

**RESOLUTION APPROVING HUNTER 2ND SUBDIVISION**

WHEREAS there has been presented to the Jasper County, Iowa Board of Supervisors a plat of certain property located in Jasper County, said plat being designated as HUNTER 2ND SUBDIVISION, and certified by Jeremy A Harris, PLS with CGA.

WHEREAS the property covered by said plat is legally described as follows:

HUNTER 2<sup>ND</sup> SUBDIVISION LOCATED IN THE NORTHWEST FRACTIONAL ¼ OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 20 WEST OF THE 5<sup>TH</sup> P.M., JASPER COUNTY IOWA

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHWEST FRACTIONAL ¼ OF SAID SECTION 6; THENCE, N0°10'31"W 579.08' ALONG THE WEST LINE OF THE NORTHWEST FRACTIONAL ¼ OF THE ORTHWEST FRACTIONAL /4 OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B" AND RECORDED IN INSTRUMENT NO. 2014-00003879 IN THE OFFICE OF THE RECORDER JASPER COUNTY, IOWA; THENCE, N89°49'29"E 220.00' ALONG THE SOUTH LINE OF SAID PARCEL "B" TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE, N0°10'30'W 330.00' ALONG A EAST LINE OF SAID PARCEL "B" TO A EAST CORNER OF SAID PARCEL "B"; THENCE N 89°49'34"E 15.00' ALONG A EAST LINE OF SAID PARCEL "B" TO A EAST CORNER OF SAID PARCEL "B"; THENCE, N0°10'32"W 115.00' ALONG A EAST LINE OF SAID PARCEL "B" TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE, S89°49'29"W 235.00' ALONG THE NORTHER LINE OF SAID PARCEL "B" TO THE NORTHWEST CORNER OF SAID PARCEL "B"; SAID POINT ALSO BEING ON THE WEST LINE OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHWEST FRACTIONAL ¼ OF SAID SECTION 6; TO THE NORTHWEST OF A CERTAIN PARCEL OF LAD DESCRIBED AS PARCEL "C" AND RECORDEDE IN INSTRUENT NO. 2020-00005701 IN THE OFFICE OF THE RECORDER JASPER COUNTY, IOWA; THENCE, S14°35'22'E 397.14' ALONG THE WEST LINE OF SAID PARCEL "C" TO THE SOUTHWEST CORNER OF SAID PARCEL "C"; THENCE, N89°36'47"E 12786' ALONG THE SOUTHLINE OF SAID PARCEL "C" TO A POINT ON THE EAST LINE OF THE NORTHWEST FRACTIONAL ¼ OF THE NORTHWEST FRACTIONAL ¼ OF SAID SECTION 6; THECE, N89°53'18"W 1266.65' ALONG SAID SOUTHLINE TO THE POINT OF BEGINNING, CONTAINING 48343 ACRES INCLUDING 2.41 ACRES OF PRESENTLY ESTABLISHED ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

WHEREAS the plat in all respects conforms to the laws and regulations covering the same.

NOW THEREFORE be it resolved that the plat designated HUNTER 2ND SUBDIVISION of the above-described property be and the same is hereby approved. The chairman of the board is hereby directed to certify a copy of this Resolution and affix the same to the plat for filing in the office of the Jasper County Recorder.

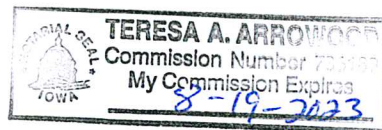
Approved this 14 day of June, 2022

Demar Faust  
Auditor

Brandon Talsma  
Chairman

I, Brandon Talsma, chairman of the Jasper County Board of Supervisors, do hereby certify that the Resolution hereinabove set out is a true and correct copy of a Resolution approved and adopted by the Jasper County Board of Supervisors on the 14<sup>th</sup> day of June, 2022 whereby said board accepted and approved the plat of HUNTER 2ND SUBDIVISION.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 14<sup>th</sup> day of June, 2022.



