

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

RESOLUTION NO. 078 (2025/2026)

A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF SURVEY FOR ROSK DEVELOPMENT LLC, PART OF "N" AVENUE 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 includes the addition of the right-of-way parking for apartment complex; 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 Rosk Development LLC, Part of "N" Avenue be accepted and approved; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Nevada, Iowa, that the Plat of Survey for Rosk Development LLC, Part of "N" Avenue, Nevada, Story County, Iowa, be and hereby accepted and approved.

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 27th day of April, 2026.

Ryan Condon, Mayor

Attest:

Erin Mousel, City Clerk

INDEX LEGEND	
LOCATION:	STORY COUNTY, NEVADA, IOWA STEWARTS ADDN, BLK B, LOT 2
REQUESTOR:	GREGORY L ROSS, IA PLS NO. 13286
PROPRIETOR:	ROSK DEVELOPMENT, LLC 1110 6TH ST NEVADA, IOWA 50201
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
INDEX LEGEND	

AREA ABOVE FOR RECORDATION ONLY

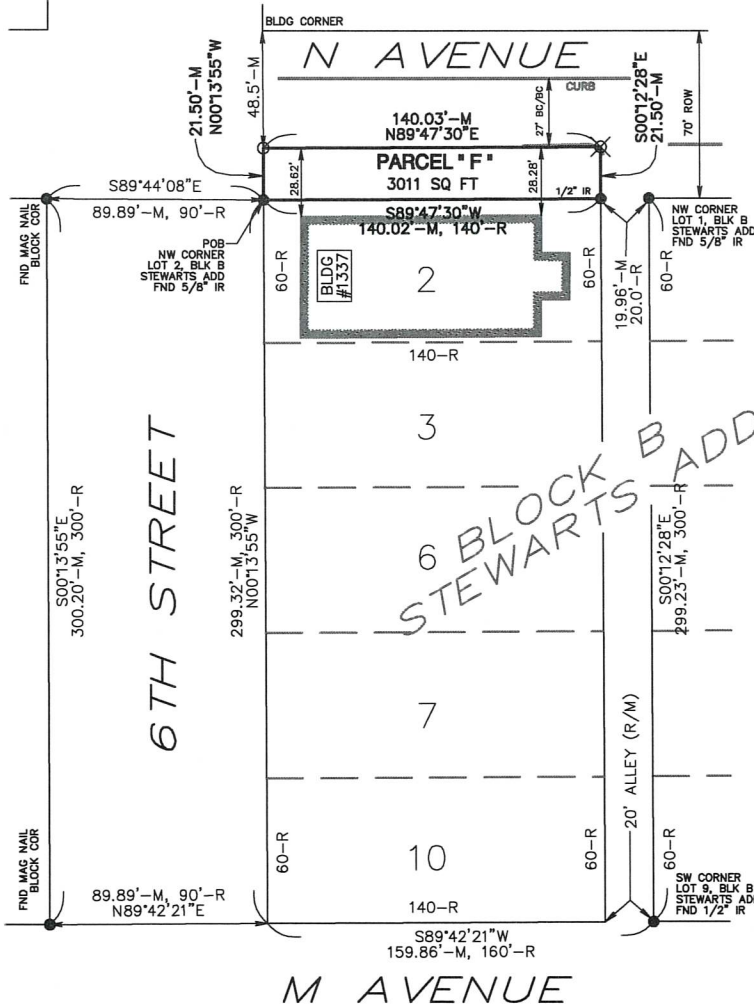
PLAT OF SURVEY

OWNER OF PROPERTY:

CITY OF NEVADA
PO BOX 530
NEVADA, IOWA 50201

LEGAL DESCRIPTION- PARCEL "F"

ALL THAT PART OF THE SOUTH 21.50 FEET OF THE EXISTING RIGHT-OF-WAY OF "N" AVENUE, LYING NORTH OF A ADJOINING LOT 2 IN BLOCK B IN STEWART'S ADDITION TO THE CITY OF NEVADA, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK B IN SAID STEWART'S ADDITION; THENCE NORTH 00°13'55" WEST, A DISTANCE OF 21.50 FEET; THENCE NORTH 89°47'30" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 00°12'28" EAST, A DISTANCE OF 21.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°47'30" WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 140.02 FEET TO THE POINT OF BEGINNING, CONTAINING 3,011 SQUARE FEET OR 0.07 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.



**ross
LAND SURVEYING
Inc.**
PO Box 336,
Johnston, Iowa 50131
PH 616 264 2867
rosslandsurveying.com

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PROFESSIONAL LAND SURVEYOR
GREGORY L. ROSS
L.S. #13286
IOWA

Signed: _____ Date: _____
GREGORY L. ROSS, PLS
Iowa License. No. 13286
My license renewal date is
December 31, 2026
PAGES COVERED: 1

GRAPHIC SCALE 1"=50'

- -- FOUND CORNER
- -- SET 1/2" IR with orange plastic cap #13286
- -- CALCULATED CORNER ONLY
- ✗ -- CUT "X"
- ▲ -- SECTION CORNER
- IP/GP -- IRON PIPE/GAS PIPE
- IR -- IRON ROD
- M -- MEASURED DISTANCE
- R -- RECORDED DISTANCE
- W/YPC [#] -- WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]

JOB NUMBER: 9584

FIELD WORK DONE: MAR 2026
BEARING= SFC IA NORTH

PLAT OF SURVEY FOR
ROSK DEVELOPMENT LLC

PART OF
"N" AVENUE
NEVADA, IOWA