

RESOLUTION APPROVING PLAT OF POKER RIDGE ESTATES

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 **POKER RIDGE ESTATES**, and certified by Terry Coady, PLS SNYDER & ASSOCIATES, INC.

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

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16 AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, ALL IN TOWNSHIP 81 NORTH, RANGE 21 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF JASPER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE SOUTH 89°43'17" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 30.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°43'17" EAST ALONG SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, A DISTANCE OF 35.59 FEET TO THE SOUTHEAST CORNER OF PARCEL "E" AS SHOWN IN A PLAT OF SURVEY RECORDED ON FEBRUARY 16, 2022 IN DOCUMENT NUMBER 2022-980 OF THE JASPER COUNTY RECORDER'S OFFICE; THENCE NORTH 0°16'43" EAST ALONG THE EAST LINE OF SAID PARCEL "E", 504.16 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "E" AND TO THE SOUTH LINE OF PARCEL "B" AS SHOWN IN A PLAT OF SURVEY RECORDED ON DECEMBER 28, 2010 IN BOOK 1156, PAGE 184-185 OF THE JASPER COUNTY RECORDER'S OFFICE; THENCE NORTH 70°11'47" EAST ALONG THE SOUTH LINE OF SAID PARCEL "B", 13.31 FEET; THENCE NORTH 65°00'15" EAST CONTINUING ALONG SAID SOUTH LINE OF PARCEL "B", 363.88 FEET; THENCE NORTH 76°37'28" EAST CONTINUING ALONG SAID SOUTH LINE, 284.03 FEET; THENCE NORTH 81°47'01" EAST CONTINUING ALONG SAID SOUTH LINE OF PARCEL "B", 632.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 1°09'25" WEST, 475.19 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND GRANTORS QUIT CLAIM AN EASEMENT FOR HIGHWAY PURPOSES TO LAND AS SHOWN ON ACQUISITION PLAT EXHIBIT "A" AS RECORDED IN DOCUMENT NUMBER 01-5638 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 1°14'38" WEST ALONG THE WEST LINE OF SAID EASEMENT, 112.84 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT AND TO THE NORTH LINE OF AN ACQUISITION PLAT AS RECORDED IN DOCUMENT NUMBER 01-4448 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 48°18'57" WEST ALONG SAID NORTH LINE, 1043.16 FEET; THENCE SOUTH 54°06'44" WEST CONTINUING ALONG SAID NORTH LINE, 166.69 FEET TO THE NORTHEAST CORNER OF AN ACQUISITION PLAT AS RECORDED IN DOCUMENT NUMBER 2016-3828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 84°45'48" WEST ALONG THE NORTH LINE OF SAID ACQUISITION PLAT RECORDED IN DOCUMENT NUMBER 2016-3828, A DISTANCE OF 42.93 FEET TO THE NORTHWEST CORNER OF SAID ACQUISITION PLAT RECORDED IN DOCUMENT NUMBER 2016-3828 AND THE EAST LINE OF PARCEL "C" AS SHOWN IN A PLAT OF SURVEY RECORDED ON OCTOBER 15, 2004 IN BOOK 1153, PAGE 431 OF THE JASPER COUNTY RECORDER'S OFFICE; THENCE NORTH 19°5T55" WEST ALONG THE EAST LINE OF SAID PARCEL "C", 228.61 FEET; THENCE NORTH 6°02'25" WEST CONTINUING ALONG THE EAST LINE OF SAID PARCEL "C", 134.05 FEET; THENCE NORTH 45°37'34" WEST CONTINUING ALONG THE EAST LINE OF SAID PARCEL "C", 119.37 FEET TO THE SOUTH LINE OF PARCEL "B" OF AN ACQUISITION PLAT AS RECORDED IN DOCUMENT NUMBER 01-4449 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 89°20'26" EAST ALONG THE SOUTH LINE OF SAID PARCEL "B", 35.78 FEET; THENCE NORTH 24°48'21" EAST CONTINUING ALONG SAID SOUTH LINE OF PARCEL "B", 79.28 FEET; THENCE NORTH 88°33'50" EAST CONTINUING ALONG SAID SOUTH LINE OF PARCEL "B", 95.13 FEET; THENCE NORTH 72°09'33" EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "B", 23.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 89°43'17" WEST ALONG THE NORTH LINE OF SAID PARCEL "B", 271.63 FEET TO SAID EAST LINE OF PARCEL "C"; THENCE NORTH 45°37'34" WEST ALONG SAID EAST LINE OF PARCEL "C", 71.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.45 ACRES (1,108,659 S.F.).