Teresa A. Arrowood  
Notary

**APPROVAL OF SUBDIVISION PLAT NAME  
BY JASPER COUNTY AUDITOR**

Date: 6/14/2022

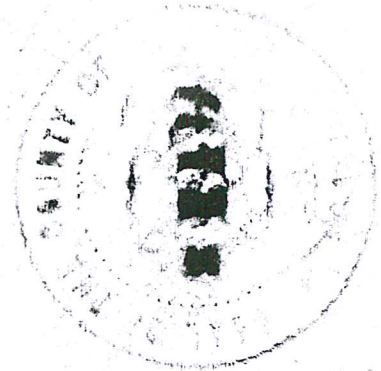
The Jasper County Auditor's Office has reviewed the final plat of:

HUNTER 2ND SUBDIVISION

Pursuant to Iowa Code §354.6(2) and §354.11(A-F), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed Laura K. Guthrie  
Real Estate Clerk- Jasper County, Iowa

Signed Dennis J. Faust  
Auditor of Jasper County, Iowa



# JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division  
116 W 4<sup>th</sup> St S Newton, IA 50208 ph: 641-792-3084 fax: 641-275-3708

## SUBDIVISION REQUEST

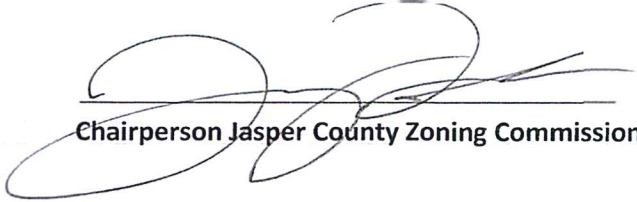
### Subdivision Request 21-04

A subdivision request that has been made to Jasper County Community Development for Hunter 2 Subdivision located: in the NW Fractional Quarter of the NW Fractional Quarter of Section 6-80-20 Jasper County, Iowa

We, the Jasper County Zoning Commission, recommend that this subdivision request be/not be granted.

Aye

Nay

  
Chairperson Jasper County Zoning Commission

### State of Iowa, Jasper County

On this 25<sup>th</sup> day of August 2021, before me JANIE VERWERS a Notary Public in and for the State of Iowa, appeared JEREMY FLORES to me personally known to be the chairperson of the Jasper County Zoning Commission and that said Rezoning Request was signed by him/her on behalf of said Jasper County Zoning Commission.

Witness my hand and Notary Seal the day and year above written.



  
Notary in and for the State of Iowa

# HUNTER 2ND SUBDIVISION JASPER COUNTY FINAL PLAT



**VICINITY MAP**  
NOT TO SCALE

**OWNER OF RECORD**

ARNOLD ALLEN HUNTER  
5996 WEST 100TH STREET NORTH  
MINGO, IOWA

**SURVEY REQUESTED BY:**

ARNOLD HUNTER

**FIELD WORK COMPLETED:**

MAY 13, 2021

**LAND SURVEYOR**

JEREMY A HARRIS, PLS  
CLAPSADDLE-GARBER ASSOCIATES  
16 EAST MAIN STREET  
MARSHALLTOWN, IOWA 50158  
(641) 752-6701

**UTILITY DISTRICTS**

- ALLIANT ENERGY
- IOWA REGIONAL UTILITY ASSOCIATION
- MIDAMERICAN ELECTRIC
- WINDSTREAM COMMUNICATIONS

**FLOOD ZONE:**

(ZONE "X") AREA OF MINIMAL FLOOD HAZARD  
PANEL# 19099C0050D  
EFFECTIVE DATE OCTOBER 5, 2018

**ZONE INFORMATION:**

JASPER COUNTY  
DISTRICT "A"  
AGRICULTURAL  
ACCESSORY STRUCTURES

FRONT YARD: STATE & FEDERAL ROADS 80 FEET  
ALL OTHER ROADS 60 FEET

SIDE YARDS: PRINCIPAL STRUCTURE 30 FEET  
ACCESSORY STRUCTURE 10 FEET

REAR YARDS: PRINCIPAL STRUCTURE 50 FEET  
ACCESSORY STRUCTURE 10 FEET

LOT WIDTH: N/A

LOT AREA: 2 NET ACRES

**JURISDICTION:**

JASPER COUNTY



NOTE:  
ALL BEARINGS ARE THE RESULT OF G.P.S. OBSERVATIONS.

