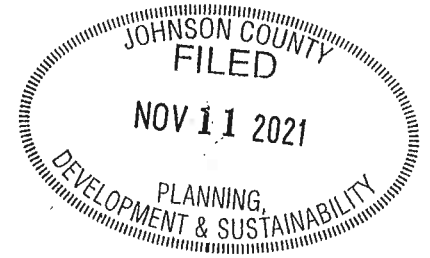


Office Use Only	11-11-21	\$560 -	PZC-21-28147
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):  
2510 Rohret Road SW Oxford, IA 52322

Parcel Number(s): 1120451002

Proposed Subdivision Name: Half Moon Corner Subdivision

The subdivision contains 2.41 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.99

Total non-buildable acres: 0.42

Current Zoning: Ag

Proposed Use of the Subdivision: Residential

Mark Stein

319-351-8282 m.stein@mmsconsultants.net

*Name of Engineer/Surveyor*

*Contact Email and Phone*

Doug Ruppert

douglasr@meardonlaw.com 319-338-9222

*Name of Attorney*

*Contact Email and Phone*

**PLEASE PRINT OR TYPE**

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Keith and Gary Johnson

Kyle Johnson

*Name of Owner*

*Name of Applicant (if different)*

2510 Rohret Road SW, Oxford, IA 52322

*Applicant Street Address (including City, State, Zip)*

319-400-7236

kylej4297@gmail.com

*Applicant Phone*

*Applicant Email*

*Applicant Signature*

**See back page for Application Submittal Requirements and Checklist**



**MMS Consultants, Inc.**  
*Experts in Planning and Development Since 1975*

1917 S. Gilbert Street  
Iowa City, Iowa 52240

**319.351.8282**

mmsconsultants.net  
mms@mmsconsultants.net

November 10, 2021

Mr. Josh Busard  
Jo. Co. Planning, Development, & Sustainability Dept.  
913 S. Dubuque St, Suite 204  
Iowa City, IA 52240

RE: Kyle and Megan Johnson – 2510 Rohret Road

Dear Josh:

Kyle and Megan Johnson would like to complete a one lot subdivision (historic residential use) and rezoning for their property located on Rohret Road.

There is an existing house on the property, which will continue to be utilized. There is also an existing driveway, well, and septic system.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau

11392-001LetterofIntent.docx

Environmental Specialists

Landscape Architects

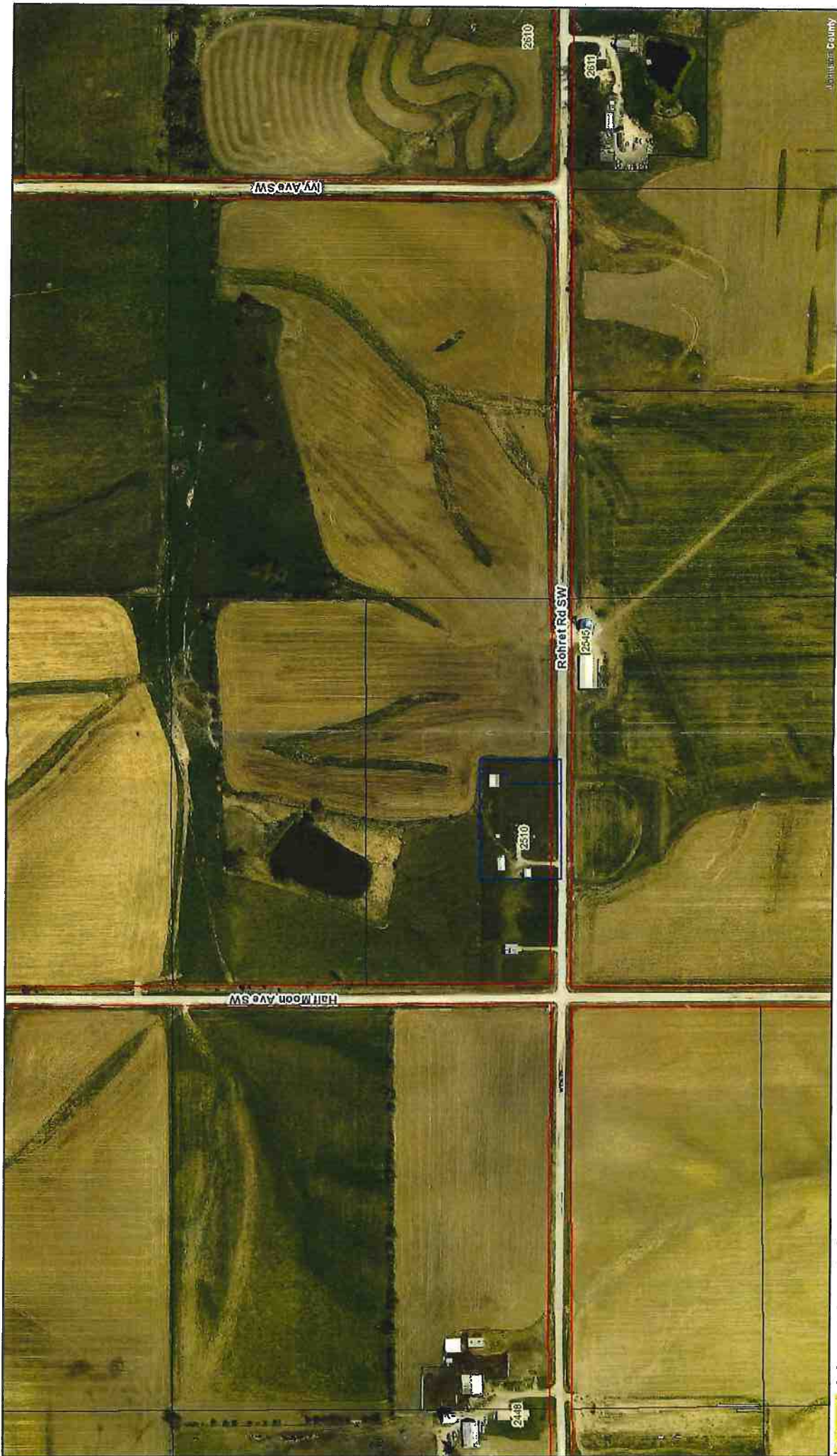
Land Planners

Land Surveyors

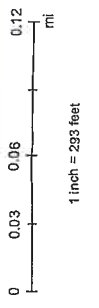
Civil Engineers

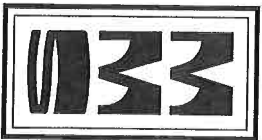
A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N89°34'49"E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 396.86 FEET TO THE POINT OF BEGINNING; THENCE N00°21'21"W, 268.48 FEET; THENCE N89°56'36"E, 393.13 FEET; THENCE S00°04'21"W, 266.00 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 20; THENCE S89°34'49"W, ALONG SAID SOUTH LINE, 391.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.41 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Information is to be used at their own risk.





CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

## PRELIMINARY AND FINAL PLAT HALF MOON CORNER SUBDIVISION JOHNSON COUNTY, IOWA

**PLAT PREPARED BY:** GARY J. & KEITH JOHNSON  
MMS CONSULTANTS, INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

**OWNERS:** KYLE JOHNSON AND  
DOUG RUPPERT

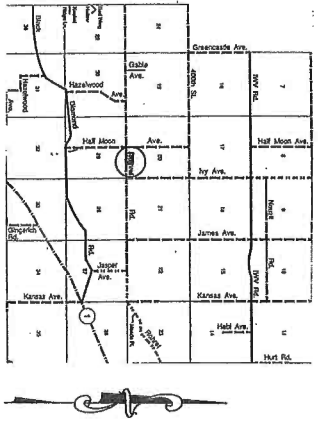
**SUBDIVIDERS:** MEGAN JOHNSON AND  
MEARON SUEPPEL & DOWNER P. L.C.

**DESCRIPTION:** 2510 ROBERT ROAD SW  
122 SOUTH LINN STREET  
OXFORD, IOWA 52322 IOWA CITY, IOWA 52240

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N89°34'49"E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 20, A DISTANCE OF 396.86 FEET TO THE POINT OF BEGINNING; THENCE N00°21'21"W, 268.48 FEET; THENCE N89°56'39"E, 393.13 FEET; THENCE S00°04'21"W, 266.00 FEET TO ITS INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 20; THENCE S89°34'49"W, ALONG SAID SOUTH LINE, 391.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.41 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### HALF MOON CORNER SUBDIVISION UNION TWP.