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 be it resolved that the plat designated **POKER RIDGE ESTATES** 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.

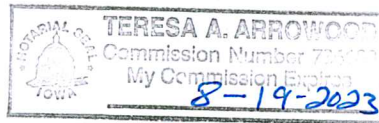
Approved this 26th day of April, 2022

Demetrius
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 26th day of April, 2022 whereby said board accepted and approved the plat of POKER RIDGE ESTATES.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 26 day of April, 2022.



Teresa A. Arrowood
Notary

APPROVAL OF SUBDIVISION PLAT NAME BY JASPER COUNTY AUDITOR

Date: 3/22/2022

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

POKER RIDGE ESTATES

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 Sprunger
Real Estate Clerk- Jasper County, Iowa

Signed Dennis Faust
Auditor of Jasper County, Iowa



JASPER COUNTY COMMUNITY DEVELOPMENT

CONSISTING OF:

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

SUBDIVISION REQUEST

Subdivision Request 22-02:

POKER RIDGE ESTATES SUBDIVISION

Fee: \$250.00

Date: 03/25/2022

A subdivision request that has been made to Jasper County Community Development by Johnson Property Group Management LLC for Poker Ridge Estates Subdivision located in a part of THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION:16 AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION:21, ALL IN TOWNSHIP:81N RANGE:21W OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART, OF JASPER COUNTY, IOWA. THIS INCLUDES ALL OR PARTS OF THE FOLLOWING PARCELS: 011640010 & 0121200011.

[Handwritten Signature]

Signature

3-28-2022

Date

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

X Aye

_ Nay

[Handwritten Signature]

VICE Chairperson Jasper County Zoning Commission

State of Iowa, Jasper County

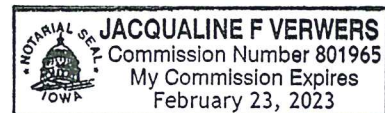
On this 6th day of APRIL 2022, before me JAKIE VERWERS a Notary Public in and for the State of Iowa, appeared TODD SCHIPPERS to me, personally known to be the

[Handwritten Signature]

Notary in and for the State of Iowa

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.



POKER RIDGE ESTATES

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
 TERRY COADY
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BOULEVARD
 ANKENY, IOWA 50023
 TERRY@SNYDER-ASSOCIATES.COM
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 SURVEY LOCATED:
 Pt SW1/4, SE1/4 SEC 16-81-21
 Pt NW1/4, NE1/4 SEC 21-81-21
 REQUISITED BY:
 MATT SHAFER

DATE OF SURVEY

12-06-2021

BASIS OF BEARING

THE SOUTH LINE OF THE
 SOUTHWEST 1/4
 OF THE SOUTHEAST 1/4 OF
 SECTION 16-81-21
 IS ASSUMED TO BE AR
 NB9°43'17"W.

OWNER

JOHNSON PROPERTY GROUP
 MANAGEMENT LLC
 8170 NW 37TH ST
 ANKENY, IA 50023

LEGEND

Section Corner	Found	Set
1/2" Rubber Yellow Plastic Cap #18643	●	△
(Unless Otherwise Noted)		
Row Nail	⊥	
Calculated Point	P	
Platted Bearing	M	
Measured Bearing & Distance	D	
Recorded As	R	
Dead Distance	D	
Calculated Distance	C	
Centerline	—	—
Section Line	—	—
1/4 1/4 Section Line	—	—
Easement Line	—	—

