

|                    |            |                      |                    |
|--------------------|------------|----------------------|--------------------|
| Office<br>Use Only | 5/12/2022  | \$ 540 <sup>00</sup> | PZC-22-28227       |
|                    | Date Filed | Fee                  | Application Number |



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**



Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED**  
subdivision plat on property located at (street address if available or layman's description):

2430 HWY 6 NW Tiffin, IA 52340

**Parcel Number(s):** 0629251002

**Proposed Subdivision Name:** Blue Line Subdivision

The subdivision contains 1.08 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 1.08

Total non-buildable acres: 0

**Current Zoning:** R

**Proposed Use of the Subdivision:** Residential

Richard Nowotny

Name of Engineer/Surveyor

L.Stutzman@mmsconsultants.net 319-351-8282

Contact Email and Phone

Matthew J. Adam

Name of Attorney

madam@spmblaw.com 319-248-6316

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.

Valskra Properties c/o Richard Vale

Name of Owner

Name of Applicant (if different)

5220 Indian Summer Ct. SW Ely, IA 52227  
Applicant Street Address (including City, State, Zip)

563-650-5069

Applicant Phone

bluelineinvestmentsia@gmail.com

Applicant Email

Applicant Signature

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

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.

- |        |   |          |
|--------|---|----------|
| ✓\$540 | Application Fee (varies based on nature of application) is due at the time of submittal.  | \$500    |
| ✓LSS   | A brief letter of intent explaining the application and describing road, well, septic, etc.   | + \$40*1 |
|        |   | = \$540  |
| ✓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 signed certificate of the Auditor approving the subdivision name.   |          |
| ✓LSS   | Resolution Affirming the Stability of the Road System (signed and notarized).   |          |
| ✓LSS   | One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> 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 <u>approved</u> waiver.  |          |
| ✓LSS   | Proof of application to Johnson County Public Health for a Public Health Zoning Application.  |          |
| ✓N/A   | For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an <u>approved</u> ROW Permit (Access Permit) from Johnson County Secondary Roads.  |          |
| ✓N/A   | <b><u>FARMSTEAD SPLITS ONLY:</u></b> include a list of parcel numbers of the parent farm <u>and</u> the book and page(s) recorded prior to December 1, 2000.  |          |
| ✓N/A   | <b><u>FINAL PLATS ONLY:</u></b> 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   | <b><u>FINAL &amp; COMBINED PLATS:</u></b> The following DRAFT (unsigned) legal documents in digital or hard copy. <ul style="list-style-type: none"> <li>• Owner's Certificate</li> <li>• Title Opinion</li> <li>• Treasurer's Certificate</li> <li>• Subdivider's Agreement</li> <li>• Fence Agreement</li> <li>• Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)</li> </ul> |          |

**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). <ul style="list-style-type: none"> <li>• Submission must be saved in AutoCAD 2017 or older format</li> <li>• Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet</li> <li>• Submission <b><u>MUST</u></b> 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.</li> <li>• Submission <b><u>should NOT</u></b> include legends, legal descriptions, location maps, signature blocks, etc.</li> </ul> |
| 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.   |



# 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

May 11, 2022

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

RE: Blue Line Subdivision – 2403 HWY 6 NW, Tiffin

Dear Josh:

Dick Vale, manager of Valskra Properties, desires to submit a 1 lot subdivision (historic residential use) of the property located at 2403 HWY 6 NW in Tiffin, Iowa. The property is currently zoned “R” – Residential.

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

The property was previously split by a plat, but a formal subdivision was never created, the intent of this application is to correct that so the property may be sold to a potential buyer.

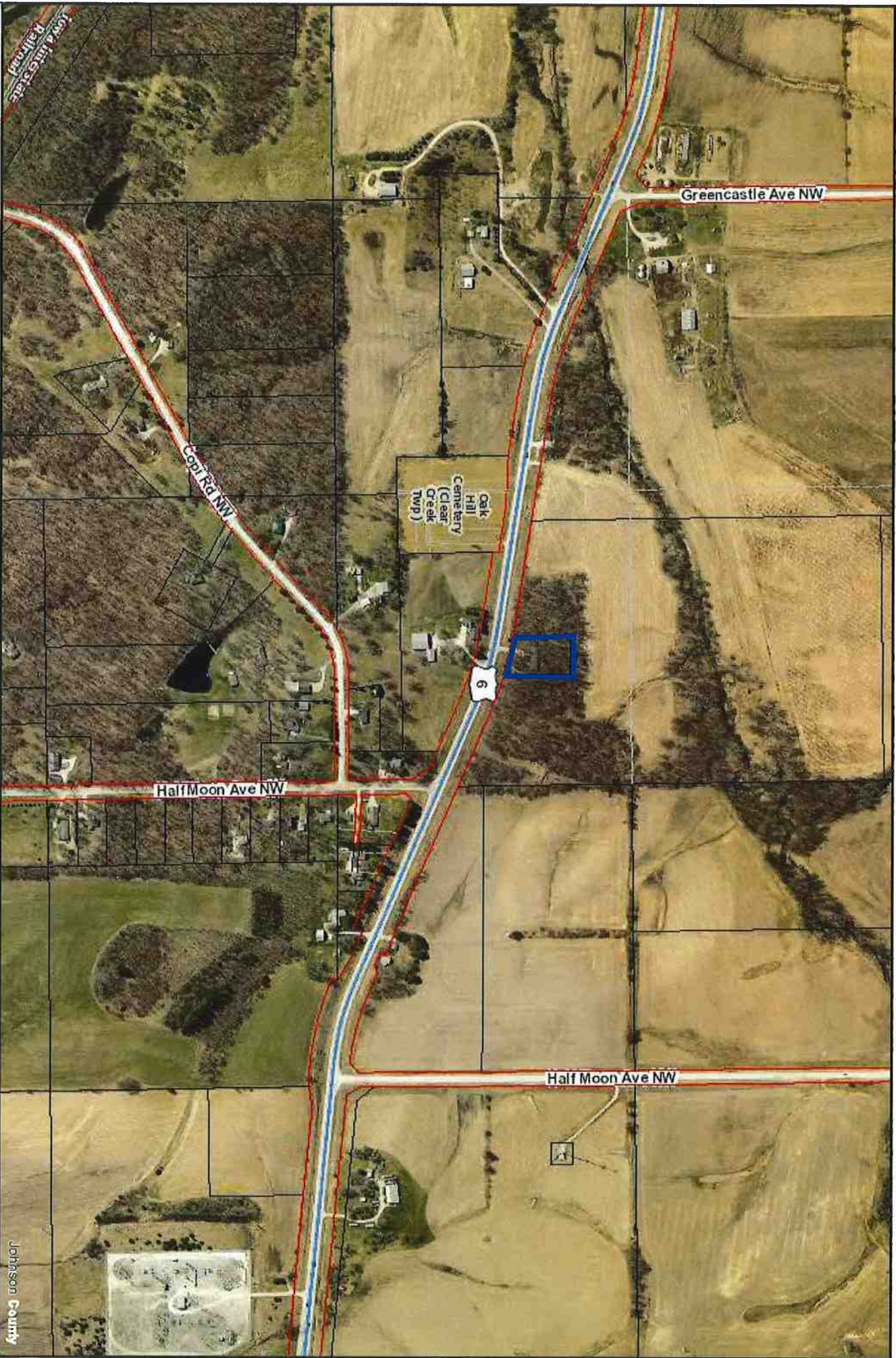
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey Sexton Stutzman'.

Lacey Sexton Stutzman

11507-001\_L1.docx

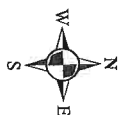
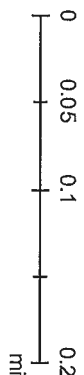




# Johnson County GIS Web Printing

My Map

Printed: 4/6/2022



The information presented here is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

## Adjacent Property Owners List

Within 500'  
MMS Project #11507-001

CLEAR CREEK TOWNSHIP  
818 20TH AVE  
CORALVILLE, IA 52241

GREG ALLEN  
2427 HIGHWAY 6 NW  
TIFFIN, IA 52340

JDSD FARMS LLC  
PO BOX 78  
NORTH LIBERTY, IA 52317

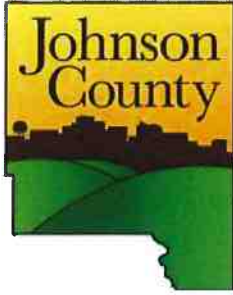
KATHARINE S CAMPBELL  
750 E FOSTER RD #107  
IOWA CITY, IA 52245

PAUL M & LORIE A SLAYMAKER  
2434 COPI RD NW  
TIFFIN, IA 52340-9319

RODNEY L MADDEN  
3095 HALF MOON AVE NW  
TIFFIN, IA 52340

VALSCRA PROPERTIES LLC  
316 LINDEN LN  
TIFFIN, IA 52340





# PLANNING, DEVELOPMENT AND SUSTAINABILITY

## PLANNING DIVISION

**JOSH BUSARD**  
AICP, LEED-AP, CFM  
DIRECTOR

**NATHAN MUELLER, AICP, CFM**  
ASSISTANT DIRECTOR

**Luke McClanahan**  
ASSISTANT PLANNER

---

### WAIVER RESPONSE

Date: April 11<sup>th</sup>, 2022  
To: MMS Consultants; Attn. Lacey Stutzman  
From: Kasey Hutchinson, Soil and Water Conservation Coordinator  
Re: Waiver Request for 2430 Highway 6 NW (PPN0629251002)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 2430 Highway 6 NW (PPN0629251002). After a thorough review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: **With Building Permit**

- Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: **Partial Approval**

- Waiver has been requested for all sensitive areas with the exception of Critical Wildlife Habitat. Waiver has been approved for all requested sensitive areas with the exception of Woodland. The results of these assessments should be submitted with the subdivision application.
- This project is exempt from the Historic Properties requirements.

Please contact me at [khutchinson@johnsoncountyiowa.gov](mailto:khutchinson@johnsoncountyiowa.gov) if you have any questions.

Respectfully,

Kasey Hutchinson  
Soil and Water Conservation Coordinator

|                    |            |                    |
|--------------------|------------|--------------------|
| Office<br>Use Only |            |                    |
|                    | Date Filed | Application Number |



# JOHNSON COUNTY, IOWA

## REQUEST FOR WAIVER: Sensitive Areas Ordinance

Type of Development Application: 1 Lot Residential Subdivision

Street Address or Layman's Description: 2430 HWY 6 NW Tiffin, IA

Parcel Number(s): 0629251002

**Please check all sensitive areas for which waiver is being requested:**

- |   |  |  |  |   |
|---|--|--|--|---|
| <input checked="" type="checkbox"/> Critical Wildlife Habitat<br>Not Requested    | <input type="checkbox"/> Historic Properties   | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands                  | <input type="checkbox"/> Woodlands                 |   |

**Justification for granting this waiver request should be attached hereto. See back of this page.**

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

**Valsora Properties c/o Dick Vale**

**blueineinvestmentsia@gmail.com**

Name of Applicant

Applicant Email Address

**563-650-5069**

Applicant Phone

Name of Owner (if different)

Owner Email Address

**5220 Indian Summer Ct SW Ely, IA 52227**

Owner Mailing Address (Include City, State, Zip)

*[Signature]* (MMS Consultant)

**4/6/2022**

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION:

☐ APPROVE

☒ PARTIAL APPROVAL\*\*

☐ DENY

*[Signature]* **4/11/2022**

ADMINISTRATIVE OFFICER

DATE

\*\*See accompanying letter for explanation for specific requirements.

|                    |                      |                                    |
|--------------------|----------------------|------------------------------------|
| Office<br>Use Only | 4/6/22<br>Date Filed | PDS-22-28204<br>Application Number |
|--------------------|----------------------|------------------------------------|



# JOHNSON COUNTY, IOWA

## REQUEST FOR WAIVER: Stormwater Management Requirements

Type of Development Application: 1 Lot Residential Subdivision

Street Address or Layman's Description: 2430 HWY 6 NW Tiffin, IA 52340

Parcel Number(s): 0629251002

**A written narrative explaining justification for granting this waiver request should be attached hereto.**

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Valskra Properties c/o of Dick Vale

Name of Applicant

563-650-5069

Applicant Phone

bluelineinvestmentsia@gmail.com

Applicant Email Address

Name of Owner (if different)

Owner Email Address

5220 Indian Summer Ct SW Ely, IA 52227

Owner Mailing Address (Include City, State, Zip)

[Signature]

Applicant Signature

4/1/2022

Date

**Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.**



A waiver request fee of \$50 due at time of submittal.



A written narrative explaining the request.

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT\*\* ☐ DENY

[Signature]  
ADMINISTRATIVE OFFICER

4/6/2022  
DATE

\*\*Erosion and Sediment Control and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.



**RESOLUTION NO. 2022-048**

**A RESOLUTION WAIVING THE CITY OF TIFFIN'S 2-MILE EXTRA-TERRITORIAL REVIEW OF THE BLUE LINE SUBDIVISION PRELIMINARY AND FINAL PLATS**

**Whereas**, the City Code of Tiffin, Iowa states that all subdivisions within 2 miles of the city limits are required to be reviewed by the Planning & Zoning Commission for future incorporation to the City, and;

**Whereas**, the attached plat has been reviewed by staff, the City Engineer and recommended by the Planning & Zoning Commission at its May 11, 2022, meeting,

**Now, therefore be it resolved** by the City Council of the City of Tiffin, Iowa to waive the 2-mile extra-territorial review of the Blue Line Subdivision Preliminary and Final Plats.

On the 17<sup>th</sup> day of May, 2022, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Schnedler introduced **RESOLUTION NO. 2022-048, A RESOLUTION WAIVING THE CITY OF TIFFIN'S 2-MILE EXTRA-TERRITORIAL REVIEW OF THE BLUE LINE SUBDIVISION PRELIMINARY AND FINAL PLATS** and made a motion for approval. Motion seconded by Councilperson Orris.

Ayes: Orris, Schnedler, Havens.


Nays: None.

Absent: Limkemann, Olney.


Whereupon three Council members were present and voted approval and Mayor Berner declared that the **RESOLUTION NO. 2022-048, A RESOLUTION WAIVING THE CITY OF TIFFIN'S 2-MILE EXTRA-TERRITORIAL REVIEW OF THE BLUE LINE SUBDIVISION PRELIMINARY AND FINAL PLATS** to be adopted and signified his approval of the same by affixing his signature thereto.

Passed by the City Council on the 17<sup>th</sup> day of May, 2022.

City of Tiffin

  
Steven L. Berner, Mayor

ATTEST:

  
Abigail Hora, City Clerk

**CERTIFICATE OF COUNTY AUDITOR  
BLUE LINE SUBDIVISION  
JOHNSON COUNTY, IOWA**

I, Travis Weipert, the Johnson County Auditor, hereby approve Blue Line Subdivision, Johnson County, Iowa as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa

**LEGAL DESCRIPTION**

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N00°56'08"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 547.20 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 6 NW; THENCE N66°36'41"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 356.51 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 183.63 FEET, ALONG A 1507.39 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 183.52 FOOT CHORD BEARS N70°06'05"W, TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 175.23 FEET, ALONG A 1507.39 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 175.13 FOOT CHORD BEARS N76°55'17"W; THENCE N00°03'20"W, A DISTANCE OF 258.52 FEET; THENCE N89°55'38"E, A DISTANCE OF 170.85 FEET; THENCE S00°00'05"W, A DISTANCE OF 298.36 FEET TO THE POINT OF BEGINNING. SAID BLUE LINE SUBDIVISION CONTAINS 1.08 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

  
\_\_\_\_\_  
Travis Weipert, Johnson County Auditor

5/11/22  
\_\_\_\_\_  
Date

(seal)

**RESOLUTION 04-19-90-2**  
**AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the **Iowa Code**, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

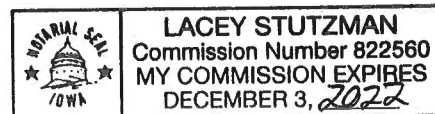


\_\_\_\_\_  
Signature of Owner, Contract Owner, Option Purchaser

**2430 HWY 6 NW, Tiffin, IA 52340**

\_\_\_\_\_  
Address and Phone Number

Subscribed and sworn to before me on this 1<sup>st</sup> day of April,  
2022.

  
\_\_\_\_\_  
Notary Public, in & for the State of Iowa.





CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

| Date      | Revision                 |
|-----------|--------------------------|
| 5/19/2022 | PER COUNTY COMMENT - LSS |

## PRELIMINARY AND FINAL PLAT

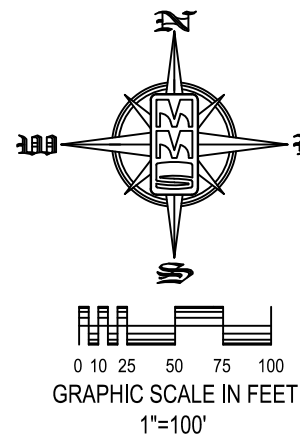
## BLUE LINE SUBDIVISION

JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

|                |            |
|----------------|------------|
| Date:          | 04/07/2022 |
| Designed by:   | RLW        |
| Field Book No: | 1335       |
| Drawn by:      | LSS        |
| Scale:         | 1"=100'    |
| Checked by:    | RRN        |
| Sheet No:      | 1          |
| Project No:    | 11507-001  |
| of:            | 1          |

# PRELIMINARY AND FINAL PLAT BLUE LINE SUBDIVISION JOHNSON COUNTY, IOWA



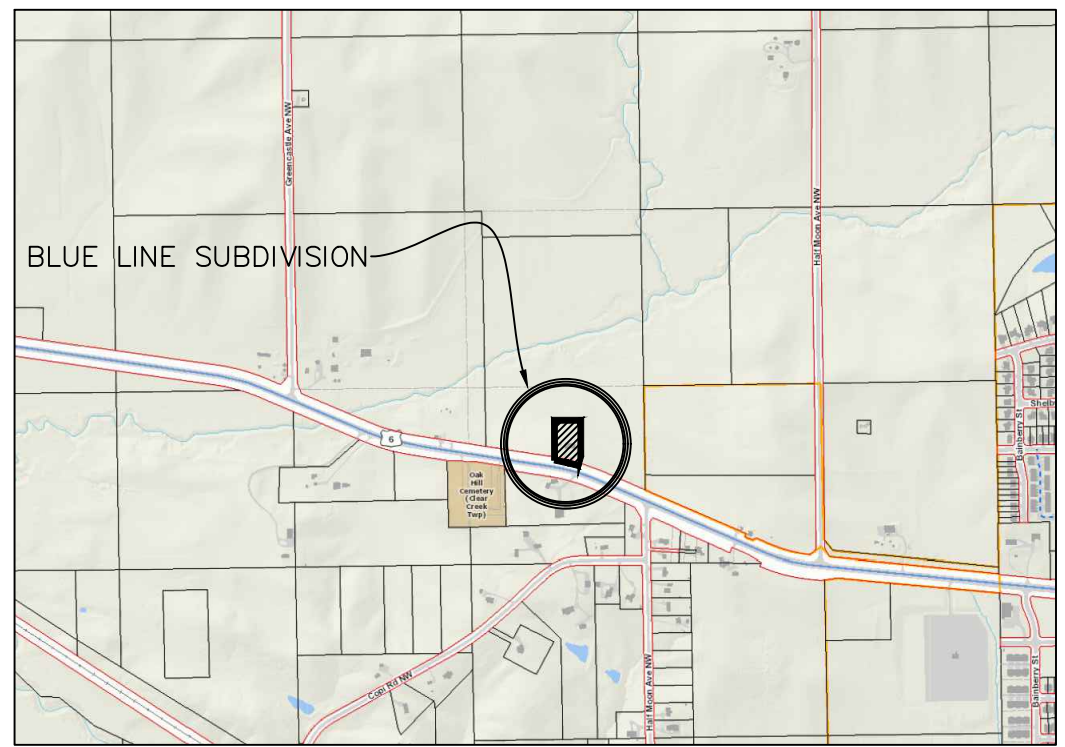
|                                      |      |
|--------------------------------------|------|
| PLAT APPROVED BY:                    |      |
| JOHNSON COUNTY BOARD OF SUPERVISORS: |      |
| CHAIRPERSON                          | DATE |

DESCRIPTION - BLUE LINE SUBDIVISION

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N00°56'08"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 547.20 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 6 NW; THENCE N66°36'41"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 356.51 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE, 183.63 FEET, ALONG A 1507.39 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 183.52 FOOT CHORD BEARS N70°06'05"W, TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, 175.23 FEET, ALONG A 1507.39 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 175.13 FOOT CHORD BEARS N76°55'17"W; THENCE N00°03'20"W, A DISTANCE OF 258.52 FEET; THENCE N89°55'38"E, A DISTANCE OF 170.85 FEET; THENCE S00°00'05"W, A DISTANCE OF 298.36 FEET TO THE POINT OF BEGINNING. SAID BLUE LINE SUBDIVISION CONTAINS 1.08 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
  - CONGRESSIONAL CORNER, REESTABLISHED
  - CONGRESSIONAL CORNER, RECORDED LOCATION
  - PROPERTY CORNER(S), FOUND (as noted)
  - PROPERTY CORNERS SET
  - (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
  - CUT "X"
  - PROPERTY &/or BOUNDARY LINES
  - CONGRESSIONAL SECTION LINES
  - RIGHT-OF-WAY LINES
  - CENTER LINES
  - LOT LINES, INTERNAL
  - LOT LINES, PLATTED OR BY DEED
  - EASEMENT LINES, WIDTH & PURPOSE NOTED
  - EXISTING EASEMENT LINES, PURPOSE NOTED
  - RECORDED DIMENSIONS PER ANTHONY PLAT AS RECORDED IN BOOK 53, PAGE 225
  - RECORDED DIMENSIONS PER STOFFER PLAT AS RECORDED IN BOOK 16, PAGE 23
  - MEASURED DIMENSIONS
  - CURVE SEGMENT NUMBER
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



LOCATION MAP - N.T.S.

|      |   |
|------|---|
|      | 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. |
|      | Richard R. Nowotny, P.L.S., Iowa Lic. No. 17916<br>My license renewal date is December 31, 20____.  |
| SEAL | Pages or sheets covered by this seal:   |

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

Notary Public, in and for the State of Iowa.

|  |   |
|--|---|
| LOCATION:  | SUBDIVIDER:   |
| A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IA. | VALSCRA PROPERTIES<br>5220 INDIAN SUMMER CT SW<br>ELY, IOWA 52227     |
| LAND SURVEYOR:   | PROPRIETOR:   |
| RICHARD R. NOWOTNY P.L.S.<br>MMS CONSULTANTS INC.<br>1917 SOUTH GILBERT STREET<br>IOWA CITY, IOWA, 52240<br>PHONE: 319-351-8282                                  | VALSCRA PROPERTIES<br>5220 INDIAN SUMMER CT SW<br>ELY, IOWA 52227     |
| DATE OF SURVEY:  | SUBDIVIDER'S ATTORNEY:  |
| 04-04-2022   | MATTHEW J. ADAM<br>1150 5TH STREET, SUITE 170<br>CORALVILLE, IA 52241 |
| DOCUMENT RETURN INFORMATION:   |   |
| ATTORNEY   |   |

