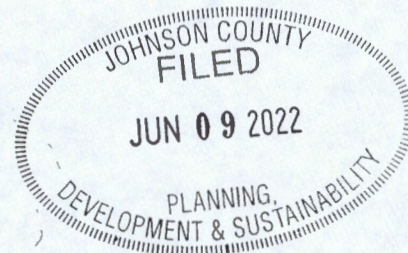


Office Use Only	6/9/22	\$540. ⁰⁰	Pzc-22-28238
	Date Filed	Fee	Application Number



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):

2109 160th Street NW Swisher, IA

Parcel Number(s): 0424126002

Proposed Subdivision Name: Zach Plum Creek Homestead

The subdivision contains 5.0 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 5.0 Total non-buildable acres: 0

Current Zoning: A Proposed Use of the Subdivision: Residential

Richard Nowotny

Name of Engineer/Surveyor

g.landau@mmsconsultants.net 319-351-8282

Contact Email and Phone

Walt Steggall

Name of Attorney

waltsteggall@holden-steggall.com 319-363-7401

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.

GEORGE EDWARD ZACH LIVING TRUST

Name of Owner

Walt Steggall on behalf of the Zach Trust

Name of Applicant (if different)

240 Wiley Boulevard SW #D, Cedar Rapids, IA 52404

Applicant Street Address (including City, State, Zip)

319-363-7401

Applicant Phone

waltsteggall@holden-steggall.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



MMS Consultants, Inc.

Experts in Planning and Development Since 1975

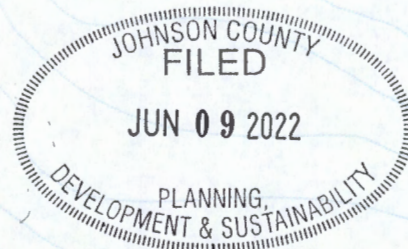
1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

May 9, 2022

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



RE: Letter of Intent for Zach Plum Creek Homestead

Dear Josh:

George Zach desires to complete a farmstead split from the Roman Zach Estate property located at 2109 160th Street NW, Swisher, IA.

There is an existing well and septic system which will be utilized. Mr. Zach will utilize the existing access on the north side of the property from 160th Street NW.

Respectfully submitted,

Gina Landau

5451-002Letter of Intent Farmsplit.docx

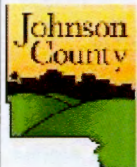
Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

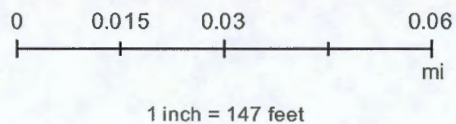
Civil Engineers



**Johnson County GIS
Web Printing**

My Map

Printed: 5/9/2022



Johnson County

The information presented herein 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
Zach Plum Creek Homestead
Within 500'
MMS Project #5451-002

DAVID G GERLEMAN
1693 GREENCASTLE AVE NW
SWISHER, IA 52338

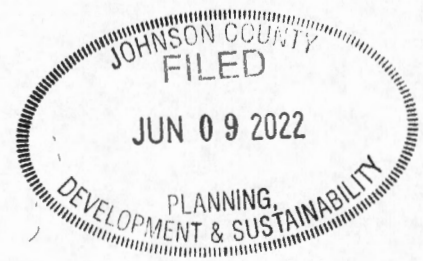
GARY L TOMAS & SUSAN R
BOWERSO
1467 GREENCASTLE AVE NW
SWISHER, IA 52338

GEORGE E ZACH
2109 160TH ST NW
SWISHER, IA 52338

RALPH J & LOREEN R STRATTON
1599 GREENCASTLE AVE NW
SWISHER, IA 52338

TODD A ZACH
2147 160TH ST
SWISHER, IA 52338

US ARMY CORPS OF ENGINEERS
PO BOX 2004
ROCK ISLAND, IL 61201



PRELIMINARY AND FINAL PLAT
ZACH PLUM CREEK HOMESTEAD
(A FARMSTEAD SPLIT)
JOHNSON COUNTY, IOWA

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNERS/SUBDIVIDERS:
GEORGE E. ZACH AND
TODD A. ZACH
2147 160TH STREET NW
SWISHER, IOWA 52338

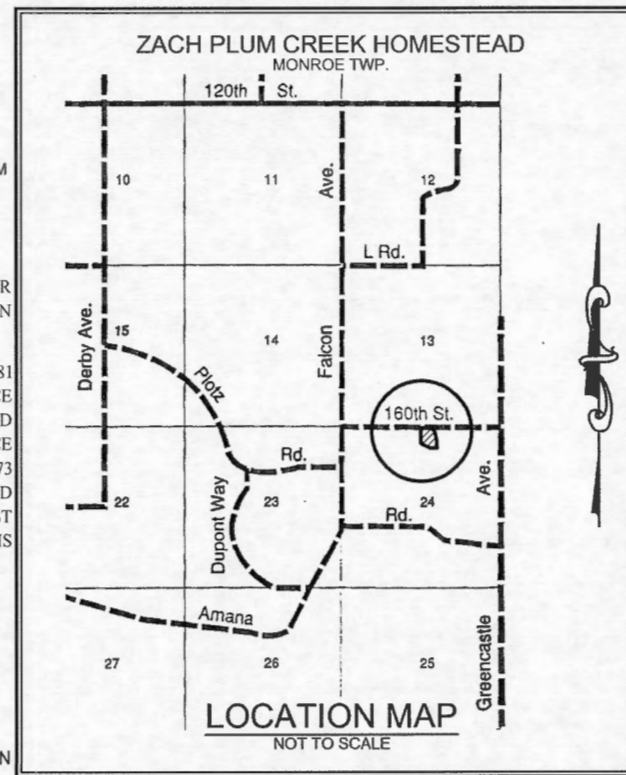
OWNERS' ATTORNEY:
WALT STEGGALL
HOLDEN & STEGGALL LAW FIRM
SUITE D, 240 WILEY BLVD. SW
CEDAR RAPIDS, IOWA 52404

DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE N89°02'41"E, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 327.00 FEET; THENCE S31°45'32"E, 132.21 FEET; THENCE S13°39'38"E, 240.08 FEET; THENCE S00°30'27"E, 215.00 FEET; THENCE S89°29'33"W, 166.73 FEET; THENCE N67°07'36"W, 304.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 24; THENCE N01°04'42"W, ALONG SAID WEST LINE, 438.60 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES: 1) THE PARENT PARCEL OF 196± ACRES IS DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 1531, PAGE 296 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- 2) BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) (EPOCH 2010.000). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- 3) 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. N89°02'41"E 2349.84'



LOCATION:
A PORTION OF THE NW 1/4 NE 1/4 OF SEC. 24-T81N-R8W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
WALT STEGGALL
PROPRIETORS OR OWNERS:
GEORGE E. ZACH AND TODD A. ZACH
DATE OF SURVEY:
APRIL 29, 2022
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

