

**RESOLUTION APPROVING PLAT OF KEUNING'S CORNER 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 KEUNING'S CORNER SUBDIVISION, and certified by Jason Lowry PLS of Lowry Land Services, LLC.

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

DESCRIPTION OF LOT - 1

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 78 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa, and that part of Lot 3 of the Subdivision of the East One Half of said Southeast Quarter, as recorded in Book B, Page 409, in the Jasper County, Iowa, Recorder's Office, and that part of Parcel A as recorded in Book 2009, Page 2389, in the Jasper County, Iowa, Recorder's Office, described as follows:

Commencing at the Southeast Corner of the said Southeast Quarter of the Southeast Quarter of said Section 15, also being the southeast corner of said Lot 3 and said Parcel A; thence on an assumed bearing of South 89 degrees 39 minutes 45 seconds West 161.17 feet along the south line of said Southeast Quarter of the Southeast Quarter, and along the south line of said Lot 3 and said Parcel A to the point of beginning: thence South 89 degrees 39 minutes 45 seconds West 562.42 feet along said south line of said Southeast Quarter of the Southeast Quarter, and along said south line of said Lot 3 and said Parcel A; thence North 00 degrees 25 minutes 18 seconds West 33.01 feet; thence North 30 degrees 29 minutes 12 seconds East 501.87 feet; thence North 53 degrees 58 minutes 46 seconds West 42.90 feet; thence North 36 degrees 09 minutes 26 seconds East 329.72 feet to the southerly line of Iowa Highway 163; thence South 01 degrees 04 minutes 48 seconds West 311.76 feet; thence South 84 degrees 59 minutes 37 seconds East 184.66 feet; thence South 04 degrees 00 minutes 51 seconds West 426.89 feet to the point of beginning.

Said tract contains 5.46 acres and is subject to a Jasper County Highway Easement over the southerly 0.48 acres thereof.

DESCRIPTION OF LOT - 2

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 78 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa, and that part of Lot 3 of the Subdivision of the East One Half of said Southeast Quarter, as recorded in Book B, Page 409, in the Jasper County, Iowa, Recorder's Office, and that part of Parcel A as recorded in Book 2009, Page 2389, in the Jasper County, Iowa, Recorder's Office, described as follows:

Beginning at the Southeast Corner of the said Southeast Quarter of the Southeast Quarter of said Section 15, also being the southeast corner of said Lot 3 and said Parcel A; thence on an assumed bearing of South 89 degrees 39 minutes 45 seconds West 161.17 feet along the south line of said Southeast Quarter of the Southeast Quarter, and along the south line of said Lot 3 and said Parcel A; thence North 04 degrees 00 minutes 51 seconds East 426.89 feet; thence North 84 degrees 59 minutes 37 seconds West 184.66 feet; thence North 01 degrees 04 minutes 48 seconds East 311.76 feet to the southerly line of Iowa Highway 163; thence South 49 degrees 06 minutes 10 seconds East 404.50 feet along said southerly line to the east line of said Southeast Quarter of the Southeast Quarter, and to the east line of said Lot 3 and said Parcel A; thence South 00 degrees 25 minutes 18 seconds East 487.90 feet along said east lines to the point of beginning.

Said tract contains 2.77 acres and is subject to a Jasper County Highway Easement over the southerly and easterly 0.52 acres thereof.

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

NOW THEREFORE be it resolved that the plat designated KEUNING'S CORNER 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.

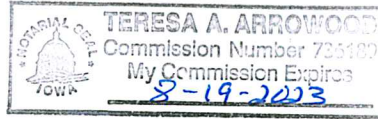
Approved this 19<sup>th</sup> day of April, 2022

Dennis 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 19<sup>th</sup> day of April, 2022 whereby said board accepted and approved the plat of KEUNING'S CORNER SUBDIVISION.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 19<sup>th</sup> day of April, 2022.



