

**RESOLUTION APPROVING LAKEVIEW ESTATES 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 LAKEVIEW ESTATES SUBDIVISION and certified by Terry Coady P.L.S with Snyder & Associates, Inc.

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

DESCRIPTION – Lakeview Estates Subdivision

THE SOUTH THIRTY ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN, TOWNSHIP EIGHTY-ONE NORTH, RANGE TWENTY WEST OF THE FIFTH P.M., JASPER COUNTY, IOWA, EXCEPT PARCEL "B" AS APPEARS IN THE PLAT SURVEY OF RECORD IN BOOK 1153. AT PAGE 353 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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

NOW THEREFORE it be resolved that the plat designated LAKEVIEW ESTATES 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.

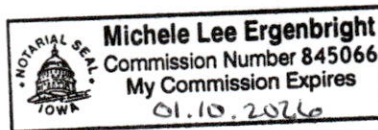
Approved this 26 day of September, 2023

*Jenny Jerry*  
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 26<sup>th</sup> day of September, 2023 whereby said board accepted and approved the plat of LAKEVIEW ESTATES SUBDIVISION.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 26<sup>th</sup> day of September, 2023.



*Michele Lee Ergenbright*  
Notary

# LAKESIDE ESTATES PLAT 1

## FINAL PLAT

### PLAT DESCRIPTION

THE SOUTH THIRTY ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN, TOWNSHIP EIGHTY-ONE NORTH, RANGE TWENTY WEST OF THE FIFTH P.M., JASPER COUNTY, IOWA, EXCEPT PARCEL "B" AS APPEARS IN THE PLAT OF SURVEY OF RECORD IN BOOK 1153, AT PAGE 353 IN THE OFFICE OF THE RECORDER OF SAID COUNTY.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BULK REGULATIONS

	Min. Lot Areas	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard	Rear Yard	Maximum Side Wall Height
PRINCIPAL STRUCTURE	2 Net Acres	80'	60'	30'	50'	24'
ACCESSORY STRUCTURES	2 Net Acres	80'	60'	10'	10'	14'

### LINE DIMENSIONS

- A S89° 37'47"E 40.00'
- B S89° 37'47"E 60.00'
- C S00° 22'13"W 50.00'
- D N89° 37'34"W 60.00'
- E N89° 37'34"W 40.00'
- F N0° 22'26"E 50.00'
- G S00° 22'13"W 50.00'

### DATE OF SURVEY

AUGUST 08, 2023

### OWNER

BRUCE D. DEE  
2425 TAMiami TRAIL N\*214  
NAPLES, FL 34103

### TAX DISTRICT AREAS

LAKE SIDE ESTATES PLAT 1 -  
27.62 AC IN IDBX7 TAX DISTRICT.

### MEASURED AREA

30.00 AC SW1/4 SW1/4  
-2.38 AC PARCEL "B"  
27.62 AC

### BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15-81-20 WAS ASSUMED TO BEAR SOUTH 89° 37'34" EAST FOR PURPOSES OF THIS SURVEY.

### NOTES

- IN SITUATIONS WHERE THE FINAL PLAT SHOWS SETTING A 1/2" REBAR, YELLOW PLASTIC CAP #18643 AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT, A CUT "X" WILL BE SET IN CONCRETE OR A "MAG" NAIL WILL BE SET IN ASPHALT.
- EXISTING EVIDENCE WAS FOUND THAT MAY INDICATE ADDITIONAL ROADWAY EASEMENT ALONG HIGHWAY F-17 WEST & W. 76TH STREET N. NO DOCUMENT WAS FOUND IN THE TRANSFER BOOK. CONTACTED JASPER COUNTY ENGINEER AND IDOT AND NO ADDITIONAL INFORMATION WAS FOUND.

### ZONING

LAKE SIDE ESTATES PLAT 1 -  
27.62 AC IN IDBX7 TAX DISTRICT.

AREA ABOVE RESERVED FOR RECORDER

### INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:  
TERRY COADY  
SNYDER & ASSOCIATES, INC.  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020  
TLCOADY@SNYDER-ASSOCIATES.COM  
SERVICE PROVIDED BY:  
SNYDER & ASSOCIATES, INC.  
SURVEY LOCATED:  
Pt SW1/4, SW1/4  
SEC 15-81-20  
REQUESTED BY:  
MATT BENGTSO

### LEGEND

#### Survey

- Section Corner
- 1/2" Rebar, Yellow Plastic Cap #18643  
(Unless Otherwise Noted)
- ROW Marker
- ROW Rail
- Control Point
- Bench Mark
- Platted Distance
- Measured Bearing & Distance
- Recorded As
- Deed Distance
- Calculated Distance
- Yellow Plastic Cap
- Centerline
- Section Line
- 1/4 Section Line
- 1/4 1/4 Section Line
- Easement Line

#### Found

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#### Set

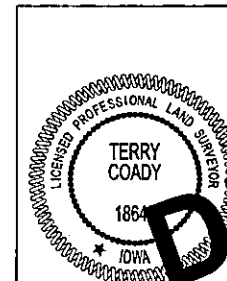
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### PRIVATE EASEMENTS

PRIVATE EASEMENTS TO BE CREATED WITH  
LAKESIDE EASTATES PLAT 1.

