

RESOLUTION APPROVING GRIMM FARM 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 **GRIMM FARM 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 OF LOT - 1

That part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 80 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described ss follows:

Beginning at the Northeast Corner of the said Southwest Quarter of the Southwest Quarter of said Section 35; thence on an assumed bearing of South 00 degrees 19 minutes 25 seconds West 268.63 feet along the east line of said Southwest Quarter of the Southwest Quarter, and along the west line of Parcel "J" as recorded in Book 2008, Page 3631, in the Jasper County, Iowa, Recorder's Office to the southwest corner of said Parcel "J"; thence South 00 degrees 19 minutes 25 seconds West 326.16 feet along said east line; thence North 63 degrees 27 minutes 08 seconds West 22.42 feet; thence North 76 degrees 29 minutes 36 seconds West 249.10 feet; thence North 56 degrees 30 minutes 15 seconds West 464.67 feet to the west line of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 45 seconds East 258.39 feet along said west line to the north line of said Southwest Quarter of the Southwest Quarter; thence North 88 degrees 57 minutes 48 seconds East 650.69 feet along said north line to the point of beginning.

Said tract contains 6.83 acres and is subject to a Jasper County Highway Easement over the easterly 0.50 acres thereof.

DESCRIPTION OF LOT - 2

That part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 80 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Northeast Corner of the said Southwest Quarter of the Southwest Quarter of said Section 35; thence on an assumed bearing of South 00 degrees 19 minutes 25 seconds West 594.79 feet along the east line of said Southwest Quarter of the Southwest Quarter to the point of beginning; thence South 00 degrees 19 minutes 25 seconds West 475.90 feet along said east line; thence North 89 degrees 59 minutes 07 seconds West 20.06 feet to the present northerly line of Fan Avenue; thence South 31 degrees 08 minutes 12 seconds West 63.35 feet along said northerly line; thence South 74 degrees 12 minutes 09 seconds West 218.74 feet along said northerly line; thence North 00 degrees 19 minutes 25 seconds East 657.87 feet; thence South 76 degrees 29 minutes 36 seconds East 249.10 feet; thence South 63 degrees 27 minutes 08 seconds East 22.42 feet to the point of beginning.

Said tract contains 3.51 acres and is subject to a Jasper County Highway Easement over the easterly 0.22 acres thereof.

DESCRIPTION OF LOT - 3

That part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 80 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Commencing at the Northeast Corner of the said Southwest Quarter of the Southwest Quarter of said Section 35; thence on an assumed bearing of South 88 degrees 57 minutes 48 seconds West 650.69 feet along the north line of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 33 minutes 45 seconds West 258.39 feet to the point of beginning; thence South 56 degrees 30 minutes 15 seconds East 464.67 feet; thence South 00 degrees 19 minutes 25 seconds West 657.87 feet to the present northerly line of Fan Avenue; thence South 74 degrees 12 minutes 09 seconds West 409.31 feet along said northerly line; thence North 00 degrees 33 minutes 45 seconds East 1025.77 feet to the point of beginning.

Said tract contains 7.56 acres.

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

NOW THEREFORE be it resolved that the plat designated **GRIMM FARM 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.

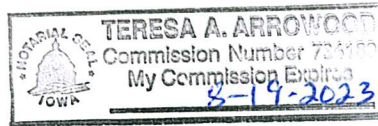
Approved this 1st day of November, 2022

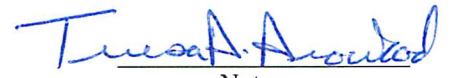

Auditor


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 1st day of November, 2022 whereby said board accepted and approved the plat of GRIMM FARM SUBDIVISION.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 1st day of November, 2022.




Notary

JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

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

S-2022-005

A subdivision request has been made to Jasper County Community Development for the Grimm Farm Subdivision located the following parcel: 0635300004.

Signed *Bryan Lee* Date 10-26-22

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

4 Aye 0 Nay

[Signature]
Chairperson Jasper County Zoning Commission

State of Iowa, Jasper County

On this 26 day of October, before me Brett Jennings, a Notary Public in and for the State of Iowa, appeared Larry Ladd 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.

