

RESOLUTION NO. 210-04

RESOLUTION APPROVING SWEET PEA 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 Sweet Pea Subdivision and certified by Jason Lowry with Lowry Land Services, LLC.

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

DESCRIPTION – Sweet Pea Subdivision

That part of the Southwest Quarter of Section 11, Township 79 North, Range 21 West of the Fifth Principal Meridian, Jasper County, Iowa, described as follows:

Beginning at the Southwest Corner of said Section 11; thence on an assumed bearing North 00 degrees 01 minutes 42 seconds West 1516.82 feet along the west line of the Southwest Quarter of said Section 11 to the southwest corner of Parcel B as recorded in Book 1157, Page 176 in the Jasper County, Iowa, Recorder's Office; thence South 89 degrees 46 minutes 03 seconds East 1481.13 feet along the south line of said Parcel B to the southeast corner of said Parcel B; thence South 00 degrees 13 minutes 44 seconds West 1516.69 feet to the south line of the Southwest Quarter of said Section 11; thence North 89 degrees 46 minutes 19 seconds West 1474.33 feet along said south line to the point of beginning.

Said tract contains 51.46 acres and is subject to a Jasper County Highway Easement over the westerly and southerly 3.92 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 SWEET PEA 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.

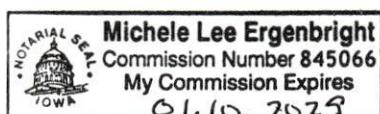
Approved this 27 day of January, 2026

Print THAD NEARMAYER Signature Thad Nearmayer Date 1/27/26
Chairperson

Print Jenna Jennings Signature Jenna Jennings Date 1-27-26
Auditor

Thad Nearmayer
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 27th day of January, 2026 whereby said board accepted and approved the plat of SWEET PEA SUBDIVISION.

IN WITNESS WHEREOF, I hereto affix my hand and the seal of Jasper County, Iowa, this 27th day of January, 2026.



Michele Lee Ergenbright
Notary

SWEET PEA SUBDIVISION
SW 1/4, SEC. 11, T-79N, R-21W
JASPER COUNTY, IOWA

0 200 400
 SCALE IN FEET

NW COR. —
 of the
 SW 1/4,
 SEC. 11.
 Found 3/4"
 iron pin.

LEGEND

- Subdivision Boundary
- Jasper County Hwy. Easement
- 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)