### INGRESS EGRESS EASEMENT DESCRIPTIONS:

THE EAST 10.00 FEET OF THE NORTH 100.00  
FEET OF THE SOUTH 150.00 FEET OF LOT 3.  
AND  
THE WEST 10.00 FEET OF THE NORTH 100.00  
FEET OF THE SOUTH 150.00 FEET OF LOT 4.



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.

Terry Coady, PLS \_\_\_\_\_ Date \_\_\_\_\_  
License # 18643  
License Renewal Date is December 31, 2023  
Pages or sheets covered by this seal: \_\_\_\_\_

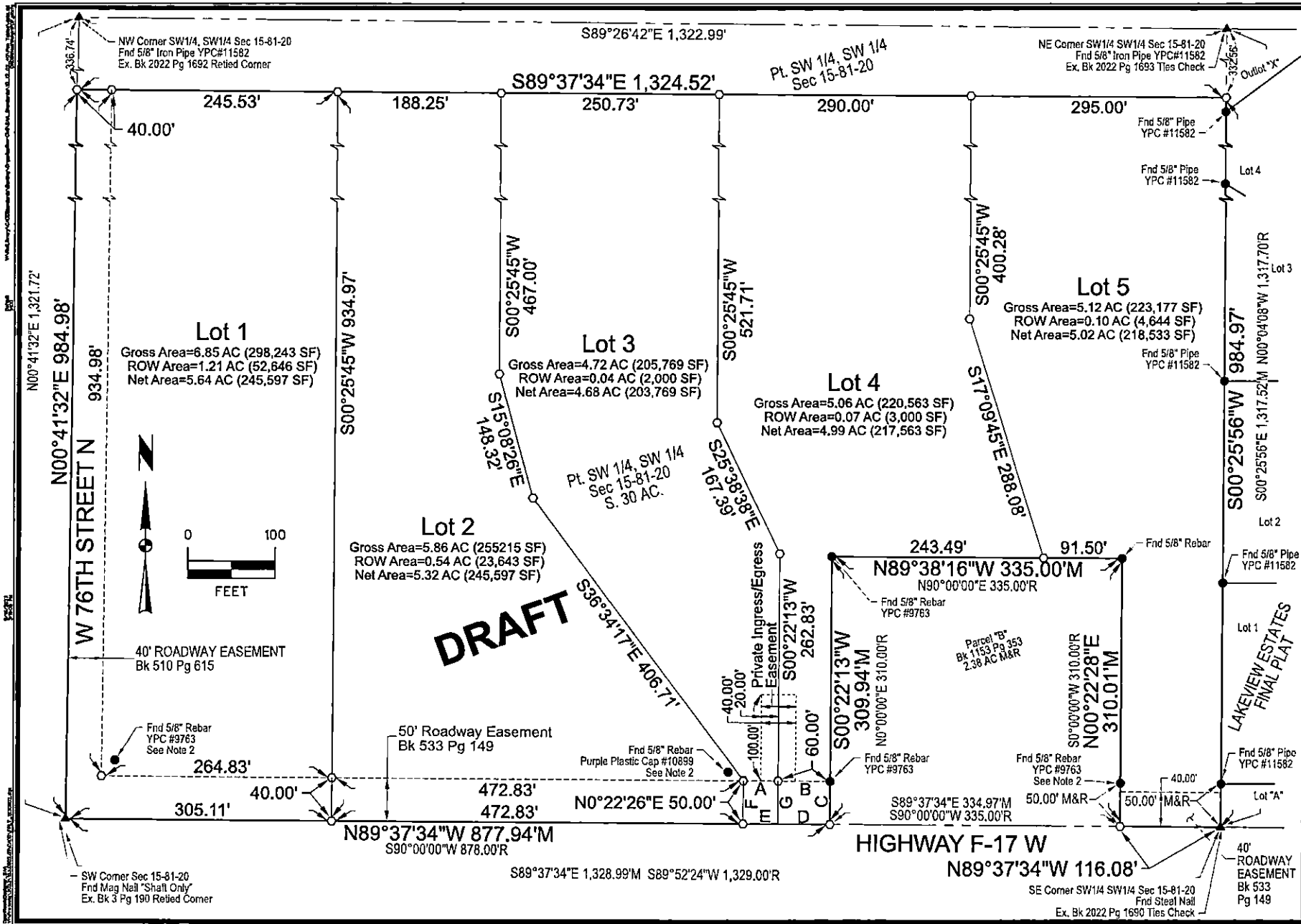
1	JASPER COUNTY ENGINEER'S COMMENTS	DATE	BY
2	JASPER COUNTY ENGINEER'S COMMENTS	DATE	BY
3	JASPER COUNTY ENGINEER'S COMMENTS	DATE	BY
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19	JASPER COUNTY ENGINEER'S COMMENTS	DATE	BY
20	JASPER COUNTY ENGINEER'S COMMENTS	DATE	BY

JASPER COUNTY, IOWA  
2727 SW SNYDER BOULEVARD  
ANKENY, IOWA 50023  
515-964-2020 | www.snyderandassociates.com

LAKESIDE ESTATES PLAT 1  
FINAL PLAT  
SNYDER & ASSOCIATES, INC.



