

RESOLUTION APPROVING BOWEN ACRES 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 **BOWEN ACRES SUBDIVISION** and certified by Jason S. Lowry PLS with Lowry Land Services, LLC.

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

DESCRIPTION - BOWEN ACRES SUBDIVISION

That part of Lot 1 in the Northwest Quarter of the Northwest Quarter of Section 23, Township 79 North, Range 19 West of the Fifth Principal Meridian, Jasper County, Iowa, as recorded in a Warranty Deed in Book 2023, Page 0661, in the Jasper County, Iowa, Recorder's Office and described as follows:

"A tract described as Commence 4 rods South of the Northwest corner of Section 23, run thence North 4 rods, thence East 80 rods, thence South 28 rods and 4 feet, thence West to the public highway, thence Northwesterly to the place of beginning, being 12 acres off of the North side of that part of the Northwest Quarter (NW1 / 4) of the Northwest Quarter (NW1 / 4) of said Section 23 lying North and East of the road; all in Township 79 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT a parcel of land located in the NW1 / 4 NW1 / 4 Sec. 23, T. 79 N., R. 19 W. of the 5th P.M., said parcel described as follows: Beginning at the NW corner of said Sec. 23, thence South 123.3 ft., thence North 89'29" East 13.1 ft., thence South 34'58" East 428.4 ft., thence North 89'29" East 73.2 ft., thence North 34'58" West 174.2 ft., thence northerly 360.9 ft. along a 895.0 ft. radius curve concave northeasterly and tangent to the preceding course, thence South 89'29" West 88.5 ft. to the point of beginning, containing 0.25 acres more or less exclusive of the present established roads. Note: the W. line of the SW1 / 4 Sec. 14-79-19 is assumed to bear due north."

Said tract contains 13.14 acres and is subject to a Jasper County Highway easement over the north and westerly 2.33 acres thereof.

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

NOW THEREFORE it be resolved that the plat designated **BOWEN ACRES 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.

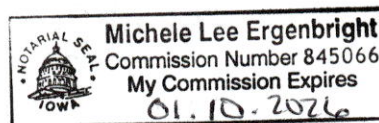
Approved this 6th day of June, 2023

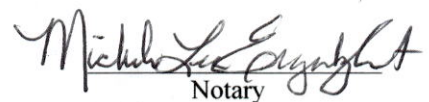

Auditor


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 6th day of June, 2023 whereby said board accepted and approved the plat of BOWEN ACRES SUBDIVISION.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 6th day of June, 2023.




Notary

JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division
315 W 3- St N – Suite 150 Newton, IA 50208 ph.: 641-792-3084

SD-2023-001

A subdivision request has been made to Jasper County Community Development for the Bowen Acres Subdivision located the following parcel: 1323102001

Signed 

Date 5-16-2023

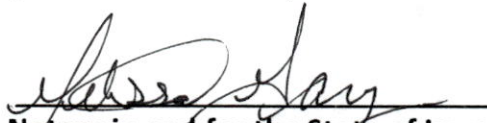
Jasper County Zoning Commission recommends that this variance request be/not be granted.

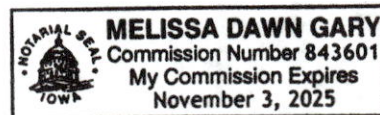
3 Aye Nay


Chairperson Jasper County Zoning Commission

State of Iowa, Jasper County

On this 31 day of May, before me Melissa Gary, a Notary Public in and for the State of Iowa, appeared Ross Baxter to me personally known to be the chairperson of Jasper County Board of Adjustment and that said Variance Request was signed by him/her on behalf of said Jasper County Board of Adjustment. Witness my hand and Notary Seal the day and year above written.


