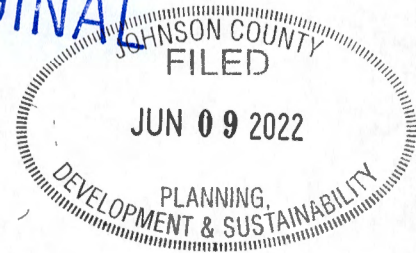


Office Use Only	6/9/22	\$ 560	P20-22-28240
	Date Filed	Fee	Application Number

ORIGINAL



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):

On the east side of Utah Ave NE, +/- 2,000ft south of the intersection of 180th St NE & Utah Ave NE located in in the NE and NW quarters of Section 28, Township 81, Range 5 West

Parcel Number(s): 0128276001, 0128151001, 0128176001

Proposed Subdivision Name: Raymond James Homestead

The subdivision contains 6.19ac total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 5.00 Total non-buildable acres: 1.19

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

Dave West

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

Name of Engineer/Surveyor

Contact Email and Phone

Matthew J. Adam

madam@spmbllaw.com 319-248-6316

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.

Bonita Louis Lacina

John and Kim Stromert

Name of Owner

Name of Applicant (if different)

3955 Jocelyn Ct Solon, IA 52333

Applicant Street Address (including City, State, Zip)

319721-0553

jstromert@gmail.com

Applicant Phone

Applicant Email

Applicant Signature

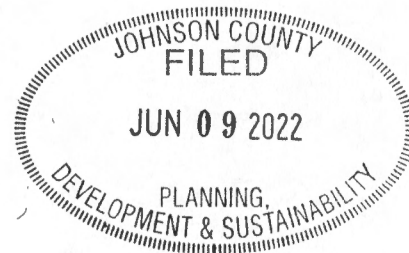
[See back page for Application Submittal Requirements and Checklist](#)

Adjacent Property Owners List
Raymond James Homestead
Within 500'
MMS Project #11524-001

AUDREY M BARTLETT
4926 180TH ST NE
SOLON, IA 52333

BONITA LOUISE LACINA
1836 UTAH AVE NE
SOLON, IA 52333

OAKES HERITAGE PARTNERSHIP
LLC
2969 PRAIRIE DU CHIEN RD NE
IOWA CITY, IA 52240





June 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 Raymond James Homestead

Dear Josh:

John Stromert desires to complete a farmstead split from three parcels: 0128276001, 0128151001, & 0128176001. The property is owned by Bonita Lacina, John's mother-in-law.

The property is currently being used for row crops, but John and Kim would like to construct a home on the new 6.19 acre parcel. A new well and septic system will be installed. Mr. Stromert will construct a new access on the west side of the property from Utah Avenue NE. A driveway permit from Secondary Roads has already been issued.

Respectfully submitted,

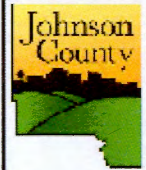
Gina Landau

1963076LetterofIntent.docx





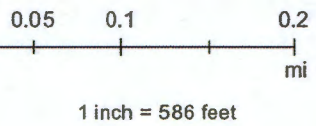
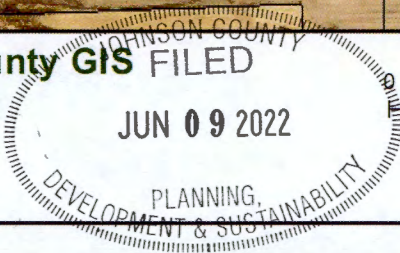
Johnson County



Johnson County GIS
Web Printing

My Map

Printed: 6/3/2022



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.

PRELIMINARY AND FINAL PLAT
 RAYMOND JAMES HOMESTEAD
 (A FARMSTEAD SPLIT)
 JOHNSON COUNTY, IOWA

N 1/4 CORNER
 SEC. 28-T81N-R5W
 FOUND 5/8" REBAR PIN
 WITH YELLOW, PLASTIC
 CAP 8165, 6"± DEEP
 BOOK 61, PAGE 335

NE CORNER
 SEC. 28-T81N-R5W
 FOUND 5/8" REBAR PIN
 WITH YELLOW, PLASTIC
 CAP 8165,
 BOOK 55, PAGE 242

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 _____

LOCATION:
 A PORTION OF THE SE 1/4 OF THE NW 1/4
 AND A PORTION OF THE S 1/2 OF THE NE 1/4
 ALL IN SEC. 28-T81N-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:
 JOHN AND KIM STROMERT

PROPRIETOR OR OWNER:
 BONITA LOUISE LACINA

REQUESTORS' ATTORNEY:
 MATTHEW J. ADAM
 SIMMONS PERRINE MOYER BERGMANN PLC
 115 3RD STREET SE
 SUITE 1200
 CEDAR RAPIDS, IOWA 52501-1266

DOCUMENT RETURN INFORMATION:
 LAND SURVEYOR

NE 1/4 NW 1/4
 SEC. 28-T81N-R5W

DESCRIPTION

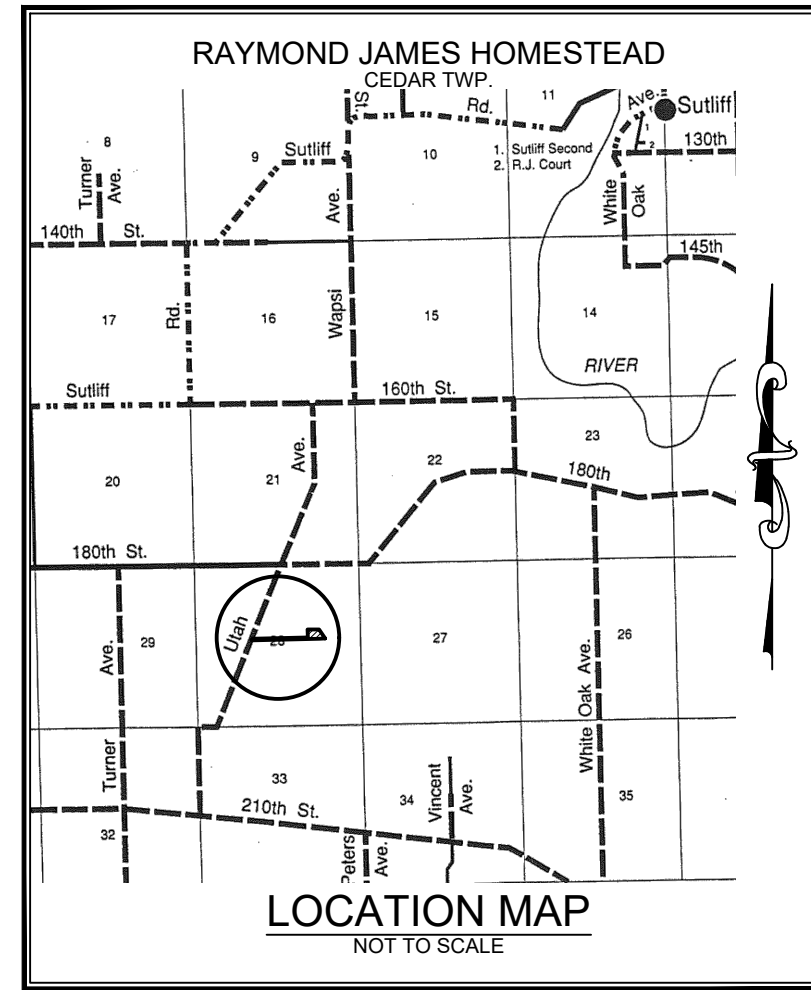
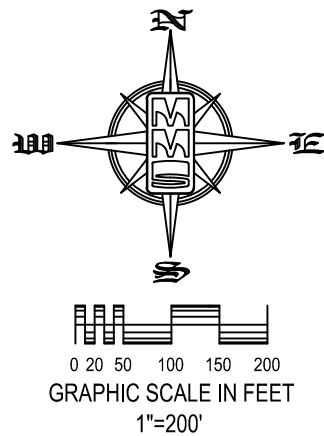
A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 28, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 28, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N88°39'46"E, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 28, A DISTANCE OF 1590.35 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF UTAH AVENUE NE AND THE POINT OF BEGINNING; THENCE N21°02'37"E, ALONG SAID CENTERLINE OF UTAH AVENUE NE, 59.48 FEET; THENCE N88°39'46"E, 1930.26 FEET; THENCE N01°20'14"W, 270.00 FEET; THENCE N88°39'46"E, 400.00 FEET; THENCE S33°20'56"E, 383.28 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 28; THENCE S88°39'46"W, ALONG SAID SOUTH LINE, 2556.09 FEET TO THE POINT OF BEGINNING, CONTAINING 6.19 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 PARENT PARCEL OF 224± ACRES IS DESCRIBED IN A WARRANTY DEED (JOINT TENANCY) RECORDED IN BOOK 978, PAGE 100 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 - 3) OUTLOT "A" IS AN OPEN SPACE OUTLOT AND IS TO BE USED FOR ADDITIONAL REAR YARD USE.
 - 4) PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THESE PLAT PROCEEDINGS IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