### AUDITOR'S PARCEL 2008056

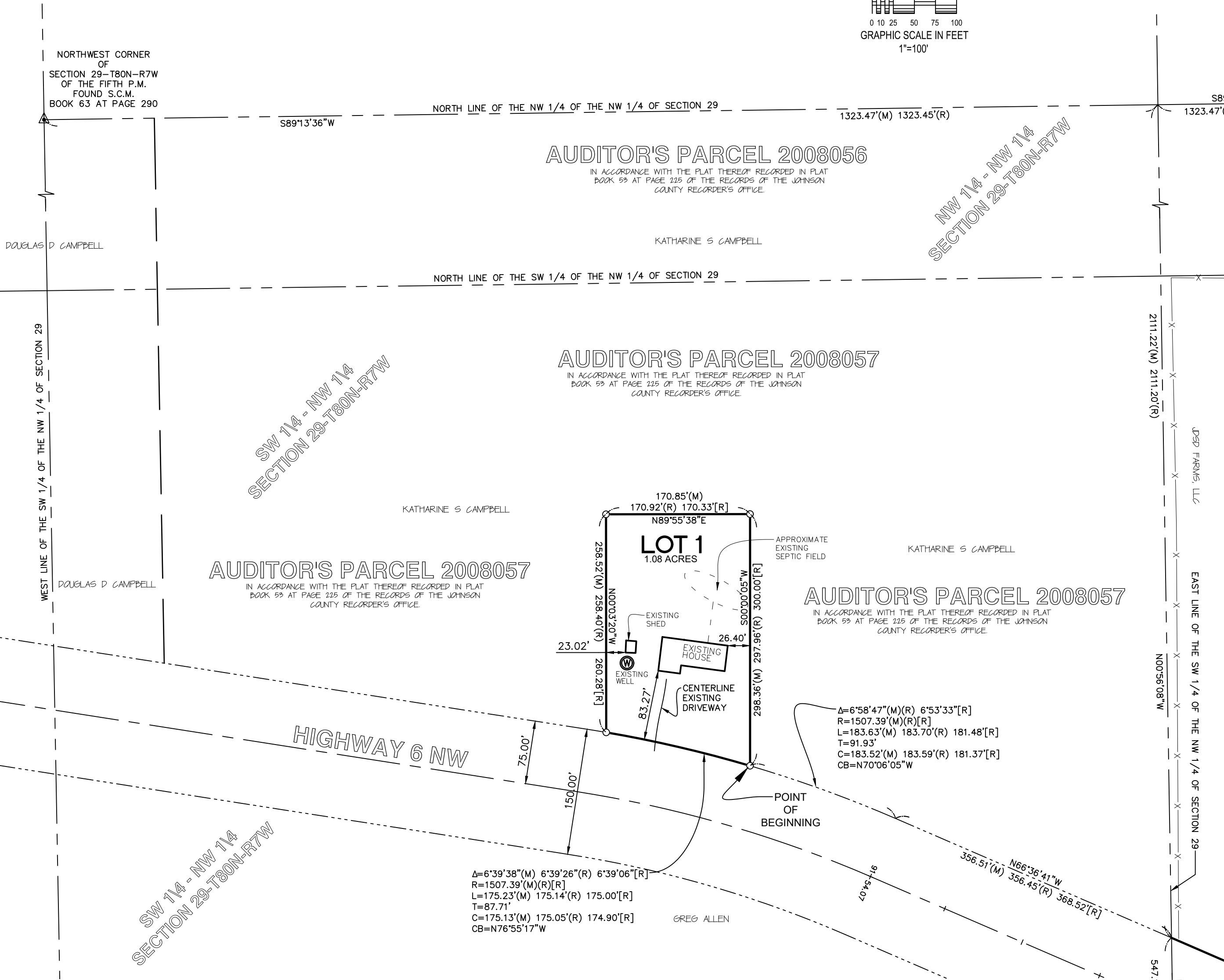
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGE 225 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

### AUDITOR'S PARCEL 2008057

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGE 225 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

### AUDITOR'S PARCEL 2008057

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGE 225 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



NOTE:  
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

NOTE:  
PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THIS SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29-T80N-R7W OF THE FIFTH P.M.  
FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 14675  
BOOK 56 AT PAGE 225