**LEGEND:**

- ▲ GOVERNMENT CORNER MONUMENT FOUND
- △ GOVERNMENT CORNER MONUMENT SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- PARCEL OR LOT CORNER MONUMENT FOUND
- SET 1/2" x 30" REBAR w/BLUE PLASTIC ID CAP #22259
- ( ) RECORDED AS

HUNTER 2ND SUBDIVISION  
JASPER COUNTY



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.

JEREMY A. HARRIS, PLS \_\_\_\_\_ date \_\_\_\_\_  
Iowa License Number 22259  
My License Renewal Date is December 31, 2023  
Pages or sheets covered by this seal: \_\_\_\_\_  
SHEETS 1 OF 4, 2 OF 4, 3 OF 4 AND 4 OF 4

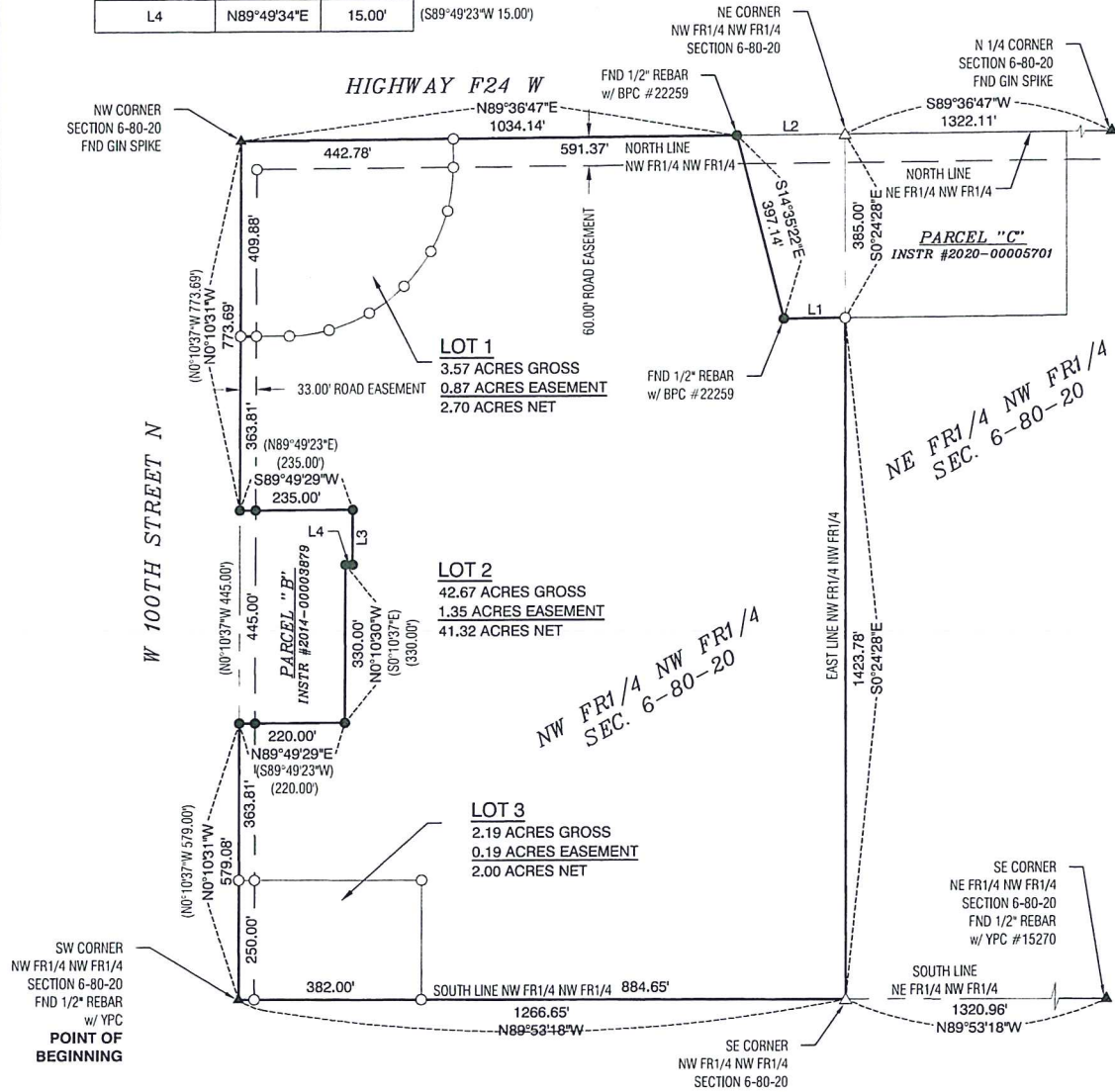


Clapsaddle-Garber Associates, Inc.  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgacorusurveys.com


