

Office Use Only	11-12-21	\$540-	PZC-21-28150
	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):  
 3055 500th St. SW

Parcel Number(s): 1414301002 1414326001

Proposed Subdivision Name: Frank Place

The subdivision contains 3.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: —

Total buildable acres: 2.94 Total non-buildable acres: —

Current Zoning: A Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Mike Brenneman

Name of Attorney

brenneman@hebblelaw.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.

Ray W. Frank

Name of Owner

Name of Applicant (if different)

3122 500th St. SW Riverside, IA. 52327

Applicant Street Address (including City, State, Zip)

331-9595

Applicant Phone

bfrank1td@gmail.com

Applicant Email

Ray W. Frank  
 Applicant Signature

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



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

10 November 2021

Mr. Josh Busard  
Johnson County Zoning Director

Re: Preliminary & Final Plat, Frank Place for Ray W. (Bill) Frank, a  
Farmstead Split Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a  
Farmstead Split Subdivision application.

At this time Bill would like to final plat this portion of his property to sell to  
Brian Akers & Sheri Ford. They have a purchase agreement for this 3 acre  
Farmstead Split for the farm of Ray W. (Bill) Frank.

If you have questions or if you require further information you may contact  
myself, Mr. Mike Brenneman: Attorney, Bill Frank, Brian Akers or Sheri  
Ford.

Respectfully Submitted,

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

C: Mr. Ray W. (Bill) Frank  
Mr. Brian Akers  
Ms. Sheri Ford  
Mr. Michael Brenneman  
HFCfile

10 November 2021

Parcel # and Deed Book & page for Ray W. Frank

Parcel ID: 1411301001 Book 4068 on page 512

Parcel ID: 1411376001 Book 4068 on page 512

Parcel ID: 1414201001 Book 4068 on page 512

Parcel ID: 1414276001 Book 4068 on page 512

Parcel ID: 1414301002 Book 4068 on page 512

Parcel ID: 1414326001 Book 4068 on page 512

C: Mr. Ray W. (Bill) Frank

HFC file

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Woodrow Steven & Janet M. Weeber	4892 Kansas Ave. SW	Iowa City, IA.	52240	1411326001 1411251002
Brian Weeber	3091 480th St. SW	Iowa City, IA.	52240	1411276001
Jennifer Weeber	298 Woodridge Dr.	Busy, KY.	41723	1411151001
Roger C. Stutsman Et al	P.O. Box 250	Hills, IA.	52235	1411426001
Lackender Farms Inc.	4959 Lackender Ave. SW	Iowa City, IA.	52240	1411426002 1411451001
Mary Ruth & Charles T. Mouglin	3122 500th St. SW	Riverside, IA.	52327	1414126001 1414151001 1414151002 1414426001
Dwight O. Schrock Et al	3160 500th St. SW	Riverside, IA.	52327	1414451003 1414376001
Craig D. & Joy Mast Miller	5194 Kansas Ave. SW	Riverside, IA.	52327	1414351001
Darlene Y. Gingerich	5143 Kansas Ave. SW	Riverside, IA.	52327	1415476001 1415401001
Robert E. & Karen L. Miller	3048 500th St. SW	Riverside, IA.	52327	1415176001 1414251002 1414251001
Marjorie L. Miller Trust	8513 17th St. W	Rock Island, IL.	61201	1414226001 1411351001

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.