Teresa A. Arrowood  
Notary

INDEX LEGEND

COUNTY: JASPER  
SECTION: 15, T--78N, R--20W, SE 1/4 OF THE SE 1/4  
SURVEY FOR: Judd Keuning, Monroe, IA  
OWNER / SUB DIMDERS: Judd B. & Kristine E. Keuning, Monroe, 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

**KEUNING'S CORNER SUBDIVISION**  
SE 1/4 of the SE 1/4, SEC. 15, T-78N, R-20W  
JASPER COUNTY, IOWA

(SEE PAGE 2 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF 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.(5/8" I.D.O.T. alum. capped rebar, 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

PROJ. NO. 1222-1                      DATE OF SURVEY: 03/14/22                      PAGE 1



**KEUNING'S CORNER SUBDIVISION**  
SE 1/4 of the SE 1/4, SEC. 15, T-78N, R-20W  
JASPER COUNTY, IOWA

DESCRIPTION OF LOT - 1

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 78 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa, and that part of Lot 3 of the Subdivision of the East One Half of said Southeast Quarter, as recorded in Book B, Page 409, in the Jasper County, Iowa, Recorder's Office, and that part of Parcel A as recorded in Book 2009, Page 2389, in the Jasper County, Iowa, Recorder's Office, described as follows:

Commencing at the Southeast Corner of the said Southeast Quarter of the Southeast Quarter of said Section 15, also being the southeast corner of said Lot 3 and said Parcel A;  
thence on an assumed bearing of South 89 degrees 39 minutes 45 seconds West 161.17 feet along the south line of said Southeast Quarter of the Southeast Quarter, and along the south line of said Lot 3 and said Parcel A to the point of beginning;  
thence South 89 degrees 39 minutes 45 seconds West 562.42 feet along said south line of said Southeast Quarter of the Southeast Quarter, and along said south line of said Lot 3 and said Parcel A;  
thence North 00 degrees 25 minutes 18 seconds West 33.01 feet;  
thence North 30 degrees 29 minutes 12 seconds East 501.87 feet;  
thence North 53 degrees 58 minutes 46 seconds West 42.90 feet;  
thence North 36 degrees 09 minutes 26 seconds East 329.72 feet to the southerly line of Iowa Highway 163;  
thence South 01 degrees 04 minutes 48 seconds West 311.76 feet;  
thence South 84 degrees 59 minutes 37 seconds East 184.66 feet;  
thence South 04 degrees 00 minutes 51 seconds West 426.89 feet to the point of beginning.

Said tract contains 5.46 acres and is subject to a Jasper County Highway Easement over the southerly 0.48 acres thereof.

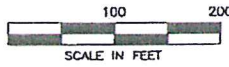
DESCRIPTION OF LOT - 2

That part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 78 North, Range 20 West of the Fifth Principal Meridian, Jasper County, Iowa, and that part of Lot 3 of the Subdivision of the East One Half of said Southeast Quarter, as recorded in Book B, Page 409, in the Jasper County, Iowa, Recorder's Office, and that part of Parcel A as recorded in Book 2009, Page 2389, in the Jasper County, Iowa, Recorder's Office, described as follows:

Beginning at the Southeast Corner of the said Southeast Quarter of the Southeast Quarter of said Section 15, also being the southeast corner of said Lot 3 and said Parcel A;  
thence on an assumed bearing of South 89 degrees 39 minutes 45 seconds West 161.17 feet along the south line of said Southeast Quarter of the Southeast Quarter, and along the south line of said Lot 3 and said Parcel A;  
thence North 04 degrees 00 minutes 51 seconds East 426.89 feet;  
thence North 84 degrees 59 minutes 37 seconds West 184.66 feet;  
thence North 01 degrees 04 minutes 48 seconds East 311.76 feet to the southerly line of Iowa Highway 163;  
thence South 49 degrees 06 minutes 10 seconds East 404.50 feet along said southerly line to the east line of said Southeast Quarter of the Southeast Quarter, and to the east line of said Lot 3 and said Parcel A;  
thence South 00 degrees 25 minutes 18 seconds East 487.90 feet along said east lines to the point of beginning.

Said tract contains 2.77 acres and is subject to a Jasper County Highway Easement over the southerly and easterly 0.52 acres thereof.