DRAWN	SHEET NO.
CAQ	1 OF 4
DATE	PROJECT NO.
7-19-2021	79073.05

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	N89°36'47"E	127.86'
L2	S89°36'47"W	225.16'
L3	N0°10'32"W	115.00'
L4	N89°49'34"E	15.00'

(S0°10'37"E 115.00')  
(S89°49'23"W 15.00')



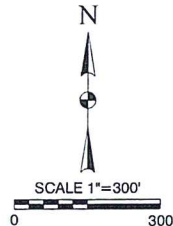
**DESCRIPTION**  
HUNTER 2ND SUBDIVISION LOCATED IN THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWNSHIP 80 NORTH, RANGE 20 WEST OF THE 5th P.M., JASPER COUNTY, IOWA.  
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**CGA**

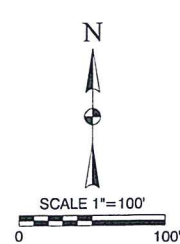
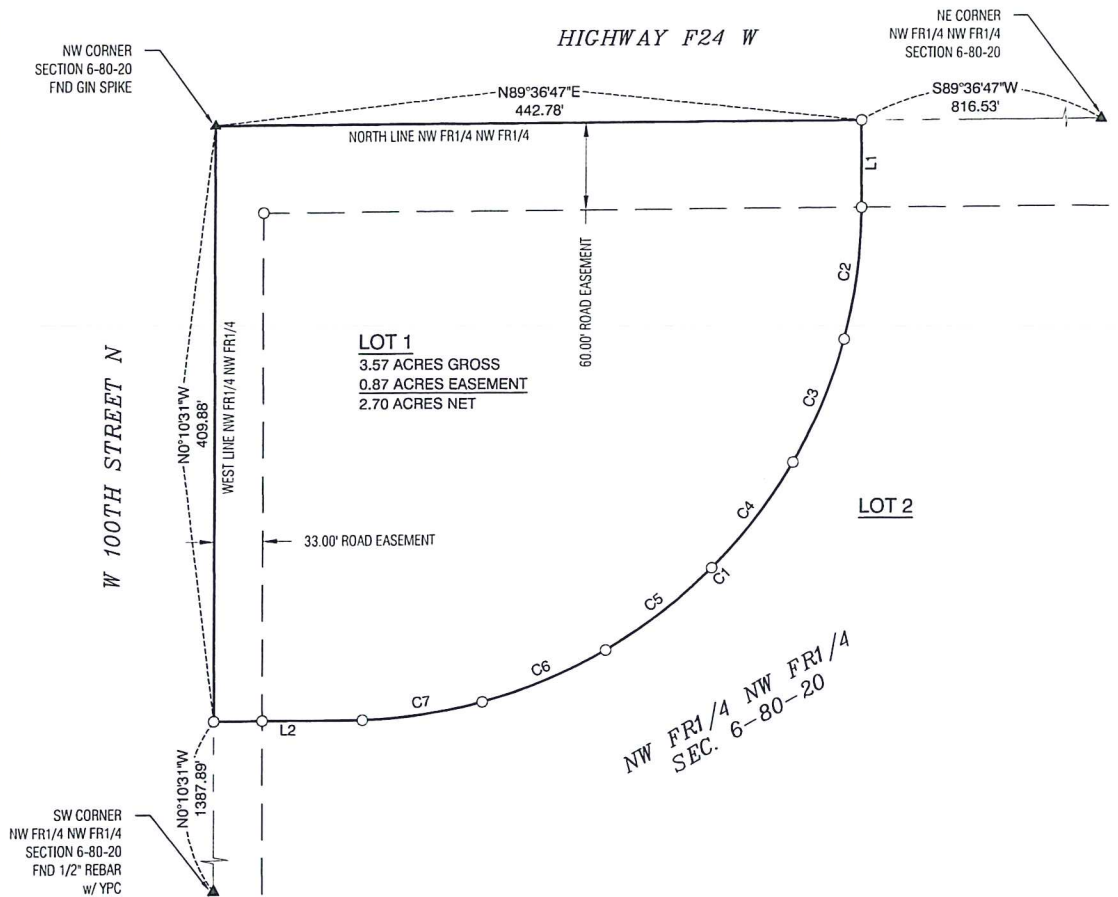
Clapsaddle-Garber Associates, Inc.  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgaconsultants.com

