

SIEVERS INDUSTRIAL PARK PLAT 1

FINAL PLAT

PLAT DESCRIPTION

A PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 82 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF SLATER, STORY COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, THENCE SOUTH 89° 49' 52" EAST ALONG THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 49' 52" EAST ALONG SAID NORTH LINE, A DISTANCE OF 804.73 FEET TO THE NORTHWEST CORNER OF PARCEL "U"; AS FILED IN INSTRUMENT # 2021-03903 OF THE STORY COUNTY RECORDER'S OFFICE; THENCE SOUTH 0° 02' 09" EAST ALONG THE WEST LINE OF SAID PARCEL "U", 927.85 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "U"; THENCE SOUTH 89° 53' 01" EAST ALONG THE SOUTH LINE OF SAID PARCEL "U" AND PARCEL "T" AS FILED IN INSTRUMENT # 2020-01192 OF THE STORY COUNTY RECORDER'S OFFICE, 1104.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "T" AND THE WEST RIGHT OF WAY LINE OF THE FORMER OLD CHICAGO & NORTHWESTERN RAILROAD; THENCE SOUTH 16° 17' 54" WEST ALONG SAID WEST RIGHT OF WAY LINE, 409.78 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 89° 55' 16" WEST ALONG SAID SOUTH LINE, 1,791.54 FEET TO THE EAST RIGHT OF WAY LINE OF 500TH AVE.; THENCE NORTH 0° 07' 55" WEST ALONG SAID EAST RIGHT OF WAY LINE, 1323.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.87 ACRES (1,475,158 S.F.) AND SUBJECT TO 0.74 ACRES (32,188 S.F.) OF ROADWAY EASEMENT.

OWNER

JISSOM, INC
 32319 580TH AVE
 CAMBRIDGE, IA 50046-8650
 MARIGRACE SIEVERS

DEVELOPER

JISSOM, INC
 32319 580TH AVE
 CAMBRIDGE, IA 50046-8650
 SCOTT SIEVERS
 PH: 515-370-0088

ZONING

M1 - LIGHT INDUSTRIAL DISTRICT

BULK REGULATIONS

MINIMUM LOT AREA =NO MINIMUM
 MINIMUM LOT WIDTH =NO MINIMUM
 FRONT YARD SETBACK =25'
 REAR YARD SETBACK =20'
 SIDE YARD SETBACK =15' EACH SIDE

LEGEND

FEATURES

Section Corner
 1/2" Rebar, Yellow Plastic Cap #19710
 (Unless Otherwise Noted)
 ROW Marker
 ROW Rail
 Control Point
 Bench Mark
 Platted Distance
 Measured Bearing & Distance
 Recorded As
 Deed Distance
 Calculated Distance
 Minimum Protection Elevation
 Centerline
 Section Line
 1/4 Section Line
 1/4 1/4 Section Line
 Easement Line