**KEUNING'S CORNER SUBDIVISION**  
 SE 1/4 of the SE 1/4, SEC. 15, T-78N, R-20W  
 JASPER COUNTY, IOWA



**LEGEND**

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

- EE - Existing Entrance
- PE - Proposed Entrance

- Measured Distance/Bearing - (M)
- Recorded Distance/Bearing - (R)

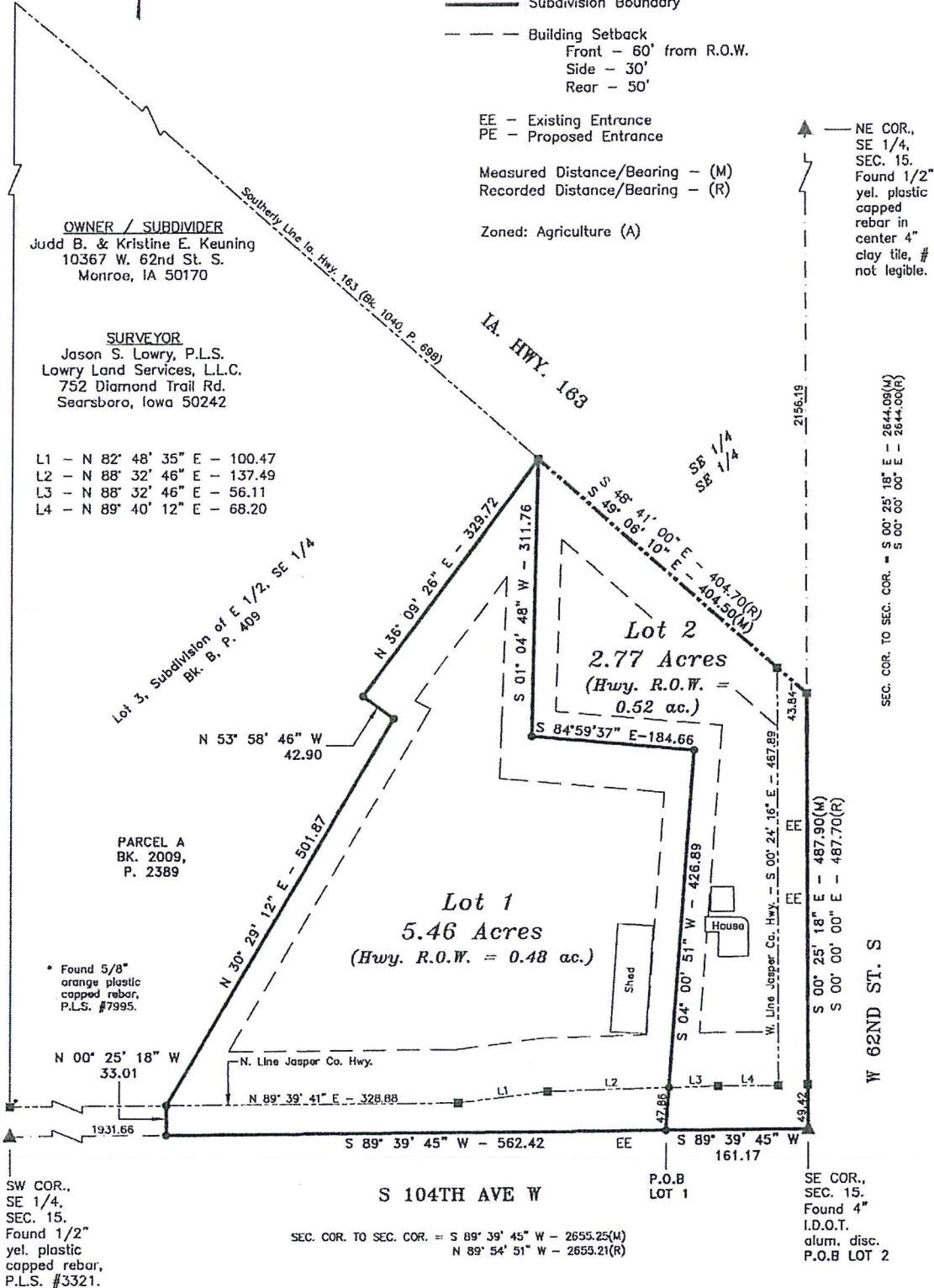
Zoned: Agriculture (A)

NE COR.,  
 SE 1/4,  
 SEC. 15.  
 Found 1/2"  
 yel. plastic  
 capped  
 rebar in  
 center 4"  
 clay tile, #  
 not legible.