TAX DISTRICT AREAS SUMMARY

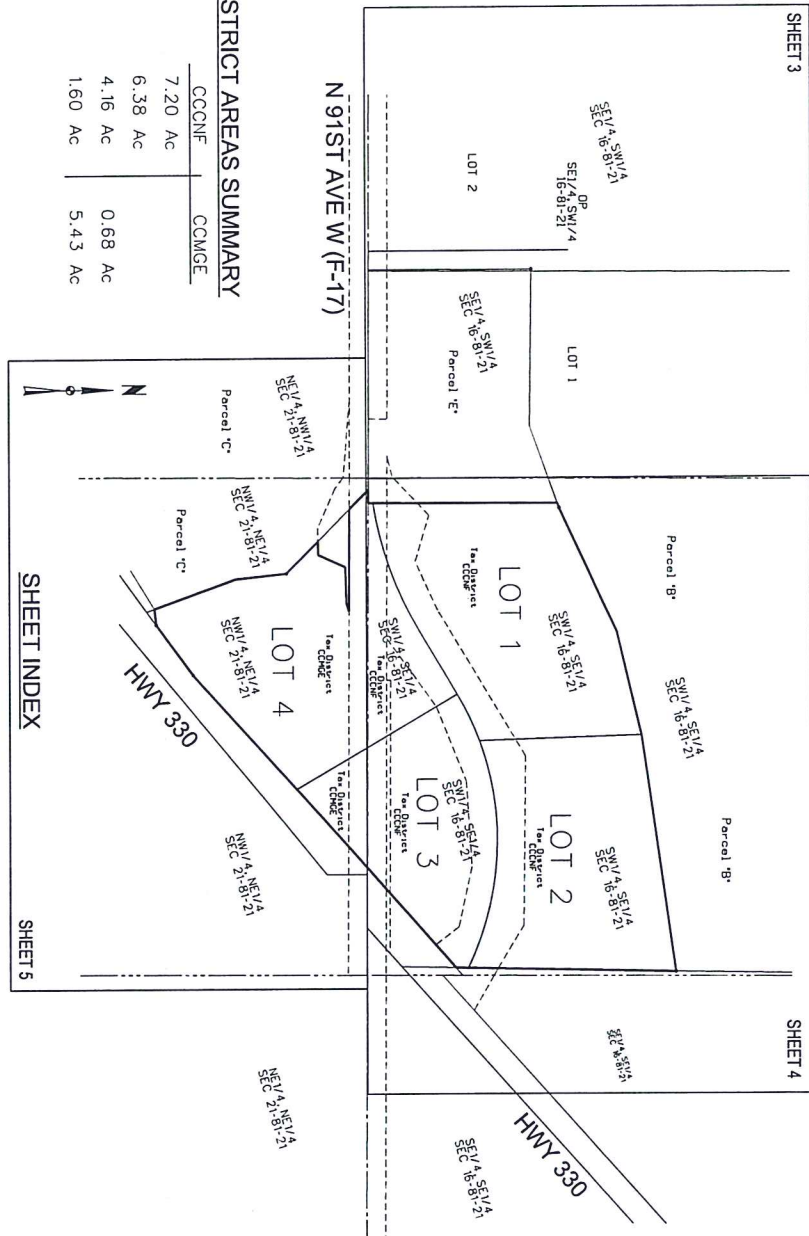
LOT	CCCNF	CCMG
LOT 1	7.20 Ac	
LOT 2	6.38 Ac	
LOT 3	4.16 Ac	0.68 Ac
LOT 4	1.60 Ac	5.43 Ac

SURVEYORS NOTES

- TRUSTEE WARRANTY DEED RECORDED IN BOOK 2016 PAGE 2555 WAS USED FOR THIS SURVEY.
- IN SITUATIONS WHERE THE PLAT OF SURVEY 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.

AREA SUMMARY

PT. SW1/4 SE1/4 SEC 16-81-21 19.34 AC
 PT NW1/4 NE1/4 SEC 21-81-21 6.11 AC



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, P.L.S.
 License Num. 18643
 My License Renewal Date is December 31, 2023

Date _____

These sheets covered by this seal:

 SNYDER & ASSOCIATES	POKER RIDGE ESTATES FINAL PLAT JASPER COUNTY, IOWA	2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	Project No: 121.1114.01 Sheet 1 of 5
	SNYDER & ASSOCIATES, INC.	Engineer: JDP Checked By: TLC Date: 02/25/22 Scale: 1"= NTS Field Bk: 8252 Pgs 34	Revised Per Auditor's Comments Revised Per Auditor's Comments REVISION DATE BY

POKER RIDGE ESTATES FINAL PLAT

PLAT DESCRIPTION

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16 AND A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, ALL IN TOWNSHIP 81 NORTH, RANGE 21 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE JASPER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

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PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.