[Signature]
Notary in and for the State of Iowa



APPROVAL OF SUBDIVISION PLAT NAME BY JASPER COUNTY AUDITOR

Date: 10/27/2022

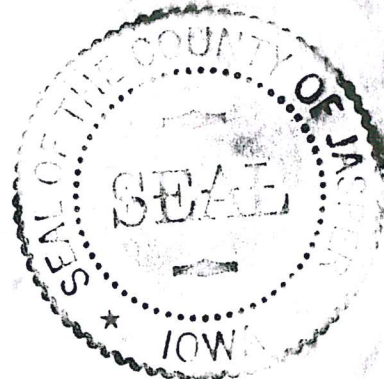
The Jasper County Auditor's Office has reviewed the final plat of:

GRIMM FARM 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 Keyna K. Guthrie
Real Estate Clerk- Jasper County, Iowa

Signed Deann Faust
Auditor of Jasper County, Iowa





Jasper County, IA



Overview



Legend

Parcels

- Parcel
- BLL
- Corporate Limits
- Political Township

Roads

- Local
- Primary Highway
- Secondary Highway
- Other

Parcel ID 0635300004
 Sec/Twp/Rng 35-80-21
 Property Address 1127 FORK AVE
 COLFAX

Alternate ID 081000
 Class AD
 Acreage 17.6

Owner Address GEAN, BRANDIE
 833 FORK ST
 COLFAX, IA 50054

District PWCMD
 Brief Tax Description SECTION:35 TOWNSHIP:80 RANGE:21 EAST 1/2 SW SW
 (Note: Not to be used on legal documents)

Jasper County Data Disclaimer

Please Read Carefully

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The information presented in this product does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership and use. All drawing components (lines, curves, points, etc.) are created as a representation and should not be construed as actual.

Date created: 10/5/2022
 Last Data Uploaded: 10/4/2022 7:40:29 PM

Developed by Schneider
 GEOSPATIAL

INDEX LEGEND

COUNTY: JASPER
SECTION: 35, T-80N, R-21W, SW 1/4 OF THE SW 1/4
SURVEY FOR: Brandie Gean, Colfax, IA
OWNERS / SUB DIVIDERS:
Dustin & Brandie Gean, Colfax, 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

GRIMM FARM SUBDIVISION
SW 1/4 of the SW 1/4, SEC. 35, T-80N, R-21W
JASPER COUNTY, IOWA

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

DESCRIPTION OF LOT - 1

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thence on an assumed bearing of South 00 degrees 19 minutes 25 seconds West 268.63 feet along the east line of said Southwest Quarter of the Southwest Quarter, and along the west line of Parcel "J" as recorded in Book 2008, Page 3631, in the Jasper County, Iowa, Recorder's Office to the southwest corner of said Parcel "J";
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thence North 63 degrees 27 minutes 08 seconds West 22.42 feet;
thence North 76 degrees 29 minutes 36 seconds West 249.10 feet;
thence North 56 degrees 30 minutes 15 seconds West 464.67 feet to the west line of said Southwest Quarter of the Southwest Quarter;
thence North 00 degrees 33 minutes 45 seconds East 258.39 feet along said west line to the north line of said Southwest Quarter of the Southwest Quarter;
thence North 88 degrees 57 minutes 48 seconds East 650.69 feet along said north line to the point of beginning.

Said tract contains 6.83 acres and is subject to a Jasper County Highway Easement over the easterly 0.50 acres thereof.

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.D.O.T. R.O.W. rail, unless otherwise noted)



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 - 3

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

GRIMM FARM SUBDIVISION
SW 1/4 of the SW 1/4, SEC. 35, T-80N, R-21W
JASPER COUNTY, IOWA

DESCRIPTION OF LOT - 2

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SURVEYOR'S NOTE

The present established centerline of Fork Street does not follow the 1/4 1/4 section line. Long standing fences along Fork Street were found to be 66 feet apart and therefore used as best evidence to establish the west line of Fork Street.