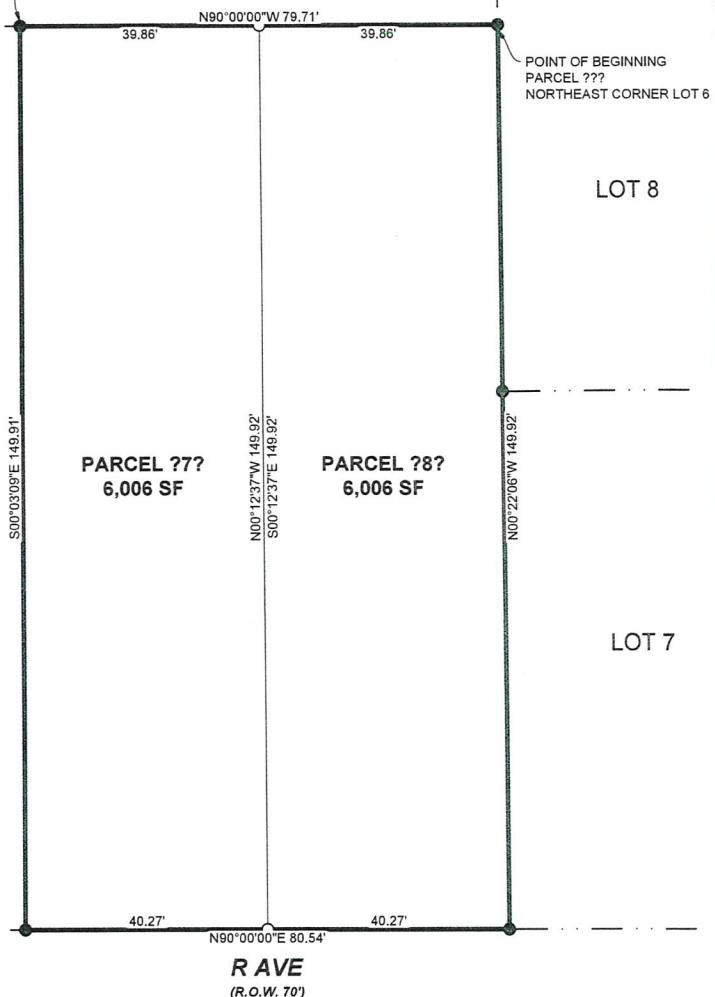
PART OF LOT 6, NORTHVIEW PLAT 1, AN OFFICIAL PLAT IN THE CITY OF NEVADA, STORY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE WEST LINE OF SAID LOT 6 ALSO BEING THE EAST LINE OF LOT 5 S00°03'09"E, 149.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH LINE OF SAID LOT 6 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF R AVENUE N90°00'00"E, 40.27 FEET; THENCE N00°12'37"W, 149.92 FEET TO THE NORTH LINE OF SAID LOT 6 ALSO BEING THE SOUTH LINE OF OUTLOT 'Z'; THENCE ALONG SAID NORTH LOT LINE N90°00'00"W, 39.86 FEET FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA CONTAINS 6,006 SQUARE FEET AND IS SUBJECT TO EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

POINT OF BEGINNING
PARCEL ???
NORTHWEST CORNER LOT 6

OUTLOT 'Z'



RAVE
(R.O.W. 70)

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



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



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 6 NORTHVIEW PLAT 1

ENGINEER
-
SURVEYOR
P. SHELQUISIT
DRAWN BY
K. HART
CREW CHIEF
-
REVISIONS
-
SHEET NO.
01/01

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


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