

INDEX LEGEND	
LOCATION:	PARCEL "C" IN THE NE1/4-NW1/4 OF SECTION 29, T83N, R21W OF THE 5TH P.M., STORY COUNTY, IOWA
REQUESTOR:	MICHAEL DAVIS
PROPRIETOR:	MICHAEL DAVIS & KEMA L. DAVIS
SURVEYOR:	JESSE W.L. VAN DALEN, P.L.S. #29583
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	JESSE W.L. VAN DALEN, BOLTON & MENK, INC. 1519 BALTIMORE DR, AMES, IA 50010 (515)-233-6100

BROTHERS GROVE RESIDENTIAL PARCEL SUBDIVISION

PARCEL "C" IN THE NE1/4-NW1/4 OF SECTION 29, TOWNSHIP 83 NORTH, RANGE 21 WEST STORY COUNTY, IOWA

FOR RECORDER USE ONLY

EXISTING RURAL E911 ADDRESSES:

- 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:

- SCHOOL DISTRICT: COLO-NESCO COMMUNITY SCHOOL DISTRICT
- ZONING DISTRICT: A-1, AGRICULTURAL
- DRAINAGE DISTRICT: NEW ALBANY NUMBER 75
- EMERGENCY SERVICES DISTRICT: STORY COUNTY EMS AND COLO FIRE AND RESCUE

BUILDING SETBACK REQUIRMENTS:

- FRONT YARD SETBACK (MIN.): 50 FEET
- SIDE YARD SETBACK (MIN.): 10 FEET
- REAR YARD SETBACK (MIN.): 40 FEET

OWNER NAME AND ADDRESS:

- MICHAEL DAVIS AND KEMA L. DAVIS
- 69438 260TH ST, COLO, IOWA, 50056

FLOOD ZONE:

- THIS AREA IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD), ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP.

PLANNED DEVELOPMENT:

- SINGLE-FAMILY DWELLING.

NOTES:

- THIS PLAT IS SUBJECT TO ALL EASEMENTS APPARENT OR OF RECORD
- THIS PLAT MEETS OR EXCEEDS IOWA CODE 355.
- BEARINGS AND DISTANCES SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM ZONE 8, U.S. SURVEY FOOT
- SURVEY FIELDWORK WAS COMPLETED ON 11-04-2025
- RECORD BEARINGS AND DISTANCES FROM PLAT OF SURVEY OF PARCEL "C" RECORDED ON INSTRUMENT NUMBER 2024-06115
- SITE ADDRESS IS 69438 260TH ST, COLO, IOWA, 50056
- LOCATION OF UTILITY CONNECTIONS ON HOUSE
- RECORDED RIGHT OF WAY IS 66 FEET IN OVERALL WIDTH. THE FOUND MONUMENT AT NORTHEAST CORNER OF PARCEL "C" IS 34.00 FEET SOUTH OF SECTION LINE, MAKING THE MONUMENT 1.00 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF 260TH ST.
- PLAT OF SURVEY FOR PARCEL "C" ON INSTRUMENT NUMBER 2024-06115 STATES "SET 1/2IN IR WITH ORANGE PLASTIC CAP #13286". UPON ARRIVING TO THIS CORNER IT WAS MARKED WITH A LATH, PINK PAINT, AND RIBBON. I DUG AROUND THE 15"X15" CONCRETE POST, BUT WAS UNABLE TO DIG MORE THAN 3INCHES AS THERE WAS A CONCRETE FOOTING AROUND THE POST. WHILE SEARCHING FOR THE "1/2" IR I FOUND A BOLT, PAINTED PINK, ATTACHED TO THE CONCRETE POST NEAR THE BASE AND SURFACE OF THE GROUND. READING THE LATH THAT WAS LEFT WITH THE CONCRETE POST. IT STATED BOLT IN CONCRETE POST EQUALS CORNER. AFTER MEASURING SAID BOLT IT MATCHED WELL WITH RECORDED DIMENSIONS. I USED SAID BOLT AS THE MONUMENT FOR THIS CORNER.
- THE SUBSURFACE UTILITY INFORMATION FOR THE DRAINAGE DISTRICT TILE IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CL/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

LEGEND:

- FOUND 1/2 REBAR WITH ORANGE PLASTIC CAP#13286 (OR AS NOTED)
- SET 1/2"X24" REBAR WITH PINK PLASTIC CAP #29583
- ▲ FOUND SECTION CORNER
- △ SECTION CORNER SET
- Ⓢ YARD HYDRANT
- ⊗ VALVE
- Ⓞ CLEAN OUT
- Ⓢ SEPTIC SYSTEM MANHOLE
- Ⓞ COMMUNICATION PEDESTAL
- Ⓢ UTILITY POLE
- Ⓢ TRAFFIC SIGN
- Ⓢ WATER METER PIT
- x—x— FENCE IN PLACE
- OE— OVERHEAD ELECTRIC
- — — BUILDING SETBACK LINE
- | — WATERMAIN
- >>— DRAINAGE DISTRICT TILE
- ☁ TREE DRIPLINE
- ▨ BUILDINGS TO REMAIN STATED BY PROPERTY OWNER MICHAEL DAVIS
- ▩ BUILDINGS TO BE REMOVED STATED BY PROPERTY OWNER MICHAEL DAVIS
- CONCRETE PAD

EXISTING BUILDING DIMENSIONS:

- 35.1' X 20.1' BUILDING IS 3.3' EAST OF THE WEST LINE OF LOT 2 AND 35.3' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 30.1' X 60.2' BUILDING IS 43.7' EAST OF THE WEST LINE OF LOT 2 AND 67.4' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 34.8' X 44.5' BUILDING IS 91.7' WEST OF THE EAST LINE OF LOT 2 AND 18.9' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 24.3' X 35.2' BUILDING IS 104.0' EAST OF THE WEST LINE OF LOT 2 AND 111.6' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 60.2' X 65.1' BUILDING IS 48.0' EAST OF THE WEST LINE OF LOT 2 AND 154.6' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 12.2' X 47.2' MOBILE HOME IS ON THE WEST LINE OF LOT 2 AND 103.1' NORTH OF THE SOUTH LINE OF LOT 1 FROM NEAREST CORNERS.
- 24.9' X 16.3' BUILDING IS 55.6' WEST OF THE EAST LINE OF LOT 2 AND 138.9' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 16.0' RADIUS BUILDING IS 66.7' WEST OF THE EAST LINE OF LOT 2 AND 125.6' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 18.2' X 12.6' BUILDING IS 53.1' WEST OF THE EAST LINE OF LOT 2 AND 80.6' NORTH OF THE SOUTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 27.9' X 42.0' BUILDING IS 97.7' EAST OF THE WEST LINE OF LOT 2 AND 93.8' SOUTH OF THE NORTH LINE OF LOT 2 FROM NEAREST CORNERS.
- 13.8' X 18.0' BUILDING IS 15.4' EAST OF THE WEST LINE OF LOT 2 AND 98.4' SOUTH OF THE NORTH LINE OF LOT 2 FROM NEAREST CORNERS.

LEGAL DESCRIPTION (LOT 1 OF PARCEL "C"):

LOT 1 OF PARCEL "C" IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 83 NORTH, RANGE 21 WEST, OF THE 5TH P.M., STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE S89°55'56"W, 180.06 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S00°18'34"W, 383.82 FEET; THENCE S80°28'40"W, 176.12 FEET; THENCE N87°59'10"W, 87.42 FEET TO THE POINT OF BEGINNING; THENCE N00°05'02"E, 409.57 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S89°55'56"W, 817.82 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE S00°03'32"E, 393.18 FEET; THENCE S89°16'53"E, 588.51 FEET; THENCE S87°59'10"E, 228.50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (LOT 2 OF PARCEL "C"):

LOT 2 OF PARCEL "C" IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 83 NORTH, RANGE 21 WEST, OF THE 5TH P.M., STORY COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 29; THENCE S89°55'56"W, 180.06 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE S00°18'34"W, 383.82 FEET; THENCE S80°28'40"W, 176.12 FEET; THENCE N87°59'10"W, 87.42 FEET; THENCE N00°05'02"E, 409.57 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N89°55'56"E, 262.54 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29 TO THE POINT OF BEGINNING.



JESSE W.L. VAN DALEN
29583

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.

Jesse Van Dalen
JESSE W.L. VAN DALEN P.L.S.

LICENSE NUMBER 29583 DATE: 03/02/26

MY LICENSE RENEWAL DATE IS 12/31/2026

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BROTHERS GROVE RESIDENTIAL PARCEL SUBDIVISION

PARCEL "C" IN THE NE1/4-NW1/4 OF SECTION 29-T83N-R21W, STORY COUNTY, IOWA



BOLTON & MENK

1519 BALTIMORE DRIVE
AMES, IA 50010
(515) 233-6100

SHEET

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OF

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