DRAFT

CURVE TABLE

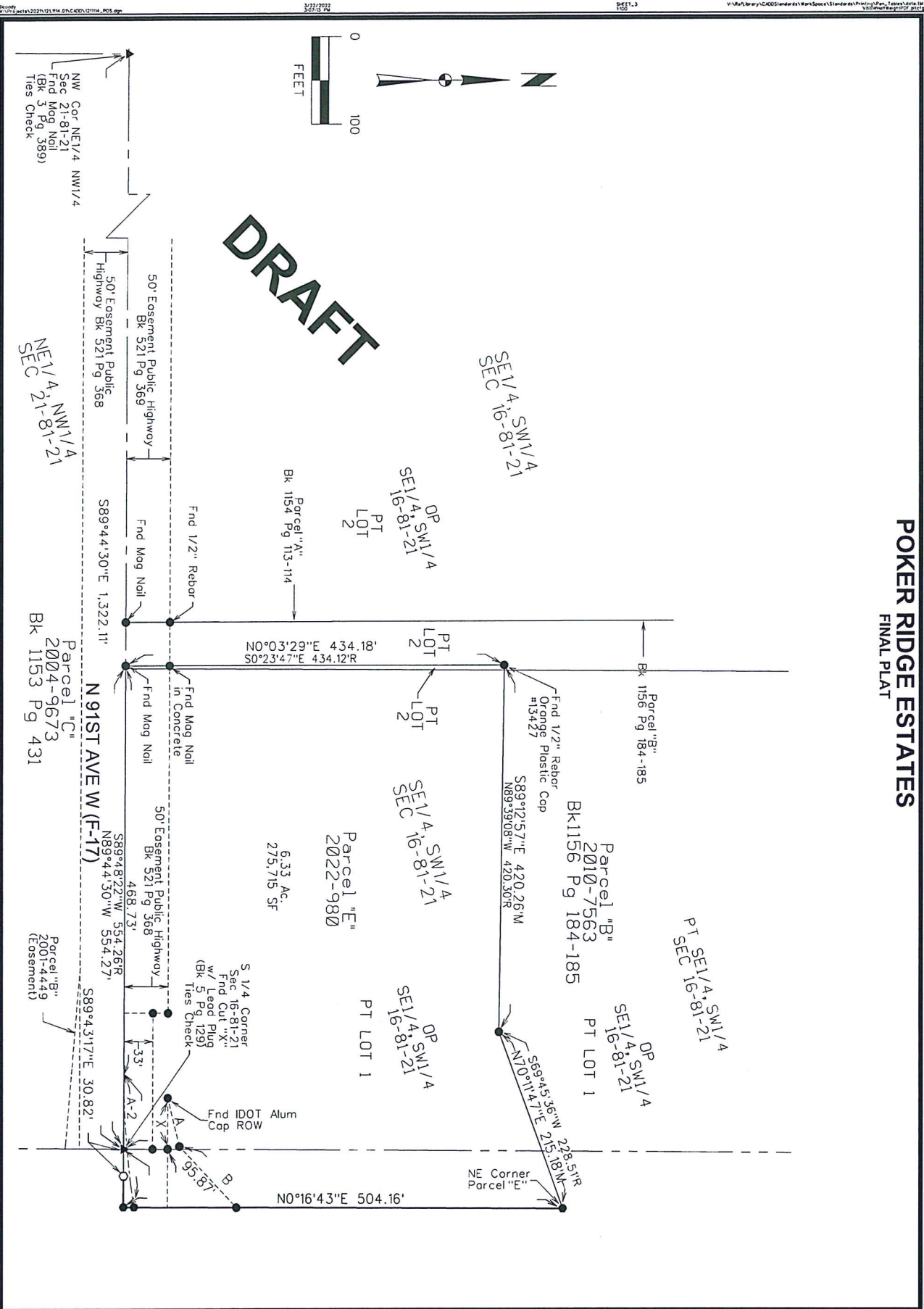
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A-M	30° 51' 59" RT	954.93'	514.44'	263.63'	S 74° 49' 30" W 508.24'
A-IR	30° 52' 00" RT	954.93'	514.44'	263.63'	
A-2	9° 09' 21" RT	954.93'	152.60'	76.46'	S 85° 40' 49" W 152.44'
A-3	21° 42' 38" RT	954.93'	361.84'	183.12'	S 70° 14' 49" W 359.68'
B-1M	58° 20' 38" LT	763.94'	777.91'	426.46'	N 88° 36' 21" E 744.74'
B-1R	58° 20' 38" LT	763.94'	777.91'	426.46'	
B-2	10° 16' 54" LT	763.94'	137.09'	68.73'	S 64° 34' 29" W 136.91'
B-3	46° 22' 30" LT	763.94'	618.33'	327.23'	N 87° 05' 48" W 601.59'
B-4	1° 41' 13" RT	763.94'	22.49'	11.25'	N 63° 03' 57" W 22.49'
B-5	56° 39' 25" RT	763.94'	755.42'	411.83'	N 87° 45' 44" E 725.02'