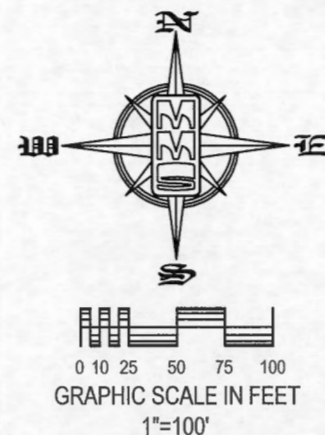
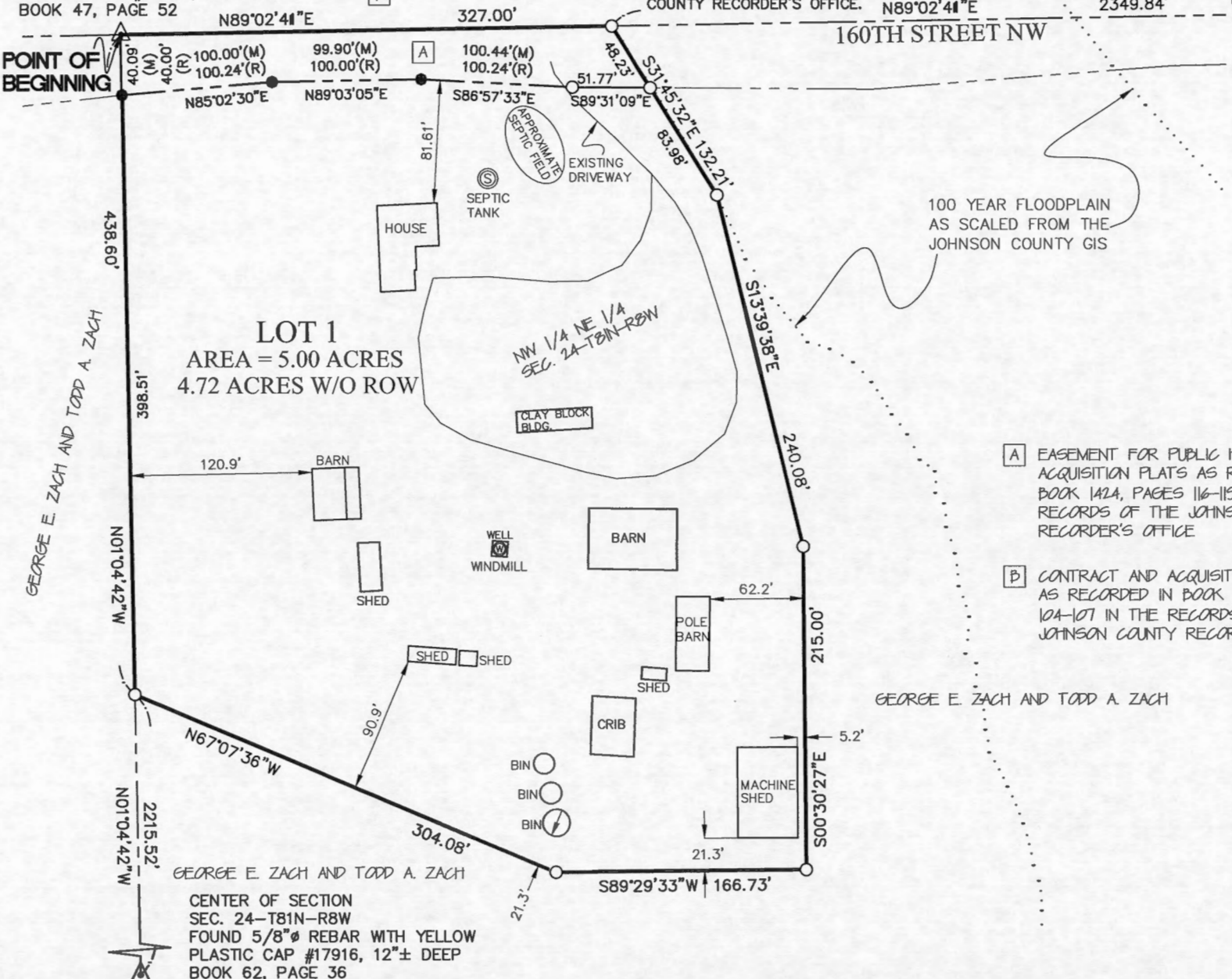
NE CORNER
SEC. 24-T81N-R8W
FOUND STANDARD CONCRETE
MONUMENT (SCM) 18"± DEEP
BOOK 47, PAGE 52

-PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

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

N 1/4 CORNER
SEC. 24-T81N-R8W
FOUND 5/8"Ø REBAR WITH YELLOW
PLASTIC CAP #13287, 2"± DEEP
BOOK 47, PAGE 52

RALPH J. STRATTON & LOREEN R. STRATTON

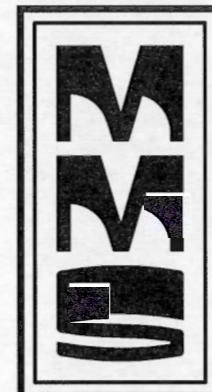


LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
	- CUT "X"
	- PROPERTY &/or BOUNDARY 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
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	-
(M)	-
C22-1	-
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS	

[A] EASEMENT FOR PUBLIC HIGHWAY ACQUISITION PLATS AS RECORDED IN BOOK 1424, PAGES 116-119 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

[B] CONTRACT AND ACQUISITION PLATS AS RECORDED IN BOOK 1424, PAGES 104-107 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE

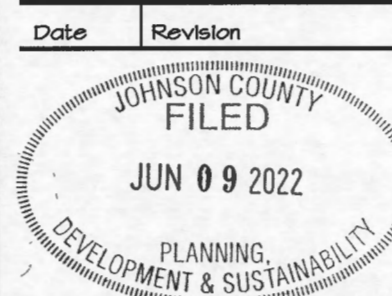
	I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
	RICHARD R. NOWOTNY L.S. Iowa Lic. No. 17916 My license renewal date is December 31, 20____.
Pages or sheets covered by this seal:	
Signed before me this ____ day of _____, 20____.	
Notary Public, in and 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



PRELIMINARY AND FINAL PLAT
ZACH PLUM CREEK HOMESTEAD

A PORTION OF THE
NW 1/4 NE 1/4 OF
SEC. 24-T81N-R8W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	4/29/2022
Surveyed by:	Field Book No:
RRN, JRD	1170, 1342
Drawn by:	Scale:
MAS	1"=100'
Checked by:	Sheet No:
RRN	1
Project No:	of:
5451-002	1