DRAWN CAQ	SHEET NO. 2 OF 4
DATE 7-19-2021	PROJECT NO. 79073.05



Curve Table					
CURVE DATA	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD
C1	542.92'	350.00'	88°52'35"	S43°59'53"W	490.10'
C2	92.17'	350.00'	15°05'18"	S7°06'15"W	91.90'
C3	91.85'	350.00'	15°02'07"	S22°09'58"W	91.58'
C4	91.85'	350.00'	15°02'07"	S37°12'05"W	91.58'
C5	91.85'	350.00'	15°02'07"	S52°14'12"W	91.58'
C6	91.85'	350.00'	15°02'07"	S67°16'19"W	91.58'
C7	83.36'	350.00'	13°38'49"	S81°36'47"W	83.17'

LINE DATA		
LINE NUMBER	BEARING	DISTANCE
L1	S0°23'13"E	60.00'
L2	S89°49'29"W	101.48'



**CGA**  
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DRAWN CAQ	SHEET NO. 3 OF 4
DATE 7-19-2021	PROJECT NO. 79073.05

NW CORNER  
SECTION 6-80-20  
FND GIN SPIKE

NW FR1/4 NW FR1/4  
SEC. 6-80-20

LOT 2

W 100TH STREET N

S89°53'18"E  
382.00'

33.00' ROAD EASEMENT

LOT 3  
2.19 ACRES GROSS  
0.19 ACRES EASEMENT  
2.00 ACRES NET

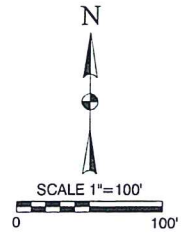
N0°10'31"W  
250.00'  
WEST LINE NW FR1/4 NW FR1/4

