

Office Use Only	6/9/22	\$540 <sup>00</sup>	P20-22-28239
	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):

5695 HWY 22 SE Lone Tree, IA

**Parcel Number(s):** 1712201001

**Proposed Subdivision Name:** Rolling R Acres

The subdivision contains 2.64 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 2.64 Total non-buildable acres: 0

**Current Zoning:** A **Proposed Use of the Subdivision:** Residential

MMS Consultants - Dave West

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

Name of Engineer/Surveyor

Contact Email and Phone

Jim Houghton

jhoughton@iclaw.net 319-351-8600

Name of Attorney

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.

RONALD E & DOLORES F RIFE REVOCABLE TRUST

Knute Rife

Name of Owner

Name of Applicant (if different)

P.O. Box 2941 Salt Lake City, UT 84110

Applicant Street Address (including City, State, Zip)

801-809-9986

karife@rifelegal.com

Applicant Phone

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 12, 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 Rolling R Acres

Dear Josh:

Knute Rife desires to complete a farmstead split from the Ronald and Dolores Rife Revocable Trust Estate property located at 5695 Highway 22 SE, Lone Tree, IA.

There is currently a home on the property with an existing well and septic system. The access from Highway 22 will continue to be utilized.

Respectfully submitted,

Gina Landau

11514-001Letter of Intent Farmsplit.docx

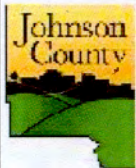
Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

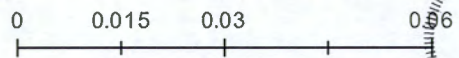
Civil Engineers



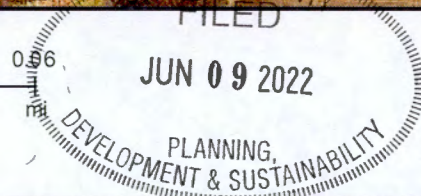
**Johnson County GIS  
Web Printing**

*My Map*

Printed: 5/11/2022



1 inch = 147 feet



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  
Rolling R Acres  
Within 500'  
MMS Project #11514-001

BERRY FARMS LTD  
4713 TAFT AVE SE  
IOWA CITY, IA 52240

GAYLE F KAALBERG  
1138 160TH ST  
NICHOLS, IA 52766

JEAN & JOHN SPITZER  
308 E BURLINGTON ST #283  
IOWA CITY, IA 52240

RONALD A SCHMITT  
5911 JOHNSON MUSCATINE RD SE  
NICHOLS, IA 52766

RONALD E & DOLORES F RIFE  
5695 HIGHWAY 22 SE  
LONE TREE, IA 52755



PRELIMINARY AND FINAL PLAT

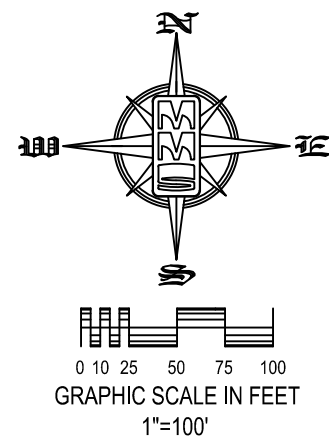
ROLLING R ACRES  
(A FARMSTEAD SPLIT)  
JOHNSON COUNTY, IOWA

DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 12, TOWNSHIP 77 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°19'55"E, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 60.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA STATE HIGHWAY NO. 22 AND THE POINT OF BEGINNING; THENCE CONTINUING S00°19'55"E, ALONG SAID EAST LINE, 342.02 FEET; THENCE N89°55'08"W, 257.38 FEET; THENCE N00°04'10"W, 94.99 FEET; THENCE N32°22'44"W, 75.31 FEET; THENCE N87°44'26"W, 111.77 FEET; THENCE N00°48'08"W, 170.33 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE N88°50'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 410.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.64 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES: 1) 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.
- 2) THE ROAD RIGHT-OF-WAY FOR IOWA STATE HIGHWAY 22 WAS CONVEYED TO THE STATE OF IOWA WITH A WARRANTY DEED RECORDED IN DEED BOOK 208, PAGE 581 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- 3) THE PARENT PARCEL OF 136 ACRES MORE OR LESS IS DESCRIBED IN A WARRANTY DEED RECORDED IN DEED BOOK 565, PAGE 272 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- 4) THE BREAK DOWN OF SECTION 12-T77N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA AS SHOWN IN THE SOUTHWEST CORNER OF THIS PLAT IS CONSISTENT WITH THE PRELIMINARY AND FINAL PLAT OF FORD FARMSTEAD, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 53, PAGE 50 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. FENCE LINE AND FENCE CORNER EVIDENCE NEAR THE THEORETICAL CENTER OF SECTION, SUPPORTS THIS SECTION BREAK DOWN ALTHOUGH THE CENTER OF SECTION WAS NOT MONUMENTED, BUT ESTABLISHED BY THE INTERSECTION OF OPPOSITE ONE-QUARTER CORNERS.
- 5) 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.



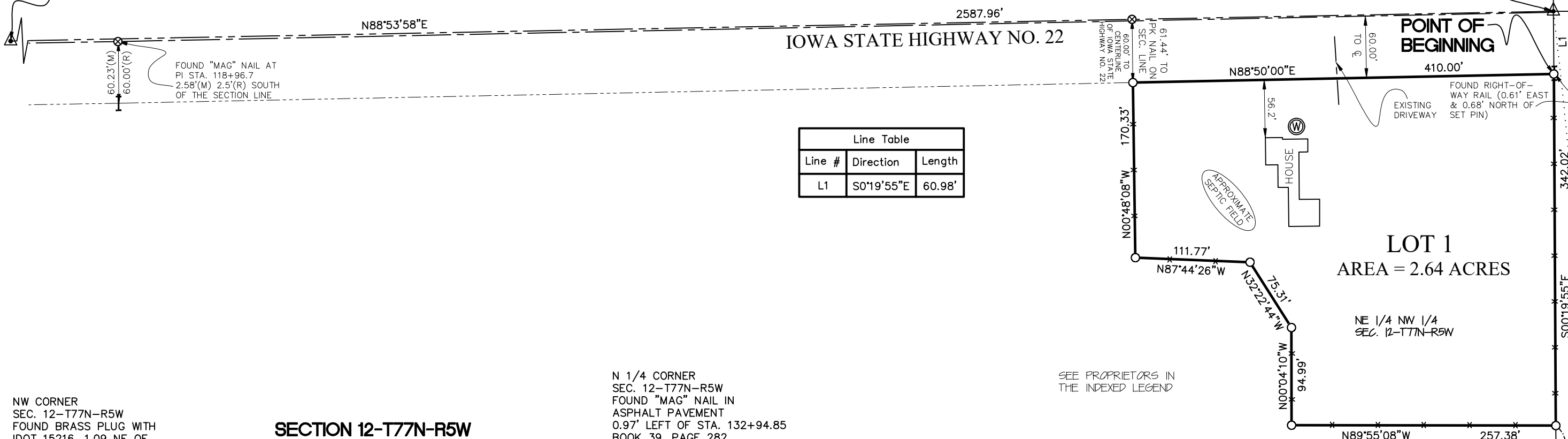
PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT APPROVED BY:  
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON	DATE
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NW CORNER  
SEC. 12-T77N-R5W  
FOUND BRASS PLUG WITH  
IDOT 15216, 1.09 NE OF  
"MAG" NAIL AT POT STA. 107+05.2  
BOOK 52, PAGE 133