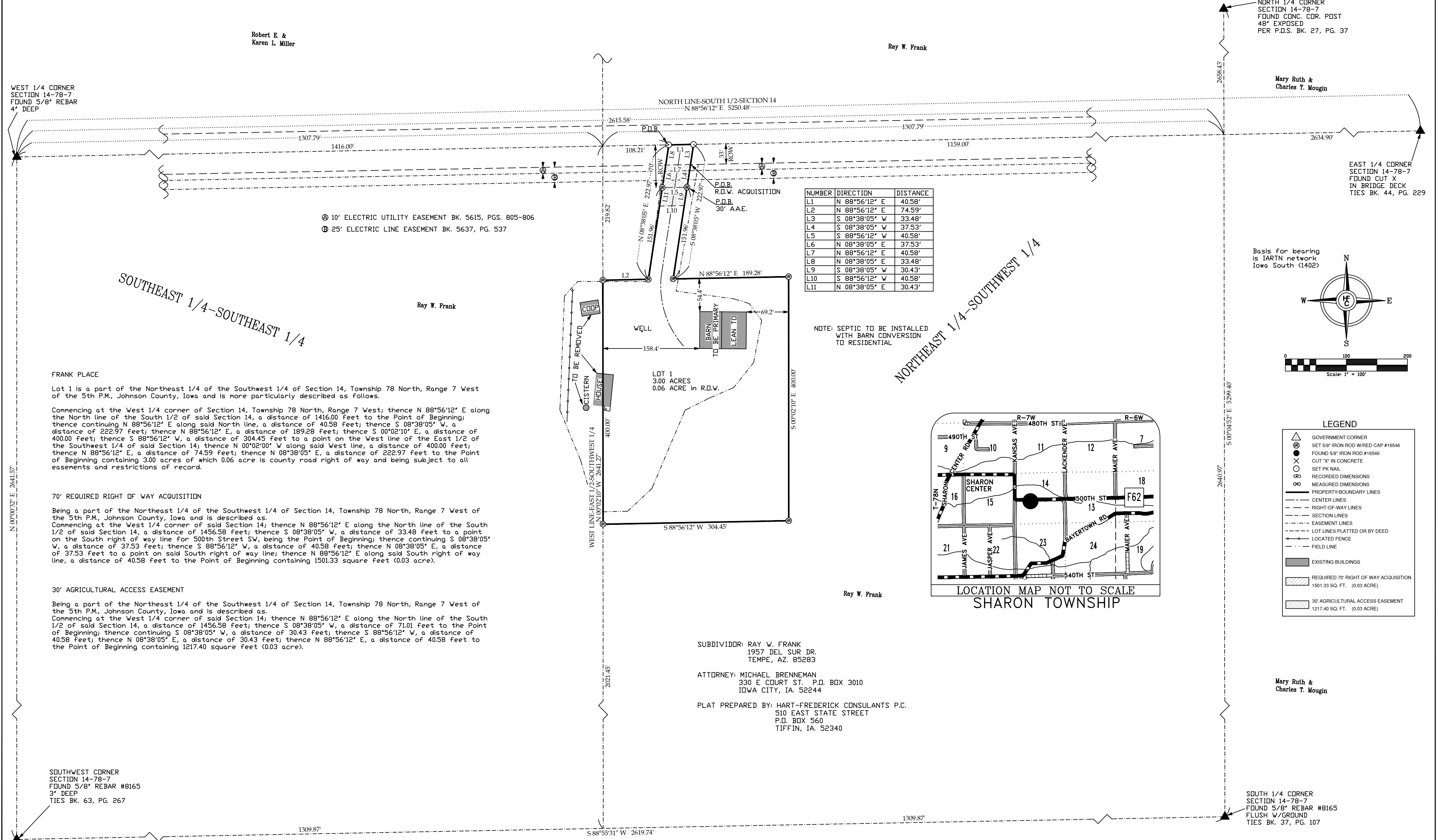
- ✓ A signed certificate of the Auditor approving the subdivision name.
- ✓ Resolution Affirming the Stability of the Road System (signed and notarized)
- ✓ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ The names and addresses of owners of all property within five hundred (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.
- ✓ **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: NORTHEAST 1/4-SOUTHWEST 1/4 SECTION 14, T-78-N, R-7-W  
 REQUESTOR: BRIAN AKERS & SHERI FORD  
 PROPRIETOR: RAY W. FRANK  
 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



WEST 1/4 CORNER SECTION 14-78-7 FOUND 5/8" REBAR 4" DEEP

Robert E. & Karen L. Miller

Ray W. Frank

NORTH 1/4 CORNER SECTION 14-78-7 FOUND CONC. COR. POST 48" EXPOSED PER P.D.S. BK. 27, PG. 37

Mary Ruth & Charles T. Mouglin

EAST 1/4 CORNER SECTION 14-78-7 FOUND CUT X IN BRIDGE DECK TIES BK. 44, PG. 229

10' ELECTRIC UTILITY EASEMENT BK. 5615, PGS. 805-806  
 25' ELECTRIC LINE EASEMENT BK. 5637, PG. 537

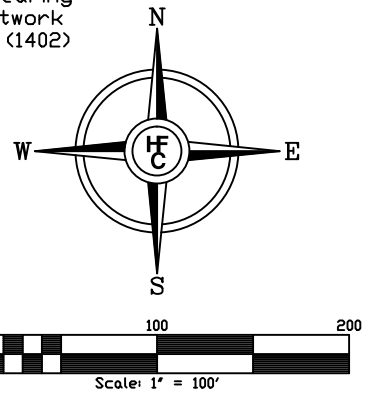
SOUTHEAST 1/4-SOUTHEAST 1/4

Ray W. Frank

NOTE: SEPTIC TO BE INSTALLED WITH BARN CONVERSION TO RESIDENTIAL

NORTHEAST 1/4-SOUTHWEST 1/4

Basis for bearing is IARTN network Iowa South (1402)