OWNER / SUB DMER

Philip F. Webb
 4033 W 108th St. S
 Colfax, Iowa 50054

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

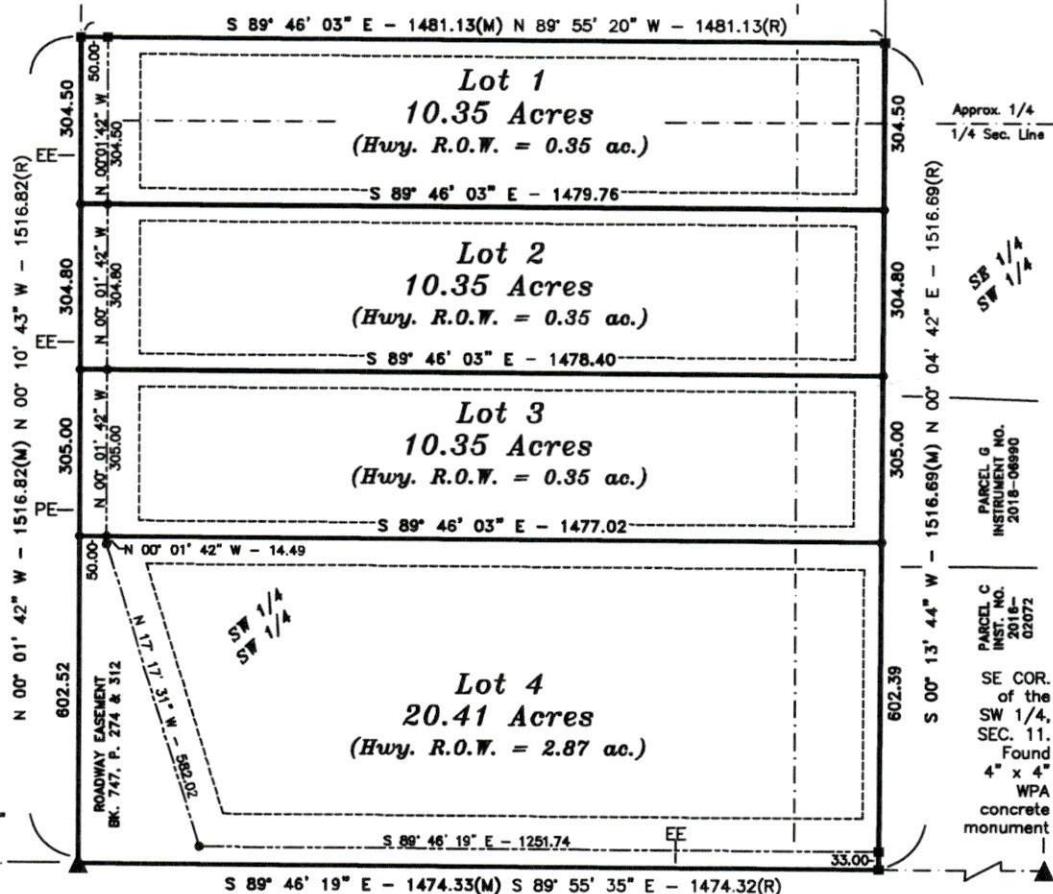
PARCEL F
 INSTRUMENT NO.
 2018-06990

Zoned: Agricultural (A)

SEC. COR. TO SEC. COR. = N 00° 01' 42" W — 1516.82(M) S 00° 10' 43" E — 2641.27(R)

W. 116TH ST. S.

SW COR.,
 SEC. 11.
 Found 5/8"
 iron pin
 in clay tile
 P.O.B.



**SWEET PEA SUBDIVISION
SW 1/4, SEC. 11, T-79N, R-21W
JASPER COUNTY, IOWA**

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AREA BY 1/4 1/4 SECTION

LOT 1

NW 1/4 SW 1/4 = 4.52 Acres (Hwy. R.O.W. = 0.17 Acres)
NE 1/4 SW 1/4 = 0.55 Acres
SE 1/4 SW 1/4 = 0.59 Acres
SW 1/4 SW 1/4 = 4.69 Acres (Hwy. R.O.W. = 0.18 Acres)

LOT 2

SW 1/4 SW 1/4 = 9.24 Acres (Hwy. R.O.W. = 0.35 Acres)
SE 1/4 SW 1/4 = 1.11 Acres

LOT 3

SW 1/4 SW 1/4 = 9.25 Acres (Hwy. R.O.W. = 0.35 Acres)
SE 1/4 SW 1/4 = 1.10 Acres

LOT 4

SW 1/4 SW 1/4 = 18.26 Acres (Hwy. R.O.W. = 2.75 Acres)
SE 1/4 SW 1/4 = 2.15 Acres (Hwy. R.O.W. = 0.12 Acres)



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

SD-2026-001

A subdivision request has been made to Jasper County Community Development for Sweet Pea Subdivision located in the following parcels: 11.11.300.016, 11.11.300.017 and 11.11.300.004

Print Philip F. Webb Signature Philip F. Webb Date _____

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

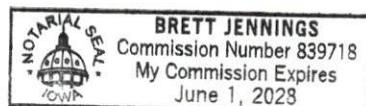
A Aye O Nay

Print Ross Barker Signature Ross Barker Date 1/21/26
Chairperson Jasper County Zoning Commission

State of Iowa, Jasper County

On this 21 day of January, before me Brett Jennings, a Notary Public in and for the State of Iowa, appeared Ross Barker 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.

Brett Jennings
Notary in and for the State of Iowa



APPROVAL OF SUBDIVISION PLAT NAME BY JASPER COUNTY AUDITOR

Date: 1/22/2026

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

SWEET PEA 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 Jenna K. Miller
Real Estate Clerk-Jasper County, Iowa

Signed Jenna Long
Auditor of Jasper County, Iowa

