

Prepared by/Return to: City of Nevada, 1209 6th Street, P.O. Box 530, Nevada, Iowa 50201

RESOLUTION NO. 064 (2025/2026)

A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF SURVEY FOR OUTLOT A IN SOUTH GLEN SUBDIVISION, FIRST ADDITION TO THE CITY OF NEVADA, STORY COUNTY, IOWA

WHEREAS, there has been submitted to the City Council of the City of Nevada, Iowa, the Plat of Survey, Story County, Iowa, within the Jurisdiction of the City of Nevada, Iowa; and

WHEREAS, the Plat of Survey was submitted to the City of Nevada as required by law with the recommendation to the City Council to approve the Plat of Survey; and

WHEREAS, the survey divides Outlot A into four new parcels, Parcel A, Parcel B, Parcel C, and Parcel D; and

WHEREAS, a parcel can only be split twice without the requirement of a subdivision; and

WHEREAS, the City Council of the City of Nevada, Iowa, hereby waives the requirement for a subdivision for Outlot A in South Glen Subdivision; and

WHEREAS, it is the opinion of the City Council of the City of Nevada, Iowa, 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 for Outlot A in South Glen Subdivision, First Addition be accepted and approved and waive the requirement for a subdivision.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Nevada, Iowa, that the Plat of Survey for Outlot A in South Glen Subdivision, First Addition, Nevada, Story County, Iowa, be and hereby accepted and approved and waive the requirement for a subdivision for and on behalf of the City of Nevada, Iowa.

IT IS FURTHER RESOLVED, that the Mayor and the City Clerk are hereby directed to certify a copy of this Resolution to be affixed to said Plat of Survey. The City Clerk is directed to forthwith release an original copy of all subdivision platting documents to the owner for recording with the Story County Recorder.

Passed and Approved this 23rd day of March, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