**FRANK PLACE**  
 Lot 1 is a part of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

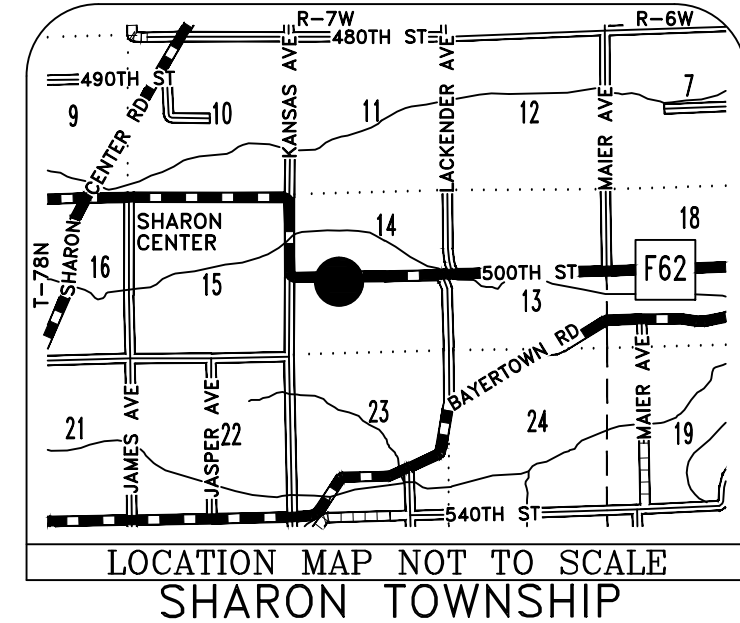
Commencing at the West 1/4 corner of Section 14, Township 78 North, Range 7 West; thence N 88°56'12" E along the North line of the South 1/2 of said Section 14, a distance of 1416.00 feet to the Point of Beginning; thence continuing N 88°56'12" E along said North line, a distance of 40.58 feet; thence S 08°38'05" W, a distance of 222.97 feet; thence N 88°56'12" E, a distance of 189.28 feet; thence S 00°02'10" E, a distance of 400.00 feet; thence S 88°56'12" W, a distance of 304.45 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of said Section 14; thence N 00°02'00" W along said West line, a distance of 400.00 feet; thence N 88°56'12" E, a distance of 74.59 feet; thence N 08°38'05" E, a distance of 222.97 feet to the Point of Beginning containing 3.00 acres of which 0.06 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 Northeast 1/4 of the Southwest 1/4 of Section 14, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:  
 Commencing at the West 1/4 corner of said Section 14; thence N 88°56'12" E along the North line of the South 1/2 of said Section 14, a distance of 1456.58 feet; thence S 08°38'05" W, a distance of 33.48 feet to a point on the South right of way line for 500th Street SW, being the Point of Beginning; thence continuing S 08°38'05" W, a distance of 37.53 feet; thence S 88°56'12" W, a distance of 40.58 feet; thence N 08°38'05" E, a distance of 30.43 feet to a point on said South right of way line; thence N 88°56'12" E along said South right of way line, a distance of 40.58 feet to the Point of Beginning containing 1501.33 square feet (0.03 acre).

**30' AGRICULTURAL ACCESS EASEMENT**  
 Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:  
 Commencing at the West 1/4 corner of said Section 14; thence N 88°56'12" E along the North line of the South 1/2 of said Section 14, a distance of 1456.58 feet; thence S 08°38'05" W, a distance of 71.01 feet to the Point of Beginning; thence continuing S 08°38'05" W, a distance of 30.43 feet; thence S 88°56'12" W, a distance of 40.58 feet; thence N 08°38'05" E, a distance of 30.43 feet; thence N 88°56'12" E, a distance of 40.58 feet to the Point of Beginning containing 1217.40 square feet (0.03 acre).

SOUTHWEST CORNER SECTION 14-78-7 FOUND 5/8" REBAR #8165 3" DEEP TIES BK. 63, PG. 267

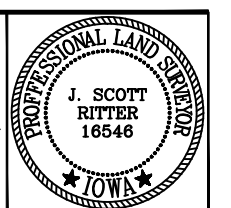
SOUTH 1/4 CORNER SECTION 14-78-7 FOUND 5/8" REBAR #8165 FLUSH W/GROUND TIES BK. 37, PG. 107



SUBDIVIDOR: RAY W. FRANK  
 1957 DEL SUR DR.  
 TEMPE, AZ. 85283  
 ATTORNEY: MICHAEL BRENNEMAN  
 330 E COURT ST. P.O. BOX 3010  
 IOWA CITY, IA. 52244  
 PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.  
 510 EAST STATE STREET  
 P.O. BOX 560  
 TIFFIN, IA. 52340

Mary Ruth & Charles T. Mouglin

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.



PARENT PARCEL: Is found as a Report of Change of Title in Book 1310 on pages 328-330, dated December 27, 1991. Containing 219.4 acres.

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY & FINAL PLAT  
 FRANK PLACE  
 A FARMSTEAD SPLIT  
 PART OF THE NE 1/4-SW 1/4  
 OF SECTION 14, T-78-N, R-7-W  
 JOHNSON COUNTY, IOWA  
 DATE: 11/10/21 DRN: JSR APP:  
 FLD BK: GPS PROJ. NO: 217268

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