LINE TABLE

A	N76°18'59"E 57.51' M	P	S86°18'54"W 227.73' M
B	N46°35'59"E 141.11' M	Q	N85°45'30"E 227.71' R
C	S73°13'31"E 127.61' M	R	S68°09'54"W 213.33' M
D	N73°47'W 127.61' R	S	N67°56'30"E 85.54' M
E	S64°45'30"W 143.51' M	T	N22°42'07"W 72.91'
F	N59°09'29"E 454.24' M	U	S54°23'54"W 225.43' M
G	S58°32'W 454.24' R	V	N53°50'30"E 225.41' R
H	S58°32'W 454.24' R	W	S36°13'52"W 123.53' M
I	S58°32'W 454.24' R	X	N89°43'17"W 426.59' M
J	N0°18'27"E 5.16' M	Y	N89°44'30"W 58.73' M
K	N0°18'27"E 254.80' R	Z	S54°08'44"W 43.22' M
L	N0°18'27"E 254.80' R	AA	S53°41'48"E 42.93' M
M	S48°18'57"W 27.80' M	AB	N20°18'41"W 22.77' R
N	N47°45'30"E 27.80' M	AC	S84°32'04"E 42.93' M
O	S48°18'57"W 80.53' M	AD	N45°37'34"E 119.08' M
P	N37°11'46"W 77.81' M	AE	N89°20'26"E 35.64' M
Q	S37°47'E 77.81' R	AF	N89°20'26"E 35.64' M
R	N77°37'20"W 162.47' M	AG	N24°48'21"E 79.28' M
S	S78°11'30"E 162.51' R		

POKER RIDGE ESTATES		JASPER COUNTY, IOWA	
FINAL PLAT		2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023	
SNYDER & ASSOCIATES, INC.		515-964-2020 www.snyder-associates.com	
Project No:	121114.01	Date:	02/25/24
Sheet:	2 of 5	Scale:	1" = 117.5'
		SNYDER & ASSOCIATES	
Project No: 121114.01		Sheet 2 of 5	