JOHN HERBERT SPITZER &  
JEAN FURNISH SPITZER



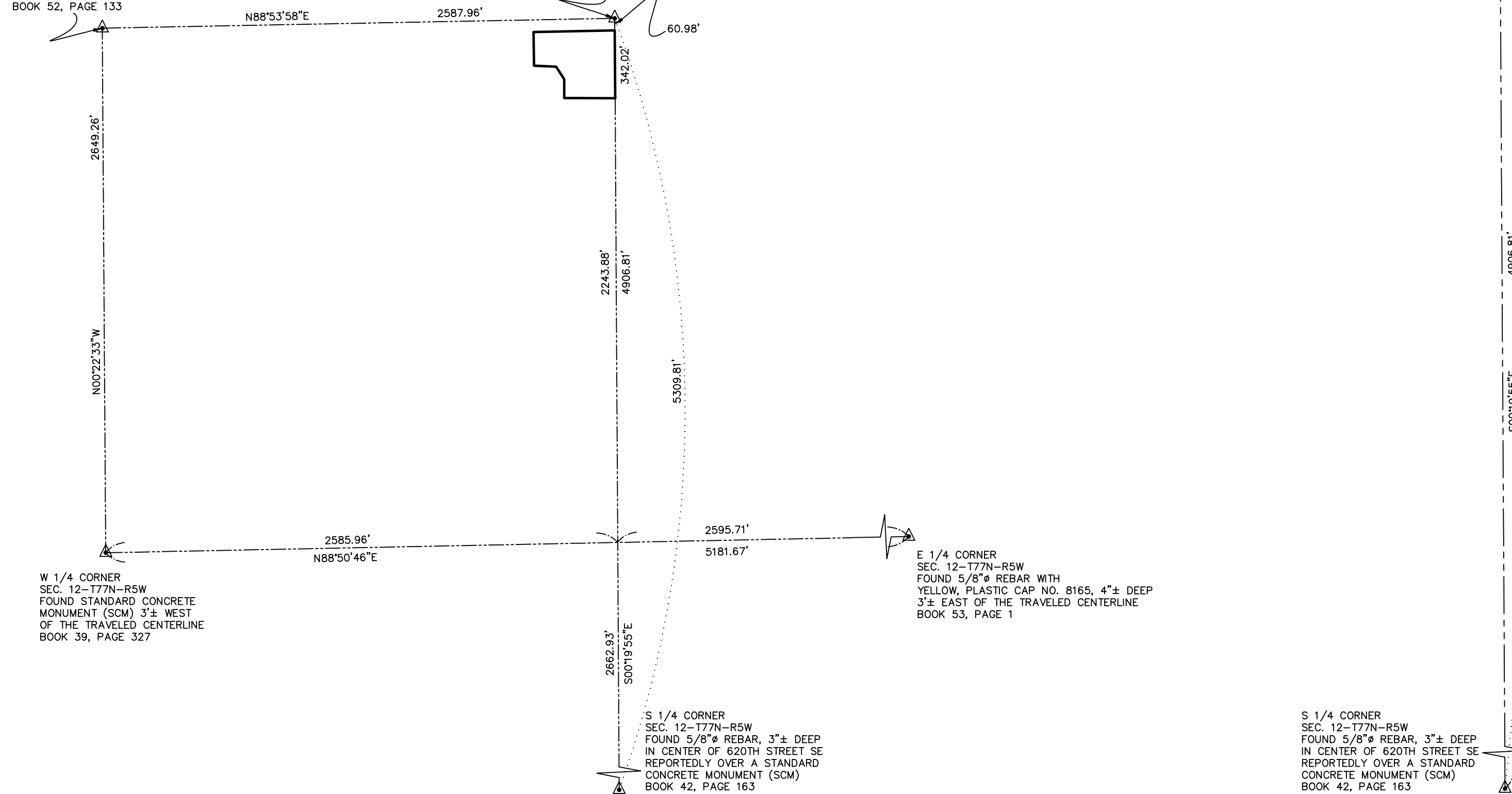
Line #	Direction	Length
L1	S0°19'55"E	60.98'

NW CORNER  
SEC. 12-T77N-R5W  
FOUND BRASS PLUG WITH  
IDOT 15216, 1.09 NE OF  
"MAG" NAIL AT POT STA. 107+05.2  
BOOK 52, PAGE 133

SECTION 12-T77N-R5W

N 1/4 CORNER  
SEC. 12-T77N-R5W  
FOUND "MAG" NAIL IN  
ASPHALT PAVEMENT  
0.97' LEFT OF STA. 132+94.85  
BOOK 39, PAGE 282