Project No: 1230602  
Sheet 1 of 2



NO.	DATE	BY	REVISION
1.	08/10/23	JLP	AS PER COUNTY AUDITOR'S COMMENTS
2.	08/10/23	JLP	AS PER COUNTY AUDITOR'S COMMENTS
3.	08/10/23	JLP	AS PER COUNTY ENGINEER'S COMMENTS

Created by: JLP Date: 08/10/23 Scale: 1"=100'  
 Engineer: [Signature] License: 30P Issue: 08/10/23 Issue: 08/10/23  
 Project No: 1230602 Sheet 2 of 2

**LAKESIDE ESTATES PLAT 1**

**FINAL PLAT**

**JASPER COUNTY, IOWA**

**SNYDER & ASSOCIATES, INC.**

2727 S.W. SNYDER BLVD.  
 ANKENY, IOWA 50023  
 515-964-2620 | www.snyderandassociates.com



**SNYDER & ASSOCIATES**

Project No: 1230602

Sheet 2 of 2

# APPROVAL OF SUBDIVISION PLAT NAME BY JASPER COUNTY AUDITOR

Date: 9/20/2023

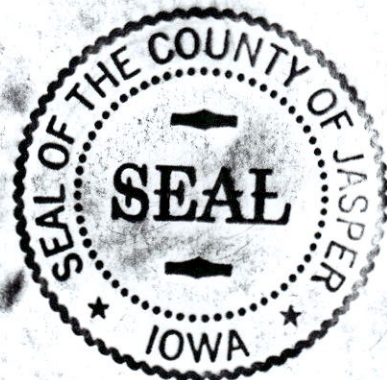
The Jasper County Auditor's Office has reviewed the final plat of:

LAKESIDE ESTATES PLAT 1

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. Futner*  
Real Estate Clerk- Jasper County, Iowa

Signed *Jenna Jerny*  
Auditor of Jasper County, Iowa



JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

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

**SD-2023-003**

A subdivision request has been made to Jasper County Community Development for the Lakeside Estates Subdivision located the following parcel: 0215300008.

Signed 


Date 8/15/2023

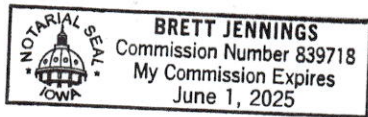
Jasper County Zoning Commission recommends that this variance request be not be granted.  
5 Aye      \_\_\_ Nay

  
Chairperson Jasper County Zoning Commission

**State of Iowa, Jasper County**

On this 30 day of August, before me Brett Jennings, 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



# JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division  
315 W 3<sup>rd</sup> St N Newton, IA 50208 ph: 641-792-3084 fax: 641-275-3708

## SUBDIVISION APPROVAL REQUEST

### Subdivision Plat Request #2023-003

Please review the following subdivision plat and give your departments recommendation to the Director of Jasper County Community Development. The subdivision is located within parcel: 0215300008.

Please select one:

Approve       Disapprove

Michael J. Fritsch

Jasper County Engineer (print)



Jasper County Engineer (Signature)

09/01/2023

Date

Comments:

# JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division  
315 W 3<sup>rd</sup> St N Newton, IA 50208 ph: 641-792-3084 fax: 641-275-3708

## SUBDIVISION APPROVAL REQUEST

### Subdivision Plat Request #2023-003

Please review the following subdivision plat and give your departments recommendation to the Director of Jasper County Community Development. The subdivision is located within parcel 0215300008.

Please select one:

Approve       Disapprove

Brett Jennings  
Jasper County Planning & Zoning (print)

  
Jasper County Planning & Zoning (Signature)

8-16-2023  
Date

Comments:

# JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division  
315 W 3<sup>rd</sup> St N - #150 Newton, IA 50208 ph: 641-792-3084 fax: 641-275-3708

## SUBDIVISION APPROVAL REQUEST

### Subdivision Plat Request #2023-003

Please review the following subdivision plat and give your departments recommendation to the Director of Jasper County Community Development. The subdivision is located within parcel 0215300008.

Please select one:

Approve       Disapprove

Scott W. Nicholson  
Jasper County Attorney (print)

Scott W. Nicholson  
Jasper County Attorney (Signature)

August 15, 2023  
Date

Comments:



# JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

Planning & Zoning Division | Environmental Health Division | Animal Control Division  
315 W 3<sup>rd</sup> St N Newton, IA 50208 ph: 641-792-3084 fax: 641-275-3708

## SUBDIVISION APPROVAL REQUEST

### Subdivision Plat Request #2023-003

Please review the following subdivision plat and give your departments recommendation to the Director of Jasper County Community Development. The subdivision is located within parcel 0215300008.

Please select one:

Approve       Disapprove

JAMIE ELAM  
Jasper County Environmental Health (print)

  
Jasper County Environmental Health (Signature)

8-14-2023  
Date

Comments: