

Office Use Only	11.12.21	\$560 ⁻	P2C-21-28149
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA
APPLICATION FOR: SUBDIVISION PLAT APPROVAL

PRELIMINARY / FINAL / COMBINED

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):
 1207 L Rd. NW

Parcel Number(s): 0412126001

Proposed Subdivision Name: Boebel First Subdivision

The subdivision contains 2.84 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.38 Total non-buildable acres: 0.74

Current Zoning: A & R Proposed Use of the Subdivision: residential

Scott Ritter
 Name of Engineer/Surveyor

sritter@hart-frederick.com
 Contact Email and Phone

Nick Abouassaly
 Name of Attorney

nick@spliblaw.com
 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.

Don Kulish
 Name of Owner

Name of Applicant (if different)

1219 L Rd. NW Swisher, IA. 52238
 Applicant Street Address (including City, State, Zip)

573-4681
 Applicant Phone

donk1219@aol.com
 Applicant Email

Donald Kulish
 Applicant Signature

See back page for Application Submittal Requirements and Checklist

11 November 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Boebel First Subdivision, for Don & Linda Kulish, a Historic Residence
Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a
Historic Residence Parcel Split application for Don & Linda.
At this time they would like to split off this portion of their property for
the eventual sale of these existing residence and buildings to family
members. This lot has access to L Rd. SW with an existing septic system &
future well.

If you have questions or if you require further information you may contact
myself, Don & Linda Kulish or Kory Boebel.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. & Mrs. Kulish
Mr. Kory Boebel
Mr. Nick Abouassaly
HFCfile

11 November 2021

Parcel # and Deed Book & page for Don Kulish

Parcel ID: 0412126001 Book 3596 on page 374

Parcel ID: 0412126002 Book 3596 on page 374

C: Mr. Don Kulish
Mr. Nick Abouassly
HFC file

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Kenneth C. Cuhel Trust Carol E. Cuhel	1137 L Rd. NW	Swisher, IA.	52338	401451001
Jansa & Sons, Inc.	300 Western College Rd.	Cedar Rapids, IA.	52404	401476001
Jerry & Kazumi Fottral	1308 L Rd. NW	Swisher, IA.	52338	412101001
Suzanne M. Wagner	2105 120th St. NW	Swisher, IA.	52338	412126004
Miracles in Motion-Handicapped Horsemen Inc.	2049 120th St. NW	Swisher, IA.	52338	412126003
David & Roberta Lympus	2104 120th St. NW	Swisher, IA.	52338	412201002
				401427001

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.

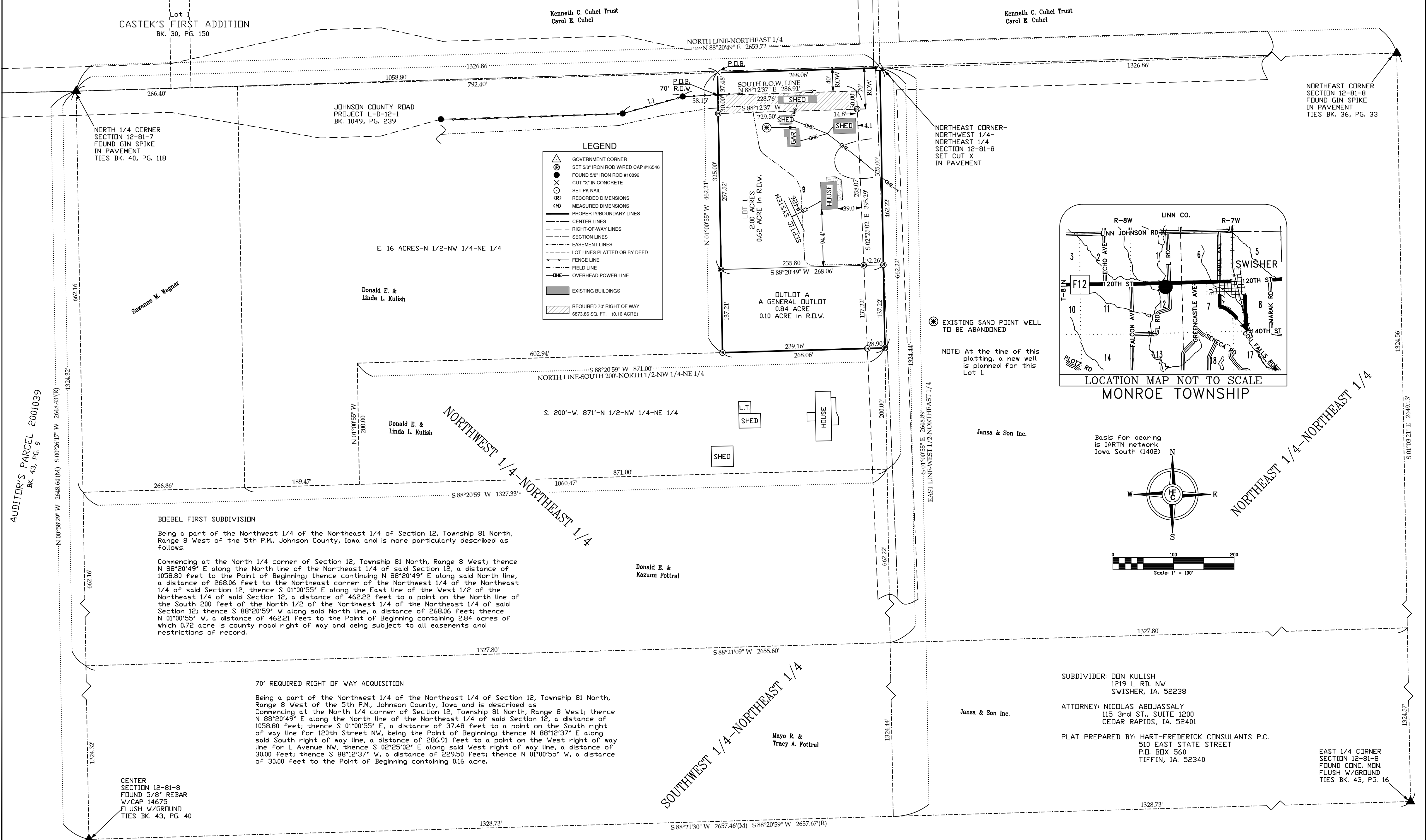
- ✓ A signed certificate of the Auditor approving the subdivision name.
- ✓ Resolution Affirming the Stability of the Road System (signed and notarized)
- ✓ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- ✓ A brief letter of intent explaining the application and describing road, well, septic, etc.
- ✓ 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.
- ✓ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- ✓ 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.
- ✓ 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.
- ✓ **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:

- _____ 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.
- _____ 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)
- _____ 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.

INDEX LEGEND
 LOCATION: NORTHWEST 1/4-NORTHEAST 1/4
 SECTION 12, T-81-N, R-8-W
 REQUESTOR: DON KULISH
 PROPRIETOR: DONALD E. & LINDA L. KULISH
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

HFC HART-FREDERICK CONSULTANTS P.C.
 www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215



AUDITOR'S PARCEL 2001039
Bk. 43, Pg. 9

SOUTH 1/2-NORTHEAST 1/4
EAST 1/4 CORNER SECTION 12-81-8
FOUND GIN SPIKE
IN PAVEMENT
TIES BK. 36, PG. 33

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.

J. Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2022.
 Pages covered by this seal: THIS SHEET ONLY



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

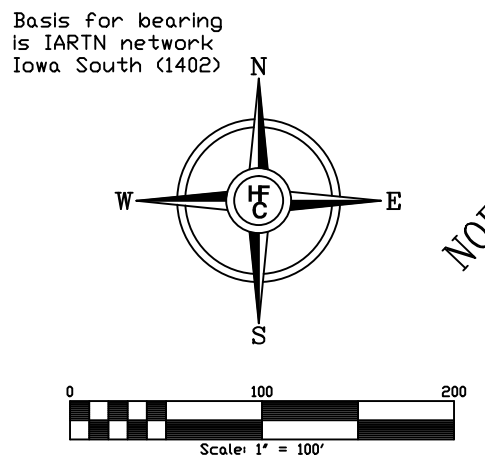
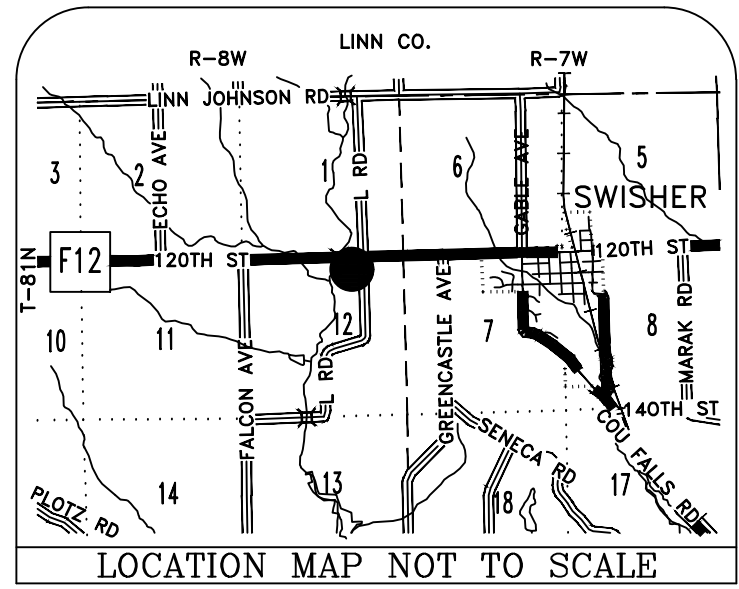
PRELIMINARY & FINAL PLAT
 BOEBEL FIRST SUBDIVISION
 A HISTORIC RESIDENCE PARCEL, SPLIT
 PART OF THE NW 1/4-NE 1/4
 OF SECTION 12, T-81-N, R-8-W
 JOHNSON COUNTY, IOWA

DATE: 11/11/21 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 217238

BOEBEL FIRST SUBDIVISION
 Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.
 Commencing at the North 1/4 corner of Section 12, Township 81 North, Range 8 West; thence N 88°20'49" E along the North line of the Northeast 1/4 of said Section 12, a distance of 1058.80 feet to the Point of Beginning; thence continuing N 88°20'49" E along said North line, a distance of 268.06 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 12; thence S 01°00'55" E along the East line of the West 1/2 of the Northeast 1/4 of said Section 12, a distance of 462.22 feet to a point on the North line of the South 200 feet of the Northwest 1/4 of the Northeast 1/4 of said Section 12; thence S 88°20'59" W along said North line, a distance of 268.06 feet; thence N 01°00'55" W, a distance of 462.21 feet to the Point of Beginning containing 2.84 acres of which 0.72 acre is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION
 Being a part of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 81 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as follows:
 Commencing at the North 1/4 corner of Section 12, Township 81 North, Range 8 West; thence N 88°20'49" E along the North line of the Northeast 1/4 of said Section 12, a distance of 1058.80 feet; thence S 01°00'55" E, a distance of 37.48 feet to the South right of way line for 120th Street NW, being the Point of Beginning; thence N 88°12'37" E along said South right of way line, a distance of 286.91 feet to a point on the West right of way line for L Avenue NW; thence S 02°25'02" E along said West right of way line, a distance of 30.00 feet; thence S 88°12'37" W, a distance of 229.50 feet; thence N 01°00'55" W, a distance of 30.00 feet to the Point of Beginning containing 0.16 acre.

CENTER SECTION 12-81-8
 FOUND 5/8" REBAR
 W/CAP 14675
 FLUSH W/GROUND
 TIES BK. 43, PG. 40



EXISTING SAND POINT WELL TO BE ABANDONED

NOTE: At the time of this platting, a new well is planned for this Lot 1.