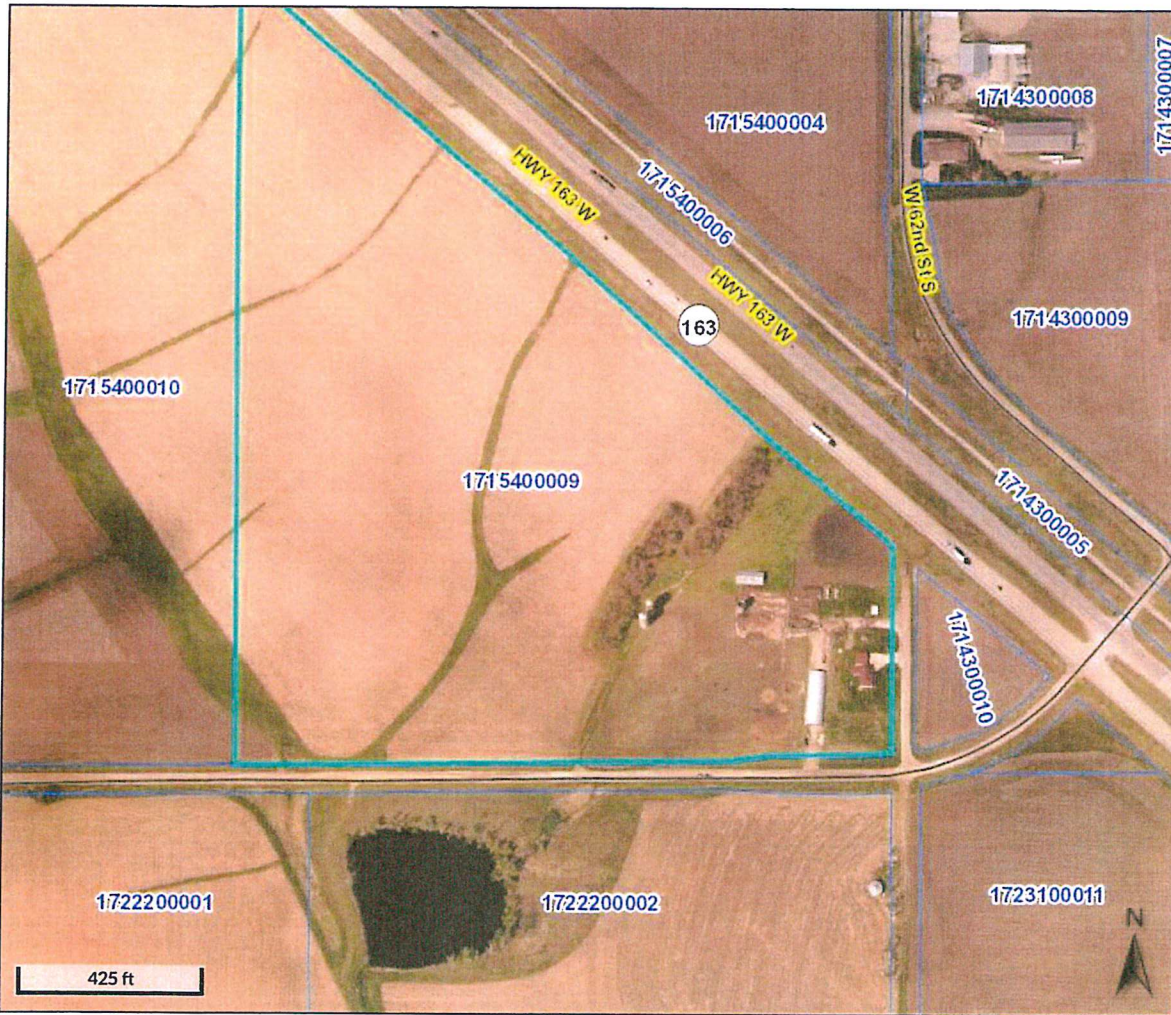
**OWNER / SUBDIVIDER**  
 Judd B. & Kristine E. Keuning  
 10367 W. 62nd St. S.  
 Monroe, IA 50170