NW 1/4 NE 1/4
 SEC. 28-T81N-R5W

NE 1/4 NE 1/4
 SEC. 28-T81N-R5W



AREA SUMMARY

		LOT 1	
		WITHOUT ROW	TOTAL
SE 1/4 NW 1/4	ROW	1.268 ACRES	1.31 ACRES
SW 1/4 NE 1/4	ROW	3.687 ACRES	3.69 ACRES
SE 1/4 NE 1/4	ROW	0.000 ACRES	0.00 ACRES
TOTAL	ROW	4.955 ACRES	5.00 ACRES
		WITHOUT ROW	TOTAL
SE 1/4 NW 1/4	ROW	0.00 ACRES	0.00 ACRES
SW 1/4 NE 1/4	ROW	0.448 ACRES	0.448 ACRES
SE 1/4 NE 1/4	ROW	0.746 ACRES	0.746 ACRES
TOTAL	ROW	1.19 ACRES	1.19 ACRES

Line Table

Line #	Direction	Length
L1	N21°02'37"E	59.48'
L2	N21°02'37"E	59.48'

W 1/4 CORNER
 SEC. 28-T81N-R5W
 FOUND STANDARD CONCRETE
 MONUMENT (SCM) 2"± DEEP
 BOOK 42, PAGE 157

POINT OF BEGINNING

S 1/4 CORNER
 SEC. 28-T81N-R5W
 FOUND LIMESTONE
 2.3"± DEEP
 BOOK 39, PAGE 80

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - △ CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNER, 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
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- (R)
 (M)
 C22-1
- 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. Iowa Lic. No. 15749
 My license renewal date is December 31, 20__.

Pages covered by this seal:

SEAL

Signed before me this ____ day of _____, 20__.

Notary Public, in and for the State of Iowa.

PRELIMINARY AND FINAL PLAT
 RAYMOND JAMES HOMESTEAD
 (A FARMSTEAD SPLIT)

A PORTION OF THE
 SE 1/4 OF THE NW 1/4 &
 A PORTION OF THE S 1/2
 OF THE NE 1/4, ALL IN SEC. 28
 T81N-R5W OF THE 5TH P.M.,
 JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

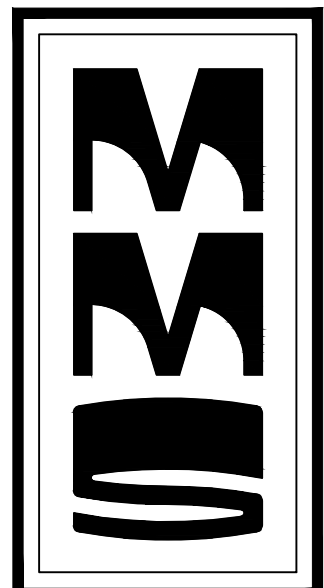
Date: 5/16/2022

Surveyed by: DMW Field Book No: 1333

Drawn by: MAS Scale: 1" = 200'

Checked by: DMW Sheet No: 1

Project No: 11524-001 of. 1



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