Notary in and for the State of Iowa



INDEX LEGEND

COUNTY: JASPER
SECTION: 23, T-79N, R-19W, NW 1/4 of the NW 1/4

SURVEY FOR & OWNERS/SUB DIVIDERS:
Firm Foundations, Inc., Prairie City, IA

SURVEYOR & SURVEY COMPANY:
Jason S. Lowry, P.L.S.
Lowry Land Services, L.L.C.
752 Diamond Trail Rd., Searsboro, Iowa 50242

PREPARED BY AND RETURN TO:
Jason S. Lowry, P.L.S.
752 Diamond Trail Rd., Searsboro, Iowa 50242
(641) 521-1160, lowrylandservices@gmail.com

BOWEN ACRES SUBDIVISION
LOT 1 in the NW 1/4 of the NW 1/4,
SEC. 23, T-79N, R-19W, JASPER COUNTY, IOWA
(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

DESCRIPTION - BOWEN ACRES SUBDIVISION

That part of Lot 1 in the Northwest Quarter of the Northwest Quarter of Section 23, Township 79 North, Range 19 West of the Fifth Principal Meridian, Jasper County, Iowa, as recorded in a Warranty Deed in Book 2023, Page 0661, in the Jasper County, Iowa, Recorder's Office and described as follows:

"A tract described as Commence 4 rods South of the Northwest corner of Section 23, run thence North 4 rods, thence East 80 rods, thence South 28 rods and 4 feet, thence West to the public highway, thence Northwest to the place of beginning, being 12 acres off of the North side of that part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 23 lying North and East of the road; all in Township 79 North, Range 19 West of the 5th P.M., Jasper County, Iowa, EXCEPT a parcel of land located in the NW1/4 NW1/4 Sec. 23, T. 79 N., R. 19 W. of the 5th P.M., said parcel described as follows: Beginning at the NW corner of said Sec. 23, thence South 123.3 ft., thence North 89'29" East 13.1 ft., thence South 34'58" East 428.4 ft., thence North 89'29" East 73.2 ft., thence North 34'58" West 174.2 ft., thence northerly 360.9 ft. along a 895.0 ft. radius curve concave northeasterly and tangent to the preceding course, thence South 89'29" West 88.5 ft. to the point of beginning, containing 0.25 acres more or less exclusive of the present established roads. Note: the W. line of the SW1/4 Sec. 14-79-19 is assumed to bear due north."

Said tract contains 13.14 acres and is subject to a Jasper County Highway easement over the north and westerly 2.33 acres thereof.

SURVEYOR'S NOTE

The latter part of the above description "excepts" that portion of Jasper County Highway along Highway S-74 S. from the described tract. Research found in the Jasper County Engineer's Office, Project No. SN-730, indicates that said portion of Jasper County Highway along Highway S-74 S. was acquired by easement and was therefore shown as easement for the purposes of this survey.

MEASURED DISTANCE/BEARING - (M)
RECORDED DISTANCE/BEARING - (R)

MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- set - 5/8" x 18" rebar with pink plastic cap P.L.S. 22291
- - no monument found or set
- - found lot cor.



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 Land Surveyor under the laws of the State of Iowa.

My license renewal date is 12/31/2023

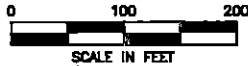
Pages covered by this seal: 1 - 2

PRELIMINARY PLAT FOR REVIEW

Jason S. Lowry Iowa Lic. No. 22291 Date

LOWRY LAND SERVICES, L.L.C. 752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160