SEE PROPRIETORS IN  
THE INDEXED LEGEND



W 1/4 CORNER  
SEC. 12-T77N-R5W  
FOUND STANDARD CONCRETE  
MONUMENT (SCM) 3'± WEST  
OF THE TRAVELED CENTERLINE  
BOOK 39, PAGE 327

E 1/4 CORNER  
SEC. 12-T77N-R5W  
FOUND 5/8" REBAR WITH  
YELLOW, PLASTIC CAP NO. 8165, 4"± DEEP  
3'± EAST OF THE TRAVELED CENTERLINE  
BOOK 53, PAGE 1

S 1/4 CORNER  
SEC. 12-T77N-R5W  
FOUND 5/8" REBAR, 3"± DEEP  
IN CENTER OF 620TH STREET SE  
REPORTEDLY OVER A STANDARD  
CONCRETE MONUMENT (SCM)  
BOOK 42, PAGE 163

S 1/4 CORNER  
SEC. 12-T77N-R5W  
FOUND 5/8" REBAR, 3"± DEEP  
IN CENTER OF 620TH STREET SE  
REPORTEDLY OVER A STANDARD  
CONCRETE MONUMENT (SCM)  
BOOK 42, PAGE 163

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

APPLICANT:  
KNUTE RIFE  
RIFE LAW OFFICE  
P.O. BOX 2941  
SALT LAKE CITY, UT 84110

OWNERS' ATTORNEY:  
JIM HOUGHTON  
ANDERSON & HOUGHTON LAW OFFICE  
568 HIGHWAY 1 WEST  
IOWA CITY, IOWA 52246

LOCATION:  
A PORTION OF THE NE 1/4 OF THE NW 1/4  
OF SEC. 12-T77N-R5W OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

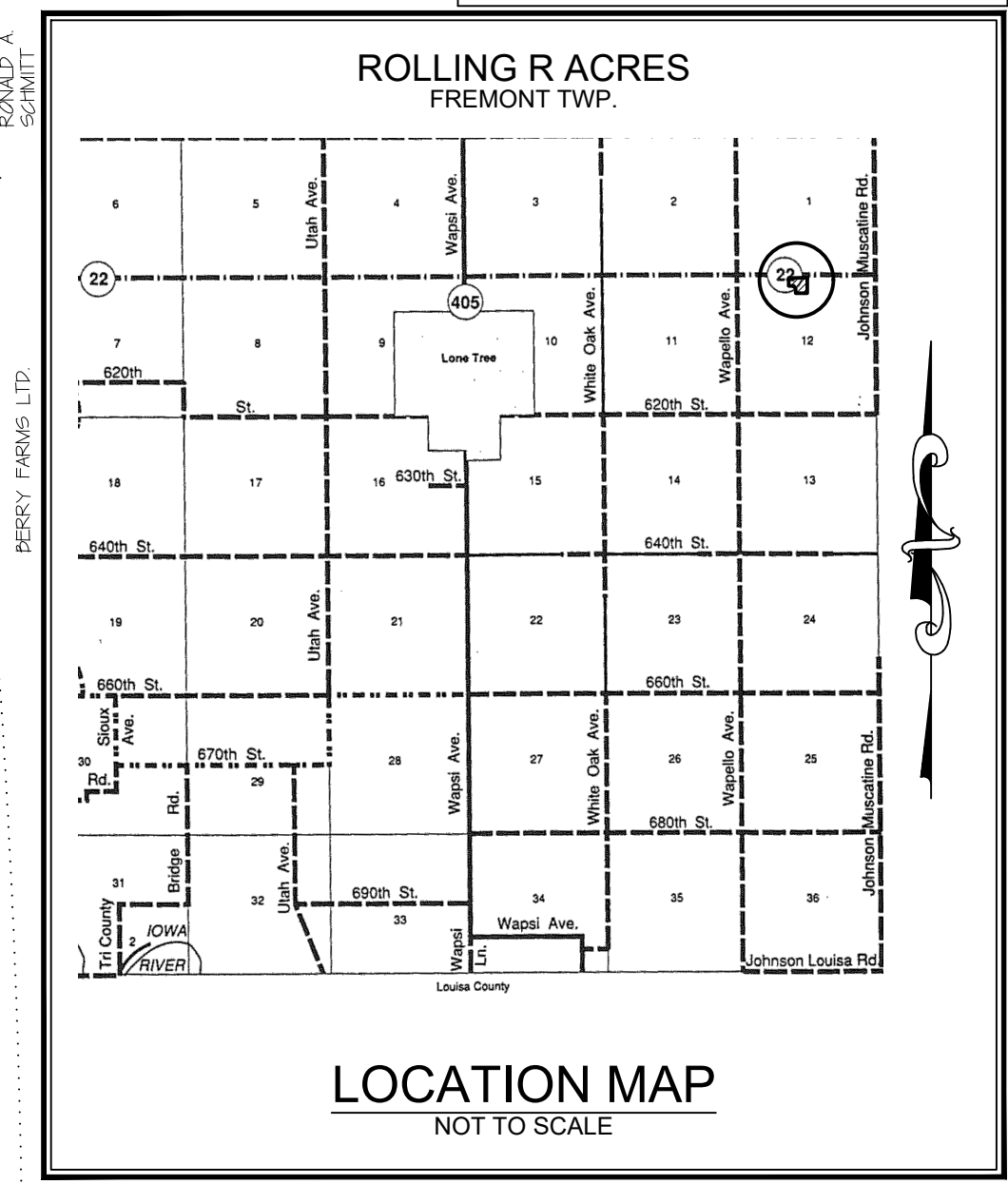
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:  
DAVID M. WEST, P.L.S.  
MMS CONSULTANTS INC.  
1917 SOUTH GILBERT STREET  
IOWA CITY, IOWA, 52240  
PHONE: 319-351-8282