### LOCATION MAP NOT TO SCALE

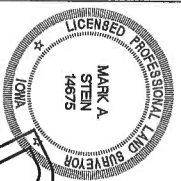
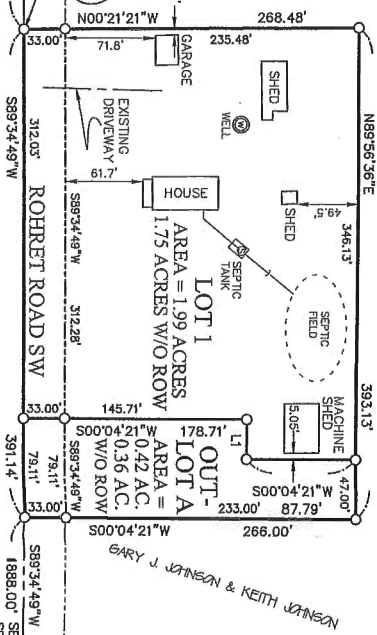
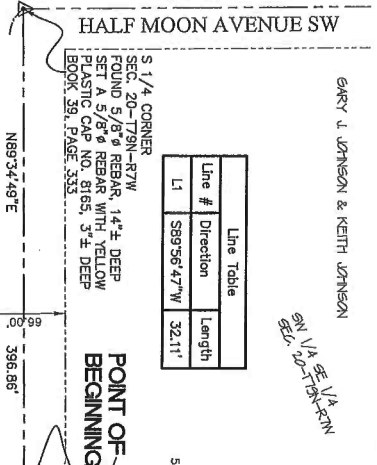
**NOTES:** 1) ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATED USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE MEASURED ON THE GROUND AND NOT THE DISTANCES OUTLIT A/S FOR AGRICULTURAL USE. THE PLAT IS 42 ACRES (18,243 SQ. FT.) AND 0.36 ACRE WITHOUT ROAD RIGHT-OF-WAY (15,653 SQ. FT.).

PLAT APPROVED BY:	DATE
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON:	

### LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
  - △ CONGRESSIONAL CORNER, REESTABLISHED
  - FENCE CORNER / FENCE POST
  - PROPERTY CORNER(S), FOUND (as noted)
  - PROPERTY CORNER(S) SET (5/8" REBAR) WITH CAPS EMBOSSED WITH "MMS 14675"
  - ⊗ OUT "X"
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - CENTER LINES
  - LOT LINES, INTERNAL
  - LOT LINES, EXTERNAL
  - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - EXISTING DIMENSION LINES, PURPOSE NOTED
  - RECORDED DIMENSIONS
  - MEASURED DIMENSIONS
  - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

Line #	Direction	Length
L1	S89°56'47"W	32.11'



I hereby certify that this land surveying document was prepared and the related survey work was performed under the direct supervision and personal supervision and that, on this day, I, the Licensed Professional Land Surveyor under the laws of the State of Iowa.

MARK A. STEIN, P.L.S.  
No. 14675  
Iowa

2022

Signed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, In and for the State of Iowa.

**PRELIMINARY AND FINAL PLAT  
HALF MOON CORNER SUBDIVISION**

**A PORTION OF THE  
SW 1/4 OF THE SE 1/4  
OF SEC. 20-79N-R7W  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA**

MMS CONSULTANTS, INC.

Date: 10/21/2021

Surveyed by: RRN  
Field Book No: 1180, 1328

Drawn by: MAS  
Scale: 1" = 100'

Checked by: GJM, MAS  
Sheet No: 1

Project No:

Adjacent Property Owners List  
Half Moon Corner Subdivision  
Within 500'  
MMS Project #11392-001

DONALD K & DARLENE M JOHNSON  
2448 ROHRET RD SW  
OXFORD, IA 52322

GARY J JOHNSON  
4297 HALFMOON AVE  
OXFORD, IA 52322

KEITH JOHNSON  
4297 HALF MOON AVE SW  
OXFORD, IA 52322

KYLE A JOHNSON  
4297 HALF MOON AVE SW  
OXFORD, IA 52322

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. **Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

- LSS A signed certificate of the Auditor approving the subdivision name.
- LSS Resolution Affirming the Stability of the Road System (signed and notarized)
- LSS Ten (10) copies of the plat (and any other sheets larger than 11x17).
- LSS The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- LSS A brief letter of intent explaining the application and describing road, well, septic, etc.
- \$560 Application Fee (varies based on nature of application) is due at the time of submittal.
- N/A **FARMSTEAD SPLITS ONLY**: include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.
- LSS One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- LSS One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- LSS Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- N/A **FINAL PLATS ONLY**: As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design parameters of the preliminary plat.
- LSS **FINAL & COMBINED PLATS**: The following DRAFT (i.e. unsigned) legal documents in digital or hard copy.
- Owner's Certificate
  - Title Opinion
  - Treasurer's Certificate
  - Subdivider's Agreement
  - Fence Agreement
  - Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)

**Electronic Submission Requirements** – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

- LSS Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
- Submission must be saved in AutoCAD 2007 or older format
  - Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
  - Submission **MUST** include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
  - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.
- LSS A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable)
- LSS If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.