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

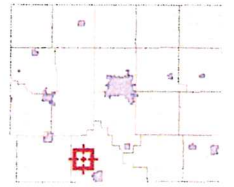
- L1 - N 82° 48' 35" E - 100.47
- L2 - N 88° 32' 46" E - 137.49
- L3 - N 88° 32' 46" E - 56.11
- L4 - N 89° 40' 12" E - 68.20







**Overview**



**Legend**

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

<b>Parcel ID</b>	1715400009	<b>Alternate ID</b>	072900	<b>Owner Address</b>	KEUNING, JUDD B
<b>Sec/Twp/Rng</b>	15-78-20	<b>Class</b>	AD		10367 W 62 ST S
<b>Property Address</b>	10367 W 62ND ST S MONROE	<b>Acreage</b>	37.25		MONROE, IA 50170
<b>District</b>	FVMN				
<b>Brief Tax Description</b>	SECTION:15 TOWNSHIP:78 RANGE:20 PARCEL A OF SE (Note: Not to be used on legal documents)				

Jasper County Data Disclaimer

Please Read Carefully

This Jasper County Geographical Information System product contains information from publicly available sources that are subject to constant change. Jasper County makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of this product, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

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: 3/28/2022  
Last Data Uploaded: 3/25/2022 7:12:52 PM

## APPROVAL OF SUBDIVISION PLAT NAME BY JASPER COUNTY AUDITOR

Date: 4/13/2022

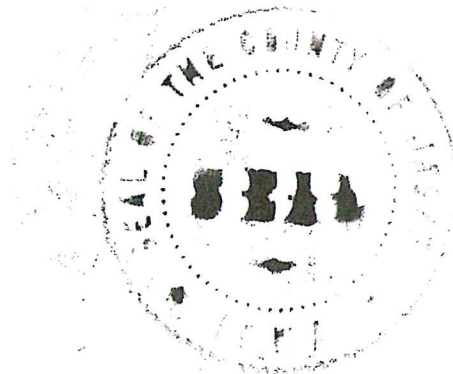
The Jasper County Auditor's Office has reviewed the final plat of:

KEUNING'S CORNER 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 Taylor Spruyn  
Real Estate Clerk- Jasper County, Iowa

Signed Trina Mulrow, Deputy Auditor  
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

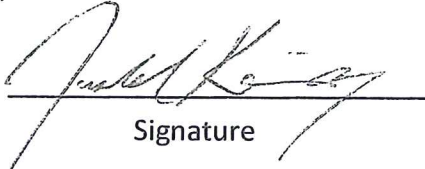
### Subdivision Request 22-03:

KEUNING'S CORNER SUBDIVISION

Fee: \$250.00

Date: 03/25/2022

A subdivision request that has been made to Jasper County Community Development by Judd Keuning for Keuning's Corner Subdivision located in a part of THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION:15 TOWNSHIP:78 RANGE:20W, OF JASPER COUNTY, IOWA. THIS INCLUDES ALL OR PART/S OF THE FOLLOWING PARCEL/S: 1715400009.

  
Signature

3-25-2022  
Date

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

Aye

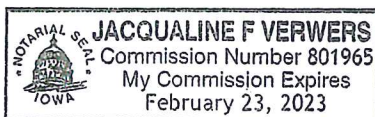
Nay

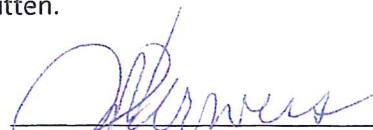
  
VICE - Chairperson Jasper County Zoning Commission

### State of Iowa, Jasper County

On this 6<sup>th</sup> day of APRIL 2022, before me JACKIE VERWERS a Notary Public in and for the State of Iowa, appeared TODD SCHIPPERS to me, personally known to be the VICE chairperson of the Jasper County Zoning Commission, and that said Subdivision 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