

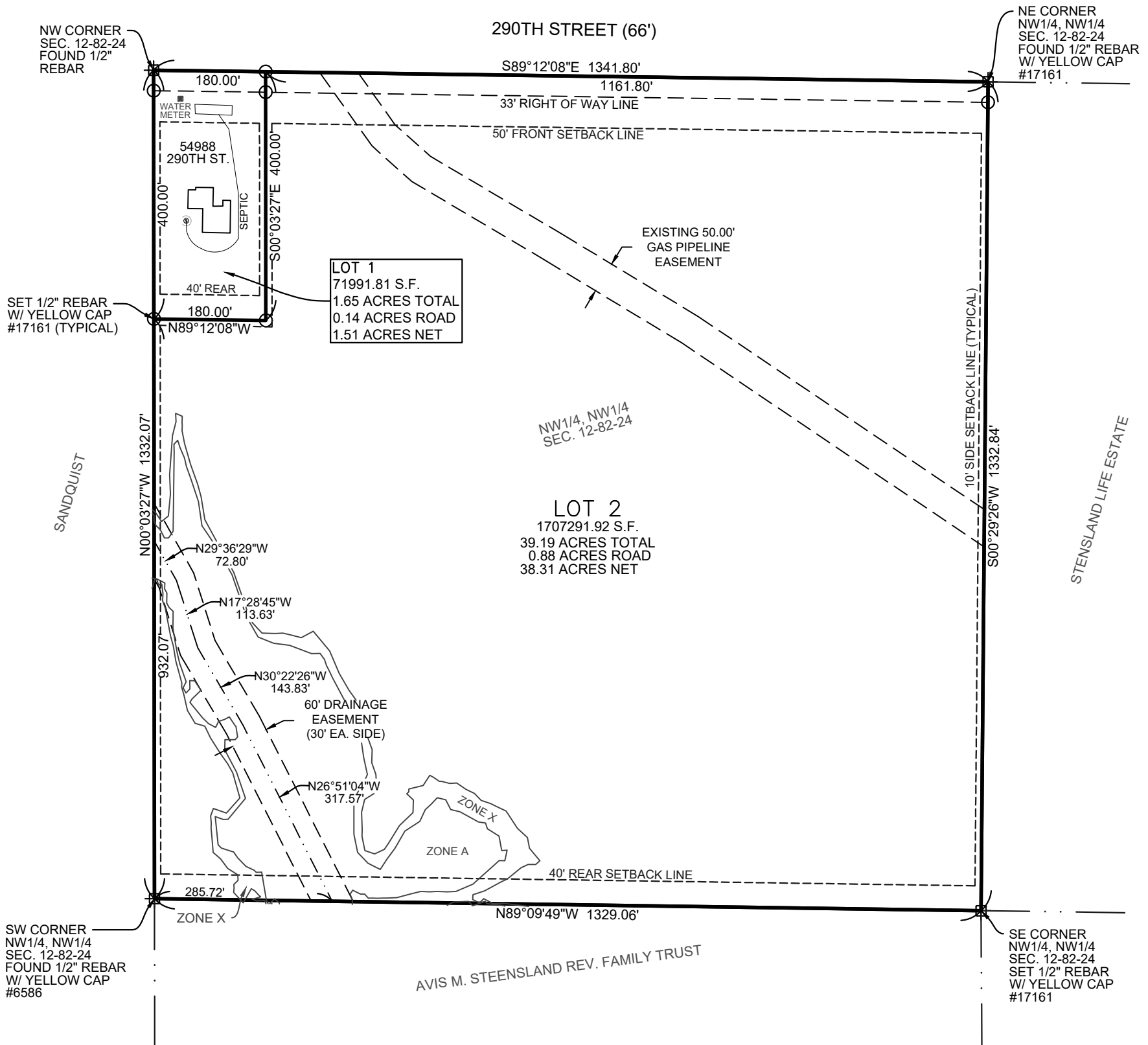
FINAL PLAT

STENSLAND PARTNERSHIP

LOCATION: RESIDENTIAL PARCEL SUBDIVISION IN THE NW1/4, NW1/4 OF SEC. 12-82-24, STORY COUNTY, IOWA

PROPRIETOR: HELEN STENSLAND LIFE ESTATE
REMAINDER: HELEN EVANS, JOANNE STENSLAND, SUANNE COLEGROVE, JOHN STENSLAND, PAUL STENSLAND

SURVEYOR: R. BRADLEY STUMBO, PLS #17161
FOX STRAND
AMES, IA 50010
515-233-0000



Survey Description - Stensland Partnership:

A Residential Parcel Subdivision of the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, Iowa, containing 40.84 acres, which includes 1.02 acres of existing public right of way.

Survey Description - Drainage Easement:

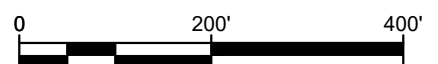
A strip of land 60.00 feet in width across part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 82 North, Range 24 West of the 5th P.M., Story County, being situated 30.00 feet on each side of the following centerline: Beginning at a point on the south line of said Northwest Quarter of the Northwest Quarter which is 285.72 feet east of the Southwest Corner thereof; thence N26°51'04"W, 317.57 feet; thence N30°22'26"W, 143.83 feet; thence N17°28'45"W, 113.63 feet; thence N29°36'29"W, 72.80 feet to the west line of said Section 12, and there terminating.

Notes:

1. A portion of Lot 2 of this plat lies within Zones A & X as shown on FIRM Map 19169C0286F, effective 1/15/2021. No part of Lot 1 of this plat lies within any floodplain. The BFE is 963.6' at the NW corner of the Special Flood Hazard Area.
2. Lot 1 is served by rural water and a private septic system.
3. There exists an easement for Xenia rural water facilities across the subject property, generally located within 30' of and adjacent to the ROW line, filed at Inst. No. 2020-12902. There is not enough information available to show the exact location of the easement.
4. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area including open-air, outdoor activities. E911 addresses shall be assigned by Story County at the request of the property owner.

Districts:
Zoning: A-1 (Agricultural)
School: Ballard SCD
Fire/Ambulance: Huxley
Utilities: Xenia, Consumers Energy
Watershed: Sugar Creek - S. Skunk River

Proprietor Address:
1635 330th St
Sloan, IA 51055



SA STRAND ASSOCIATES®
FOX Strand
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

R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2023.

5/12/22

DATE