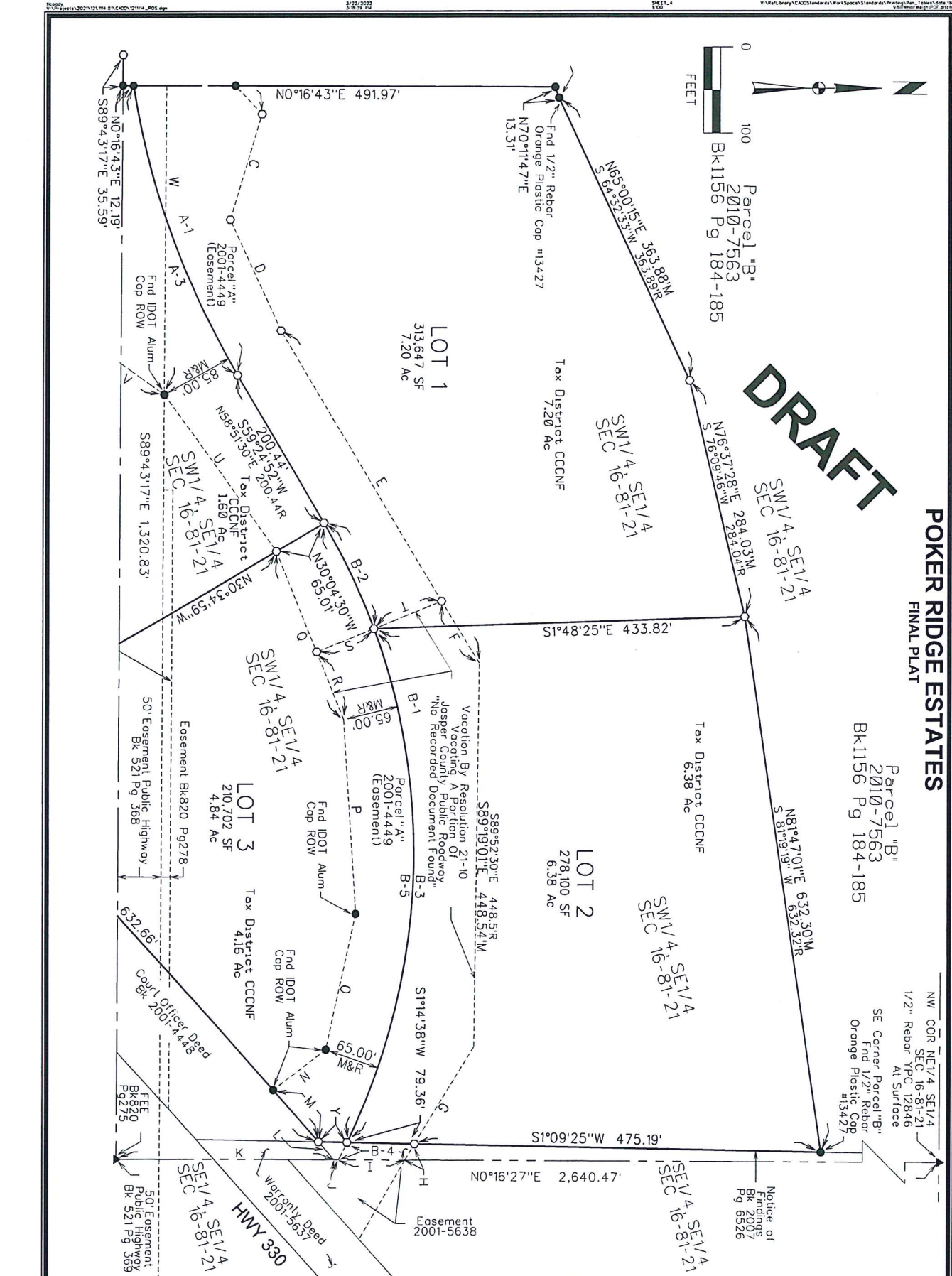
POKER RIDGE ESTATES FINAL PLAT



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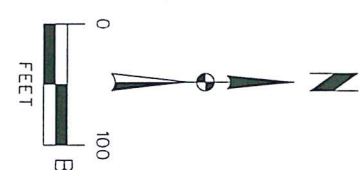


<p>Project No: 121114.01 Sheet 3 of 5</p>	<p>POKER RIDGE ESTATES FINAL PLAT</p>	<p>JASPER COUNTY, IOWA</p>	
<p>SNYDER & ASSOCIATES, INC.</p>		<p>2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com</p>	
<p>Engineer: JDP Checked By: TLC Date: 02/25/22</p>		<p>Scale: 1"=40' Held Bk: 8230 Pg: 34</p>	
<p>Project No: 121.1114.01</p>		<p>Sheet 3 of 5</p>	



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POKER RIDGE ESTATES
FINAL PLAT



Parcel "B"
2010-7563
Pg 184-185

Parcel "B"
2010-7563
Pg 184-185

NW COR NE 1/4 SE 1/4
SEC 16-81-21
1/2" Rebar TPC 12846
At Surface

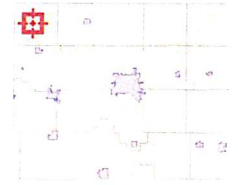
SE Corner Parcel "B"
Fnd 1/2" Rebar
Orange Plastic Cap
#13427

Notice of
Binding
Bk 6526
Pg 6526

<p>POKER RIDGE ESTATES</p> <p>FINAL PLAT</p> <p>JASPER COUNTY, IOWA</p> <p>SNYDER & ASSOCIATES, INC.</p> <p>2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com</p>		<p>Project No: 121114.01</p> <p>Sheet 4 of 5</p>
<p>2. Revised Per Auditor's Comments</p> <p>1. Revised Per Auditor's Comments</p>	<p>3-22-22 TLC</p> <p>3-23-22 TLC</p>	<p>DATE BY</p> <p>Engineer: _____</p> <p>Checked By: _____</p> <p>Date: 02/25/22</p> <p>Field Bk: 8220 Pg 34</p>



Overview



Legend

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

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: 3/21/2022
 Last Data Uploaded: 3/18/2022 7:10:17 PM