250.00'  
S0°10'31"E

SW CORNER  
NW FR1/4 NW FR1/4  
SECTION 6-80-20  
FND 1/2" REBAR  
w/ YPC  
POINT OF  
BEGINNING

SOUTH LINE NW FR1/4 NW FR1/4  
382.00'  
N89°53'18"W

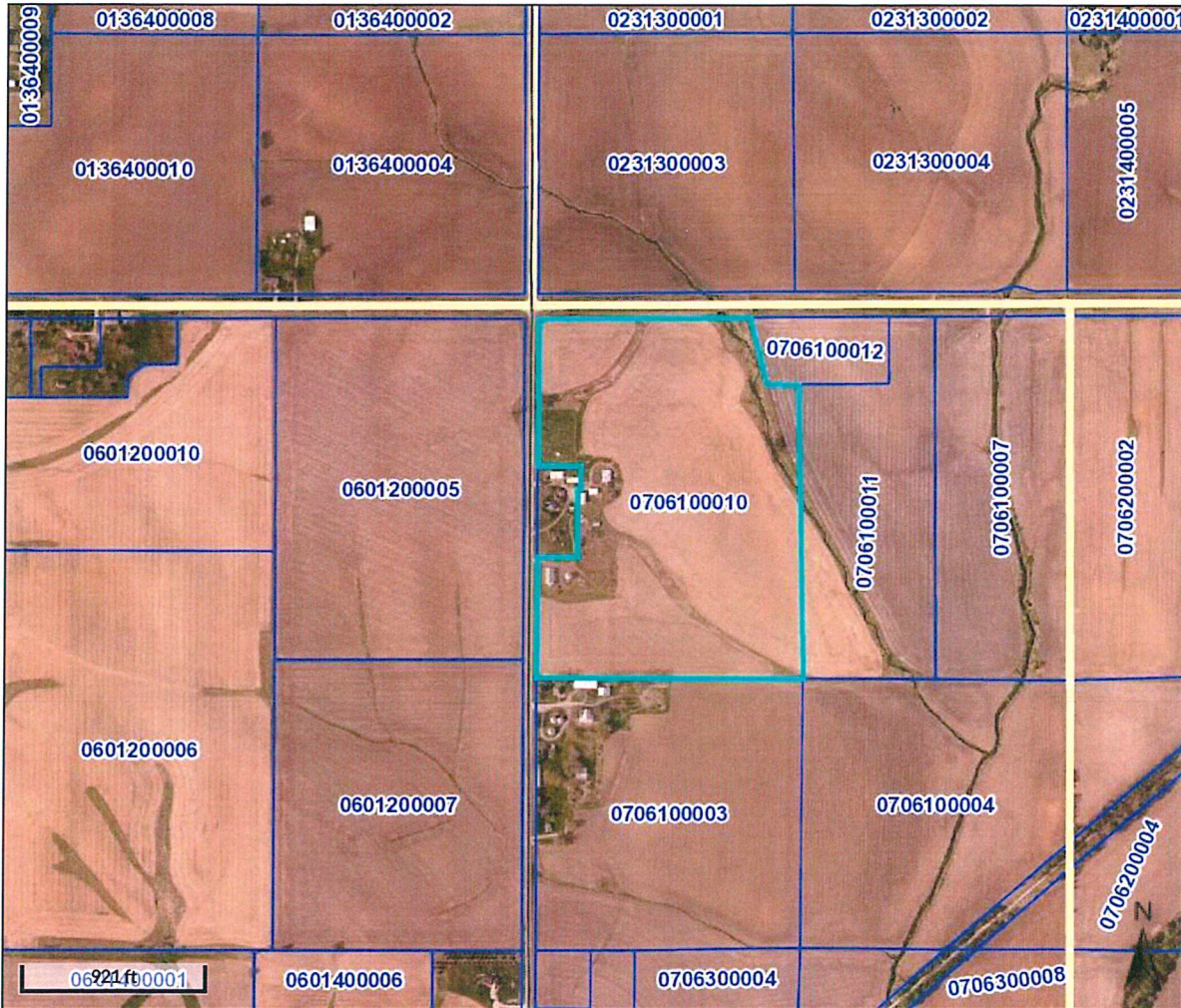
884.65'  
N89°53'18"W  
SE CORNER  
NW FR1/4 NW FR1/4  
SECTION 6-80-20



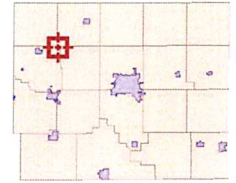
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DRAWN CAQ	SHEET NO. 4 OF 4
DATE 7-19-2021	PROJECT NO. 79073.05



**Overview**



**Legend**

-  Parcels
-  Corporate Limits
-  Political Township
- Roads**
-  Local
-  Primary Highway
-  Secondary Highway
-  Other

<b>Parcel ID</b>	0706100010	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HUNTER,ARNOLD ALLEN
<b>Sec/Twp/Rng</b>	6-80-20	<b>Class</b>	A		5996 W 100TH ST N
<b>Property Address</b>		<b>Acreage</b>	45.74		MINGO, IA 50168
<b>District</b>	PWCME				
<b>Brief Tax Description</b>	SECTION:6 TOWNSHIP:80 RANGE:20NW NW EX PARCEL B & PARCEL C (Note: Not to be used on legal documents)				

Jasper County Data Disclaimer

Please Read Carefully

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