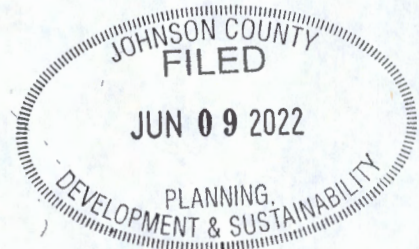


| | | | |
|-----------------|------------|----------|--------------------|
| Office Use Only | 6/9/22 | \$540.00 | P20-22-28236 |
| | Date Filed | Fee | Application Number |



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):

5515 Observatory Ave., SW, Riverside, IA 52327

Parcel Number(s): 1529 401 001

Proposed Subdivision Name: BACULIS ACRES

The subdivision contains 1.84 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 1.84 Total non-buildable acres: 0.07

Current Zoning: R Proposed Use of the Subdivision: Existing single family residential

Thomas Anthony, LLS
 Name of Engineer/Surveyor

tanthony@shoemaker-haaland.com
 Contact Email and Phone

Steve Anderson - Hawkeye Title and Settlement
 Name of Attorney

Steve Anderson <steve@iclaw.net>
 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.

David and Karen Baculis
 Name of Owner

Thomas Anthony, LLS
 Name of Applicant (if different)

Shoemaker - Haaland Engineers, 160 Holiday Rd., Coralville, IA. 52241

Applicant Street Address (including City, State, Zip)

Cell 319-430-6905, Wk 319-351-7150
 Applicant Phone

tanthony@shoemaker-haaland.com
 Applicant Email

Thomas Anthony
 Applicant Signature

See back page for Application Submittal Requirements and Checklist

June 9, 2022

Johnson County Board of Supervisors
Johnson County Planning and Zoning Commission
913 S. Dubuque St., Suite 204
Iowa City, Iowa 52240



Re: Baculis Acres - Rezoning and Subdivision Application - Letter of Intent

Dear Board and Commission members,

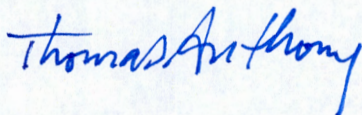
On behalf of David and Karen Baculis, we are submitted this combined Rezoning and one lot Subdivision application for your review and subsequent approval. The subject property is located at 5515 Observatory Ave. SW in Liberty TWP. The Lot 1 parcel is 1.84 gross acres, minus 0.37 ROW acres, leaving 1.47 net acres to be rezoned from A to R.

Initially, this farm was an 80-acre parent parcel, but at the estate auction, the two "forties" were purchased separately, which negated the Farmstead Split option. PDS staff advised us that rezoning and platting were the only options available, to split off the buildings.

Lot 1 has the existing home, with four outbuildings, existing access to the public road, an existing well and existing updated septic system. Access to the remainder of the farm is not required thru the platted parcel. Additional County Road ROW is not required as part of this platting. Sensitive Areas were intentionally avoided, and SAO waivers have been approved by PDS.

Feel free to contact myself with any questions or concerns.

Thank you.

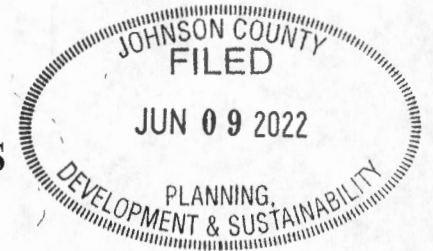


Thomas Anthony, LLS
Survey Department Manager

SHOEMAKER & HAALAND

Coralville | Cedar Rapids | Keokuk
D: 319.383.7823 | O: 319.351.7150 | C: 319.430.6905

**SURROUNDING LANDOWNERS
WITH IN 500 FEET
of
David and Karen Baculis
2022 Rezoning Application
And
2022 Baculis Acres Subdivision**



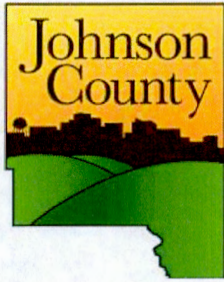
David A Sr & Karen K Baculis
2253 S Riverside Dr.
Iowa City, IA 52246

William J Randall Trust
3727 Big Dipper Dr.
Fort Collins, CO 80528

Darlene M Shott
5455 Oak Crest Hill Rd. SE
Riverside, IA 52327

L & S Land LLC
5465 Oak Crest Hill Rd. SE
Riverside, IA 52327

Jafar S & Lynne Mogadam
5452 Observatory Ave SW
Riverside, IA 52327



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

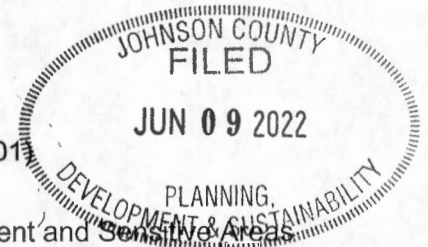
JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

Luke McClanahan
ASSISTANT PLANNER

WAIVER RESPONSE

Date: May 23rd, 2022
To: Shoemaker & Haaland; Attn. Thomas Anthony
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request for 5515 Observatory Avenue SW (PPN 1529401001)



Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a farmstead split located at 5515 Observatory Avenue SW (PPN 1529401001). 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 all sensitive areas with the exception of Floodplain and Floodway.
- Waiver has been approved for all requested sensitive areas with the exception of Prairie and Prairie Remnant. A field assessment should be completed to rule out the presence of Prairie/Prairie Remnant, and results should be submitted with the subdivision application.
- This project is exempt from the Historic Properties requirements.

Please contact me at khutchinson@johnsoncountyia.gov if you have any questions.

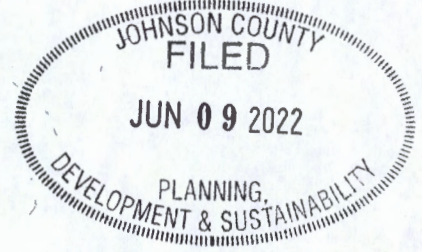
Respectfully,

Kasey Hutchinson
Soil and Water Conservation Coordinator

Index Legend

Location: NE 1/4 SE 1/4, Section 29-78-06
 Requestor: David Baculis
 Proprietor: David A. & Karen K. Baculis
 Surveyor: Thomas Anthony, L.L.S. # 8295
 Surveyor Company: Shoemaker & Haaland, P.E.
 Return To: 160 Holiday Road, Coralville, IA 52241 (319) 351-7150

**PRELIMINARY
AND
FINAL PLAT
BACULIS
ACRES**



LEGAL DESCRIPTION - BACULIS ACRES

A portion of the NE1/4 SE1/4, Section 29, T.78N., R.06W., of the Fifth P.M., Johnson County, Iowa, being located within the Court Officer Deed recorded in Bk. 6328 - Pg. 345, Johnson County Recorder's Office, described as follows:
 Commencing at the W1/4 Corner of said Section 29, as recorded in PBk. 31- Pg. 190;

Thence S 01° 00' 18" E - 40.00 ft., along the east line of said Section 28, to the Point of Beginning;
 Thence S 01° 00' 18" E - 491.60ft., along said east line;
 Thence continuing around the perimeter, the following courses: N 88° 48' 07" W - 210.00 ft.; N 35° 49' 40" W - 50.54 ft.; N 00° 03' 29" W - 143.82 ft.; N 89° 38' 55" E - 56.30 ft.; N 00° 23' 27" W - 99.44 ft.; N 65° 33' 52" E - 64.09 ft.; N 22° 35' 19" E - 173.15 ft.; N 48° 25' 43" E - 23.51 ft.; N 88° 59' 42" E - 33.00 ft., to the east line of said Section 28, which is the Point of Beginning.
 Said Parcel contains 1.84 acre which includes 0.37 acre of Public Road ROW Easement, along the east boundary.

OWNER/SUBDIVIDER:

David & Karen Baculis
 2253 S. Riverside Dr.
 Iowa City, IA. 52246

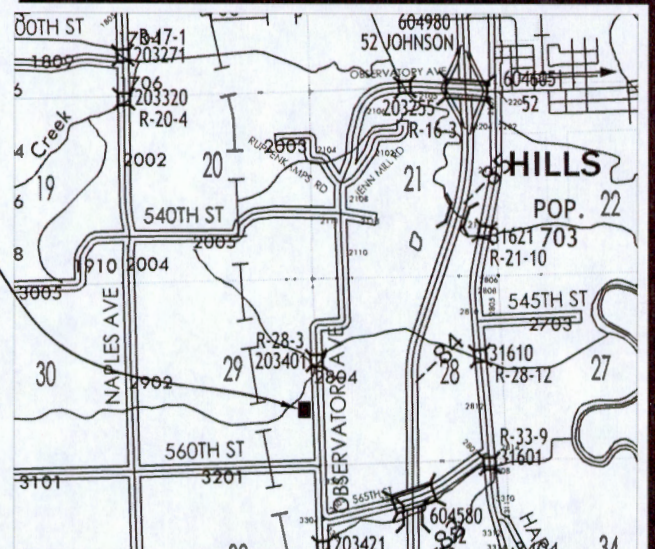
ATTORNEY:

Steven Anderson
 568 Hwy 1 W.
 Iowa City, IA. 52246
 Phone: 319-351-8600

100 YR SFHA AS PLOTTED FROM GIS. FIRM - ZONE A BFE NOT DETERMINED

ADJACENT OWNER:
 David & Karen Baculis

FOR RECORDER'S USE ONLY



LOCATION MAP N.T.S.

POINT OF BEGINNING

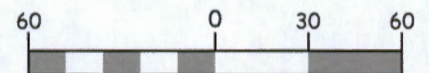
S01° 00' 18"E - 491.60'

N01° 00' 18"W - 490.34'

ADJACENT OWNER:
 L & S Land LLC

NW1/4 SW1/4
 SEC 28-78-06

GRAPHIC SCALE



LEGEND

- ⊠ FND. PK NAIL
- FND. 5/8" REBAR UNLESS NOTED
- FND. PIPE
- ✕ FND. CUT X
- ⊠ FND. SEC. COR.
- I FND. R.O.W. RAIL
- SET 5/8" REBAR OR 6" CAPIN
- ⊠ SET PK NAIL
- ✕ SET CUT X
- ⊠ SET SEC COR
- COMPUTED SEC COR
- NOT FOUND OR SET
- △ COMPUTED ROW COR
- RECORDED DIMENSION OR BK. - PG.
- EX. PROPERTY LINE
- SECTION LINE
- R.O.W. LINE
- PLAT LINE
- EASEM. LINE
- UNLESS NOTED
- FEMA ZONE A

OBSERVATORY AVE

EXISTING ENTRANCE

33' HALF ROW
 RdBk 4 - Pg 396
 PETITION # PR - 14 ()

PLAT APPROVED BY:
 JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

NE1/4 SE1/4
 SEC 29-78-06

SENSITIVE AREAS AS DEFINED BY MOWED YARD & TREES DRIPLINE

BARN

SHED

LOT 1
 TOTAL AREA = 1.84 Ac.
 ROW AREA = 0.37 Ac.
 NET AREA = 1.47 Ac.

HS # 5515

EXISTING WELL

SHED

SHED

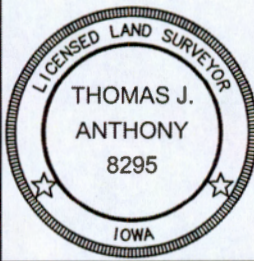
CRIB

FOUND 5/8" REBAR
 S 1/16 SE 1/4
 SEC 29 - 78 - 06
 (64 - 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 Land Surveyor under the laws of the State of Iowa.

PRELIMINARY

Thomas J. Anthony Date
 My license renewal date is December 31, 2022
 Pages or sheets covered by this seal: Sheet 1 of 1



Shoemaker & Haaland
 Consulting Engineers • Land Surveyors
 160 Holiday Road
 Coralville, Iowa 52241
 Phone: 319.351.7150
 www.shoemaker-haaland.com

**PRELIMINARY AND FINAL PLAT
BACULIS ACRES**
 NE 1/4 SE 1/4, SECTION 29-78-06
 JOHNSON COUNTY, IOWA

DWN.: CP SURVEY DATE(S): 4 - 26 - 22
 CHK.: TJA PLAT DATE: 5 - 6 - 22
 SCALE: 1" = 60' REV. DATE: 5 - 25 - 22
 FIELD BK.: 1126/03 6 - 3 - 22
 SHPE JOB # 11340.30 SHEET 1 OF 1