BOWEN ACRES SUBDIVISION
LOT 1 in the NW 1/4 of the NW 1/4,
SEC. 23, T-79N, R-19W, JASPER COUNTY, IOWA

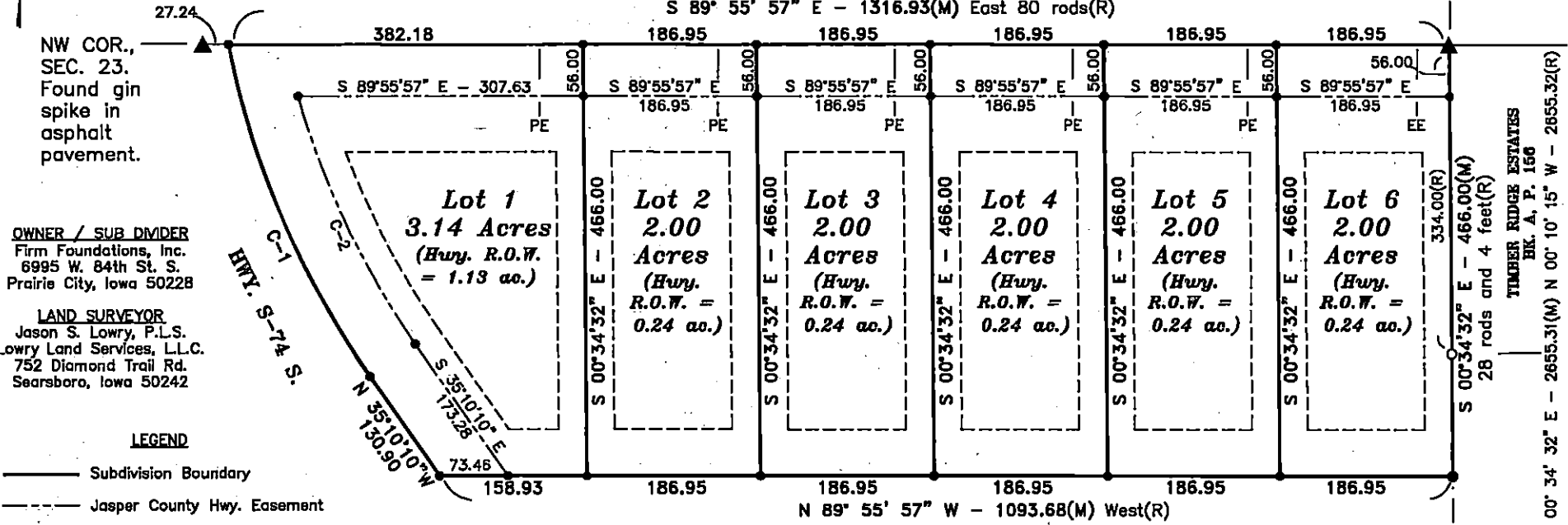


SEC. COR. TO SEC. COR. = N 89° 55' 57" W - 1344.17(M)
 N 89° 31' 40" W - 1344.21(R)

S. 52ND AVE. E.

NE COR.
 of the NW 1/4
 of the NW 1/4,
 SEC. 23.
 Found 6"x8"
 brown granite
 stone.

S 89° 55' 57" E - 1316.93(M) East 80 rods(R)



OWNER / SUB DIVIDER
 Firm Foundations, Inc.
 6995 W. 84th St. S.
 Prairie City, Iowa 50228

LAND SURVEYOR
 Jason S. Lowry, P.L.S.
 Lowry Land Services, L.L.C.
 752 Diamond Trail Rd.
 Searsboro, Iowa 50242

LEGEND

- Subdivision Boundary
- - - Jasper County Hwy. Easement
- - - Building Setback
 Front - 60' from R.O.W.
 Side - 30'
 Rear - 50'

MONUMENTS

- EE - Existing Entrance
- PE - Proposed Entrance
- Measured Distance/Bearing - (M)
- Recorded Distance/Bearing - (R)
- Zoned: Rural Residential (RR1)
- ▲ - found sec. cor. (pipe, stone, etc.)
- - set - 5/8" x 18" rebar with pink plastic cap P.L.S. 22291 or Mag nail in pavement
- - no monument found or set
- - found lot cor.

Curve C-1
 Radius = 955.00(M&R)
 D.O.C. = 6°00'00"(M&R)
 Arc Length = 393.05
 Delta Angle = 23°34'55"
 Tangent = 199.35
 Chord Length = 390.28
 Chord Bearing = N 23°00'24" W

Curve C-2
 Radius = 895.00(M&R)
 D.O.C. = 06°24'06"
 Arc Length = 298.28
 Delta Angle = 19°05'42"
 Tangent = 150.54
 Chord Length = 296.90
 Chord Bearing = N 25°13'28" W

SE COR.
 of the SW 1/4
 of the NW 1/4,
 SEC. 23.
 Found 5/8"
 yellow plastic
 capped rebar,
 P.L.S. 9763.

TIMBER RIDGE ESTATES
 BK. A, P. 156
 SEC. COR. TO SEC. COR. = S 00° 34' 32" E - 2655.31(M) N 00° 10' 15" W - 2655.32(R)

APPROVAL OF SUBDIVISION PLAT NAME BY JASPER COUNTY AUDITOR

Date: 6/1/2023

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

BOWEN ACRES

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 *Lynn K. Antke*
Real Estate Clerk- Jasper County, Iowa

Signed *Jerry Jerry*
Auditor of Jasper County, Iowa

