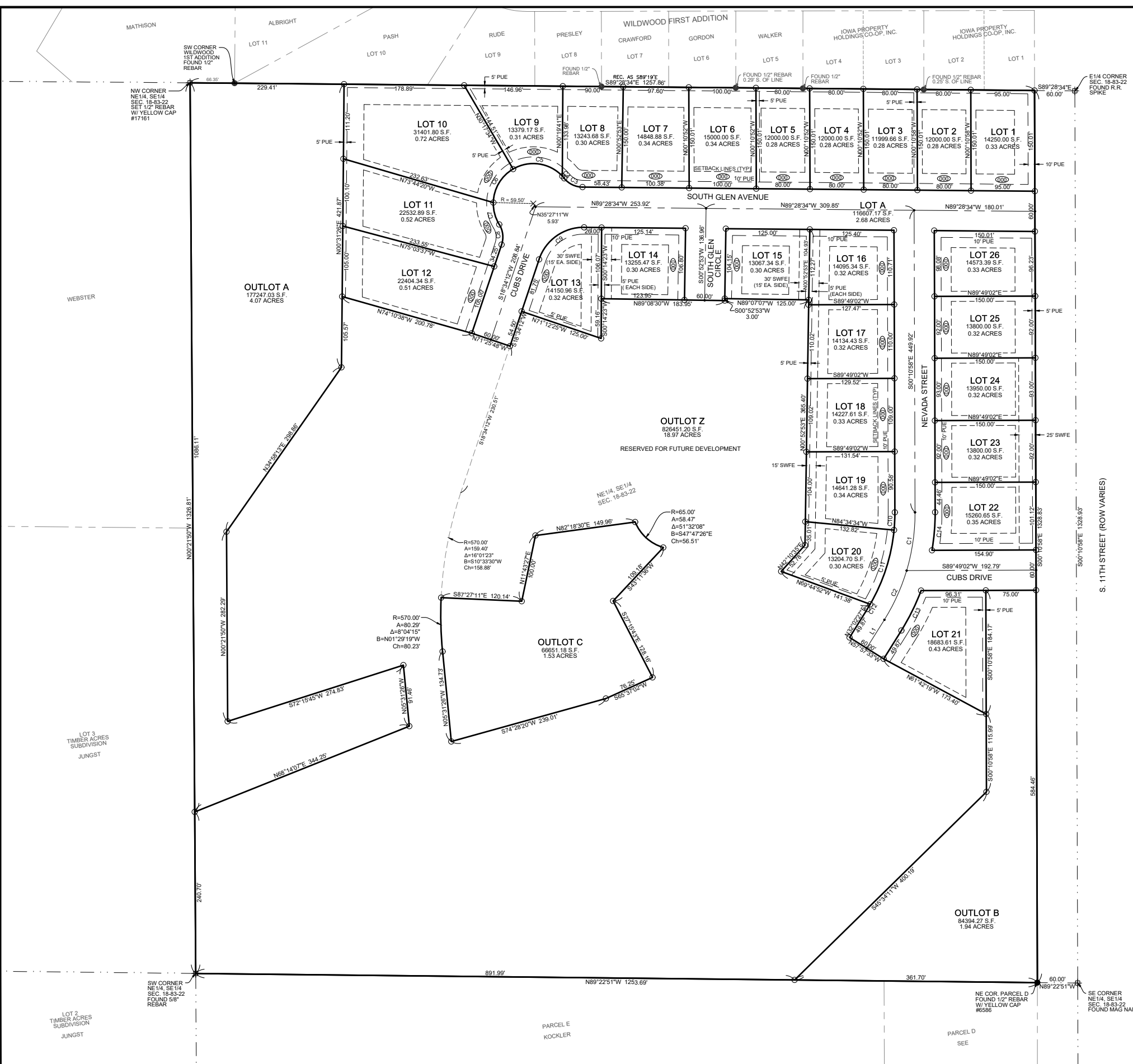


FINAL PLAT SOUTH GLEN SUBDIVISION, FIRST ADDITION

CITY OF NEVADA, STORY COUNTY, IOWA



Street Centerline					
Line/Curve	Radius	Arc	Delta	Bearing	Chord
C1	300.00'	87.91'	16°47'23"	S08°12'44"W	87.60'
C2	300.00'	80.81'	15°26'02"	S24°19'26"W	80.57'
L1				N32°02'27"E	49.87'

Lot Line Curve Data					
Curve	Radius	Arc	Delta	Bearing	Chord
C3	35.50'	31.16'	50°17'07"	S64°20'00"E	30.17'
C4	59.50'	4.30'	4°08'41"	S41°15'47"E	4.30'
C5	59.50'	79.92'	76°57'27"	S81°48'51"E	74.04'
C6	59.50'	60.55'	58°18'24"	N30°33'14"E	57.97'
C7	59.50'	34.39'	33°06'56"	N15°09'27"W	33.91'
C8	35.50'	31.16'	50°17'07"	N06°34'21"W	30.17'
C9	70.00'	87.91'	71°57'15"	S54°32'49"W	82.24'
C10	270.00'	26.42'	5°36'24"	N02°37'14"E	26.41'
C11	270.00'	117.00'	24°49'41"	N17°50'17"E	116.09'
C12	270.00'	8.43'	1°47'20"	N31°08'47"E	8.43'
C13	330.00'	66.36'	11°31'18"	N26°16'48"E	66.25'
C14	330.00'	56.94'	9°53'10"	N04°45'37"E	56.87'

Owner/Developer:
South Glen, LLC
c/o Jim Frevert
539 Oak Lane
Nevada, IA 50201

Survey Description:
A subdivision of the Northeast Quarter of the Southeast Quarter, except the East 60 feet thereof, in Section 18, Township 83 North, Range 22 West of the 5th P.M., City of Nevada, Story County, Iowa, being more particularly described as follows: Beginning at a point on the north line of said Northeast Quarter of the Southeast Quarter which is 60.00 feet West of the East Quarter Corner of said Section 18; thence S00°10'58"E 1328.83 feet along the west line of South 11th Street to the south line of said Northeast Quarter of the Southeast Quarter; thence N89°22'51"W 1253.69 feet to the Southwest Corner thereof; thence N00°21'50"W 1326.81 feet to the Northwest Corner of said Northeast Quarter of the Southeast Quarter; thence S89°28'34"E 1257.86 feet along the north line thereof to the point of beginning, containing 38.27 acres.

- Notes:
- Lot A is to be dedicated to the City of Nevada for public right of way.
 - Outlots A, B & C will be owned and maintained by the homeowner's association.
 - Outlot Z is reserved for future development.
 - Unless noted otherwise, there is a 10' Public Utility Easement (PUE) along all residential lot lines abutting a street and a 5' PUE along all rear residential lot lines.
 - Outlots A, B & C contain blanket easements for Public Utility, Surface Water Flowage, open space and storm sewer.
 - Outlot C contains a blanket easement for Storm Water Detention.
 - There will be an area over the northerly portion of Outlot C reserved for park set-aside that will be more specifically identified on future additions of South Glen Subdivision.

Zoning District: R-3 (Urban Family Residential)
Building Setbacks:
Front: 25'
Side: 7.5', 25' (corner lot abutting street)
Rear: 30'

○ = SET 1/2" REBAR W/ YELLOW CAP #17161
⊙ = STREET ADDRESS
SWFE = SURFACE WATER FLOWAGE EASEMENT

SCALE: 1" = 80'

FINAL PLAT SOUTH GLEN SUBDIVISION, FIRST ADDITION

A SUBDIVISION OF PART OF THE NE1/4, SE1/4
SEC. 18-83-22, CITY OF NEVADA, STORY COUNTY, IOWA
JOB# 5456-17A DATE: 9/08/20 PAGE 1 OF 1

FOX engineering
FOX Engineering 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 P17161
My license renewal date is December 31, 2021.