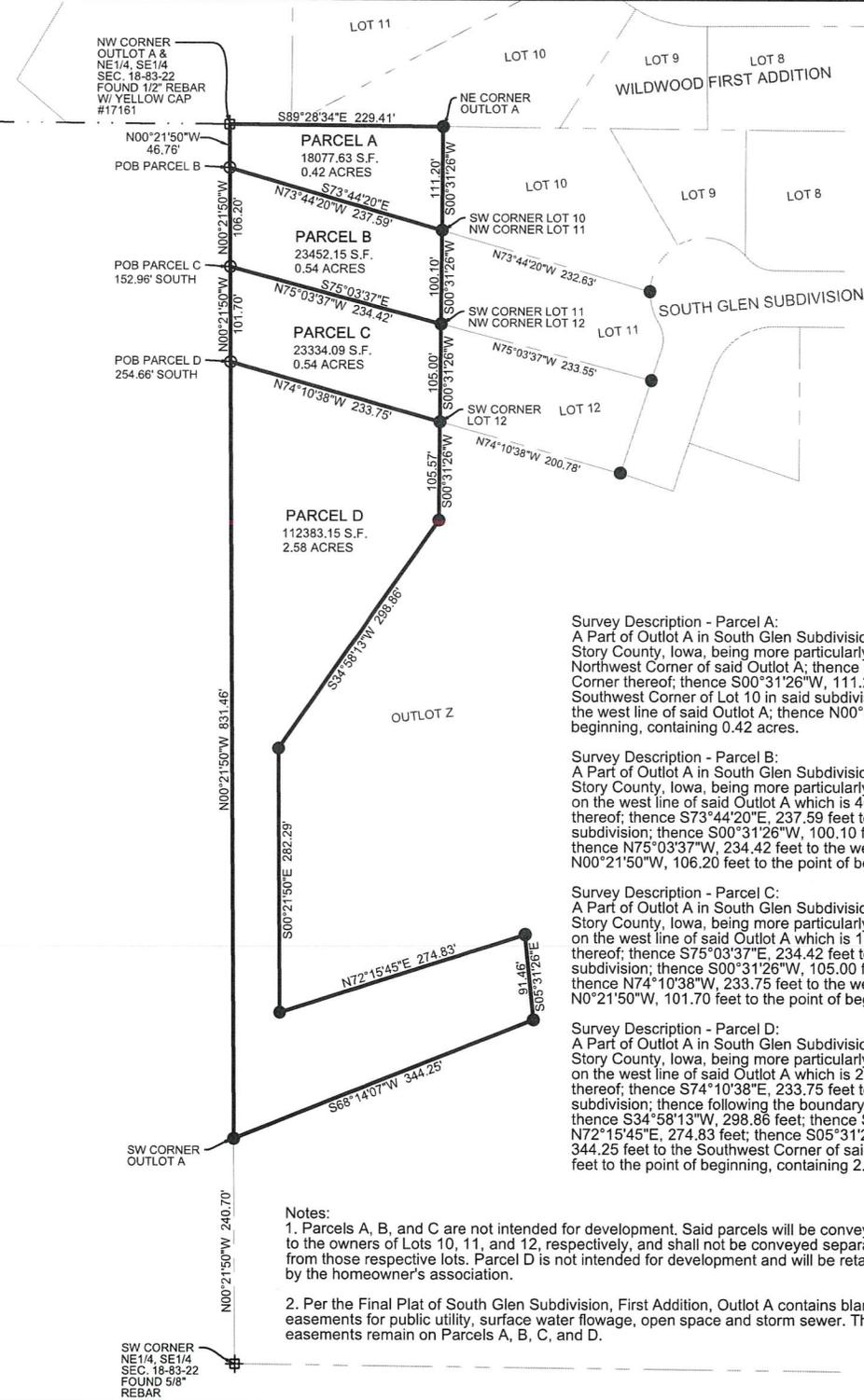
PLAT OF SURVEY

LOCATION: PARCELS A, B, C, & D IN OUTLOT A OF SOUTH GLEN SUBDIVISION, FIRST ADDITION CITY OF NEVADA, STORY COUNTY, IOWA

PROPRIETOR: SOUTH GLEN, LLC

REQUESTED BY: AL KOCKLER

SURVEYOR & RETURN TO: R. BRADLEY STUMBO, PLS #17161 STRAND ASSOCIATES, INC. 2802 SOUTH LOOP DRIVE AMES, IA 50010 515-233-0000



Survey Description - Parcel A:
 A Part of Outlot A in South Glen Subdivision, First Addition to the City of Nevada, Story County, Iowa, being more particularly described as follows: Beginning at the Northwest Corner of said Outlot A; thence S89°28'34"E, 229.41 feet to the Northeast Corner thereof; thence S00°31'26"W, 111.20 feet along the east line thereof to the Southwest Corner of Lot 10 in said subdivision; thence N73°44'20"W, 237.59 feet to the west line of said Outlot A; thence N00°21'50"W, 46.76 feet to the point of beginning, containing 0.42 acres.

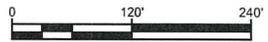
Survey Description - Parcel B:
 A Part of Outlot A in South Glen Subdivision, First Addition to the City of Nevada, Story County, Iowa, being more particularly described as follows: Beginning at a point on the west line of said Outlot A which is 46.76 feet South of the Northwest Corner thereof; thence S73°44'20"E, 237.59 feet to the Northwest Corner of Lot 11 in said subdivision; thence S00°31'26"W, 100.10 feet to the Southwest Corner thereof; thence N75°03'37"W, 234.42 feet to the west line of said Outlot A; thence N00°21'50"W, 106.20 feet to the point of beginning, containing 0.54 acres.

Survey Description - Parcel C:
 A Part of Outlot A in South Glen Subdivision, First Addition to the City of Nevada, Story County, Iowa, being more particularly described as follows: Beginning at a point on the west line of said Outlot A which is 152.96 feet South of the Northwest Corner thereof; thence S75°03'37"E, 234.42 feet to the Northwest Corner of Lot 12 in said subdivision; thence S00°31'26"W, 105.00 feet to the Southwest Corner thereof; thence N74°10'38"W, 233.75 feet to the west line of said Outlot A; thence N0°21'50"W, 101.70 feet to the point of beginning, containing 0.54 acres.

Survey Description - Parcel D:
 A Part of Outlot A in South Glen Subdivision, First Addition to the City of Nevada, Story County, Iowa, being more particularly described as follows: Beginning at a point on the west line of said Outlot A which is 254.66 feet South of the Northwest Corner thereof; thence S74°10'38"E, 233.75 feet to the Southwest Corner of Lot 12 in said subdivision; thence following the boundary of said Outlot A S00°31'26"W, 105.57 feet; thence S34°58'13"W, 298.86 feet; thence S00°21'50"E, 282.29 feet; thence N72°15'45"E, 274.83 feet; thence S05°31'26"E, 91.46 feet; thence S68°14'07"W, 344.25 feet to the Southwest Corner of said Outlot A; thence N00°21'50"W, 831.46 feet to the point of beginning, containing 2.58 acres.

- Notes:**
1. Parcels A, B, and C are not intended for development. Said parcels will be conveyed to the owners of Lots 10, 11, and 12, respectively, and shall not be conveyed separately from those respective lots. Parcel D is not intended for development and will be retained by the homeowner's association.
 2. Per the Final Plat of South Glen Subdivision, First Addition, Outlot A contains blanket easements for public utility, surface water flowage, open space and storm sewer. Those easements remain on Parcels A, B, C, and D.

- = FOUND 1/2" REBAR W/ YELLOW CAP #17161
- = SET 1/2" REBAR W/ YELLOW CAP #17161



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, 2027.

DATE