SURVEY REQUESTED BY:  
KNUTE RIFE

PROPRIETORS OR OWNERS:  
RONALD E. RIFE AND DELORES F. RIFE, AS CO-  
TRUSTEES OF THE RONALD E. RIFE REVOCABLE  
TRUST DATED MARCH 16, 2012 AND DELORES F.  
RIFE AND RONALD E. RIFE, AS CO-TRUSTEES OF  
THE DELORES F. RIFE REVOCABLE TRUST DATED  
MARCH 16, 2012

DATE OF SURVEY:  
APRIL 26, 2022

DOCUMENT RETURN INFORMATION:  
LAND SURVEYOR



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FOUND RIGHT-OF-WAY RAIL
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" REBAR PINS WITH ORANGE, PLASTIC CAPS EMBOSSED WITH "MMS 15749")
- FOUND OR SET "MAG" NAIL AS NOTED
- 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 FENCE LINE
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

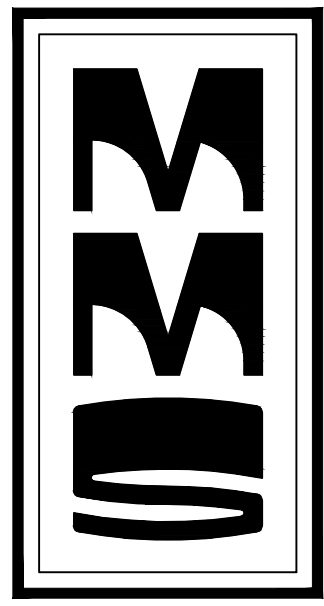
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

DAVID M. WEST  
P.L.S. Lic. No. 15749  
My license renewed date is December 31, 20\_\_.

Pages of 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

Date	Revision
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PRELIMINARY AND FINAL PLAT  
ROLLING R ACRES  
(A FARMSTEAD SPLIT)

A PORTION OF THE  
NE 1/4 OF THE NW 1/4  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 4/27/2022

Surveyed by: DMW Field Book No: 1333

Drawn by: MAS Scale: 1" = 100'

Checked by: MAS, DMW Sheet No: 1

Project No: 11514-001 of. 1