FOUND

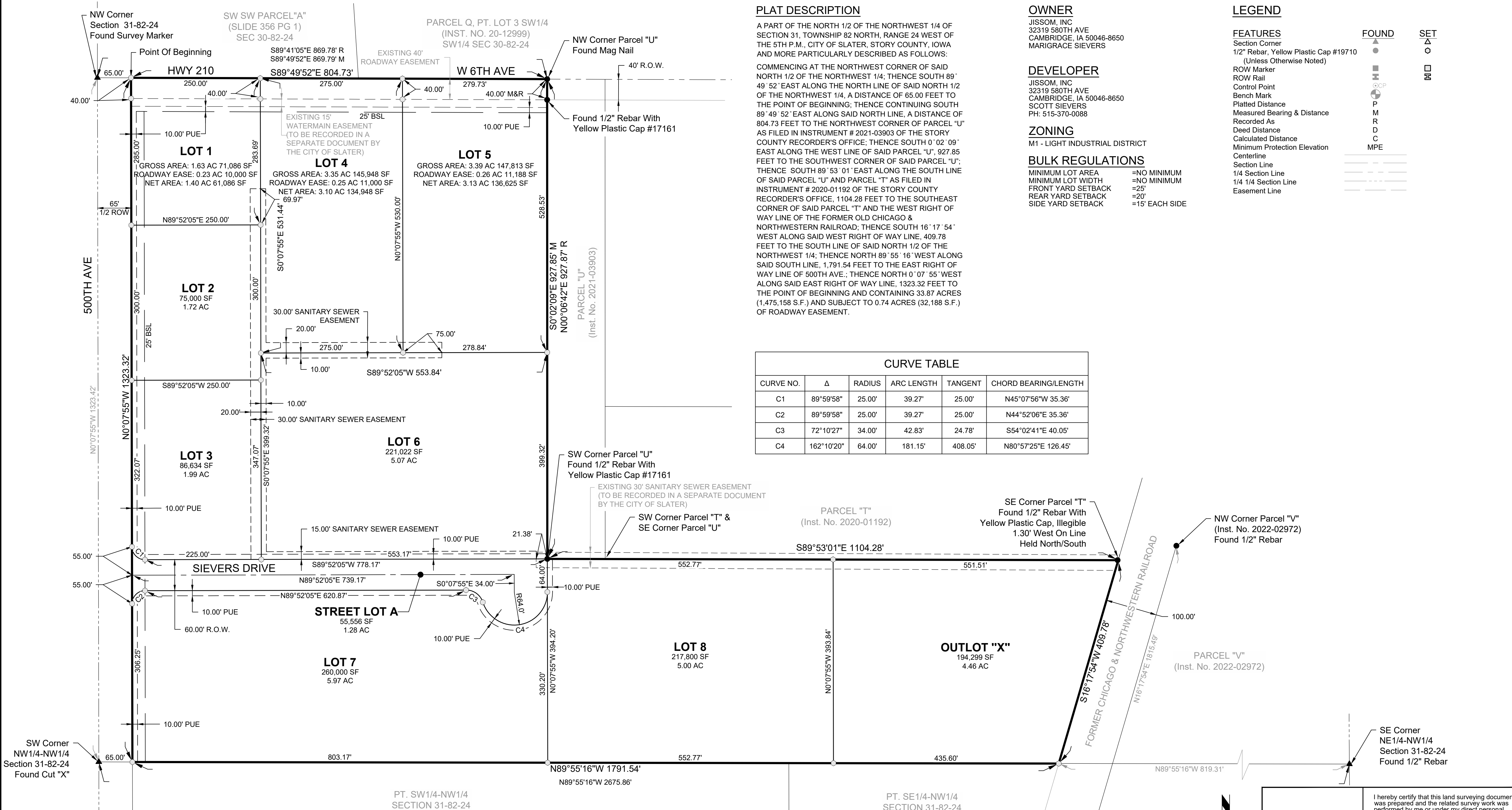
Section Corner
 ROW Marker
 ROW Rail
 Control Point
 Bench Mark
 Platted Distance
 Measured Bearing & Distance
 Recorded As
 Deed Distance
 Calculated Distance
 Minimum Protection Elevation
 Centerline
 Section Line
 1/4 Section Line
 1/4 1/4 Section Line
 Easement Line

SET

Section Corner
 ROW Marker
 ROW Rail
 Control Point
 Bench Mark
 Platted Distance
 Measured Bearing & Distance
 Recorded As
 Deed Distance
 Calculated Distance
 Minimum Protection Elevation
 Centerline
 Section Line
 1/4 Section Line
 1/4 1/4 Section Line
 Easement Line

CURVE TABLE

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	89°59'58"	25.00'	39.27'	25.00'	N45°07'56"W 35.36'
C2	89°59'58"	25.00'	39.27'	25.00'	N44°52'06"E 35.36'
C3	72°10'27"	34.00'	42.83'	24.78'	S54°02'41"E 40.05'
C4	162°10'20"	64.00'	181.15'	408.05'	N80°57'25"E 126.45'



SIEVERS INDUSTRIAL PARK PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES, INC. | 2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 | www.snyder-associates.com



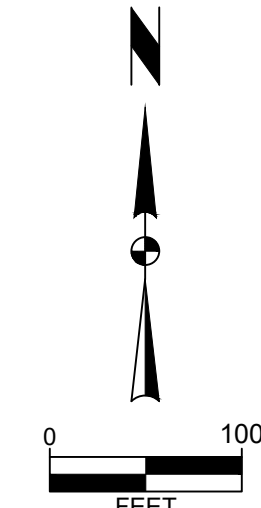
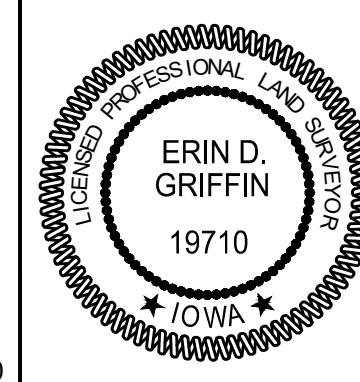
Project No: 121.0889.01
 Sheet 1 of 1

MARK	REVISION	DATE	BY
3	ADDED STREET LOT A AND PUE'S	06-06-24	AJD
2	REVISED LEGAL DESCRIPTION	02-07-24	CNC
1	REVISED PER STORY COUNTY	01-16-24	AJD

Engineer: CDD
 Checked By: BKC
 Technician: CNC
 Date: 06-16-2023
 Scale: 1" = 100'
 T-R-S: TTN-RRW-SS
 Project No: 121.0889.01

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.

Erin D. Griffin, PLS
 License Number 19710
 My License Renewal Date is December 31, 2025
 Pages or sheets covered by this seal:
 Sheet 1 of 1



I:\Projects\2021\121.0889.01\AUSTIN DAVENPORT_FINAL_PLAT_2024\0606_8:09 AM_ANSI FULL BLEED.DWG (34.00 X 22.00 INCHES)