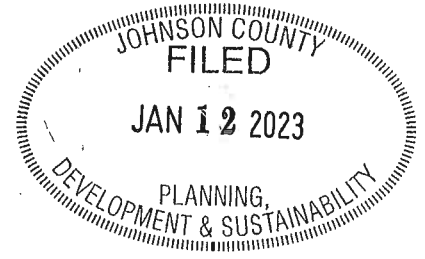


Office Use Only	1-12-23	\$ 560.-	P2C-23-28313
	Date Filed	Fee	Application Number



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):

343 500th ST. SW

Parcel Number(s): 1518251001, 1518226001 & 1518326001

Proposed Subdivision Name: Stutsman First Subdivision

The subdivision contains 3.88 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.80 Total non-buildable acres: 1.68

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter
 Name of Engineer/Surveyor

sritter@hart-frederick.com
 Contact Email and Phone

Robert N. Downer
 Name of Attorney

bobd@meardonlaw.com
 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. Stutsman
 Name of Owner

Name of Applicant (if different)

3406 Bayertown Rd. SW Riverside, IA. 52327
 Applicant Street Address (including City, State, Zip)

319-400-3956
 Applicant Phone

rvstuts@aol.com
 Applicant Email

Ronald E. Stutsman
 Applicant Signature

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

4 January 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Stutsman First Subdivision, for Ron Stutsman,
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Stutsman family.

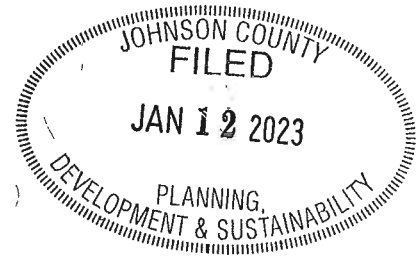
At this time they would like to split off this portion of their property for a grandson to acquire this portion of the building site. This lot has access to 500th St. SW via an existing drive. This site is served by a well and a septic system (Permit #: 6881) as shown.

If you have questions or if you require further information you may contact myself, Attorney: Robert Downer or Ron Stutsman.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Ron Stutsman
Mr. Robert Downer
HFCfile



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Dale A. & Connie M. Schnoebelen	4985 Maier Ave. SW	Iowa City, IA.	52240	1412476001
Cathie Sue Stutsman	4775 Sharon Center Rd. SW	Iowa City, IA.	52240	1507351001
L & S Land, LLC	5465 Oak Crest Hill Rd. SE	Riverside, IA.	52327	1507376001
				1518201002
Ronald E. & Virginia A. Stutsman	3406 Bayertown Rd. SW	Riverside, IA.	52327	1518301002
				1518376001
				1518351001
Harold Paul Neuzil	2963 Neuzil Rd. SW	Oxford, IA.	52322	1518377002
David John Schott	5505 Oak Crest Hill Rd. SE	Riverside, IA.	52327	1518378001
Harold R. Bopp	3374 Bayertown Rd. SW	Riverside, IA.	52327	1413476001
M & M Family Farm, LLC	2888 540th St. SW	Riverside, IA.	52327	1413401001
				1413176002
Tracy L. & Marjorie A. McArtor	2888 540th St. SW	Riverside, IA.	52327	1413177001
Daniel L. Miller	2851 560th St. SW	Kalona, IA.	52247	1413101001



4 January 2023

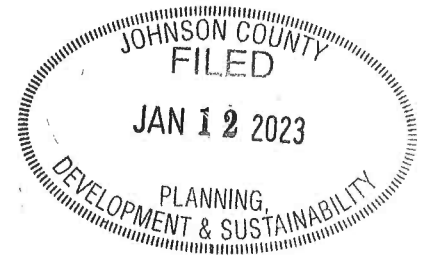
Parcel # and Deed Book & page for Ronald E. & Virginia A. Stutsman

Parcel ID: 1518226001 Book 5918 on page 599

Parcel ID: 1518251001 Book 5918 on page 599

Parcel ID: 1518326001 Book 5918 on page 599

C: Mr, Ron Stutsman
Mr. Robert Downer
HFC file



HFC HART-FREDERICK CONSULTANTS P.C.

www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

STUTSMAN FIRST SUBDIVISION

Being a part of the Southwest fractional 1/4 of the Northwest fractional 1/4 of Section 18, Township 78 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southeast corner of the Southwest fractional 1/4 of the Northwest fractional 1/4 of Section 18, Township 78 North, Range 6 West; thence S 88°05'42" W along the South line of the Southwest fractional 1/4 of the Northwest fractional 1/4 of said Section 18, a distance of 151.91 feet to the Point of Beginning; thence continuing S 88°05'42" W along said South line, a distance of 244.24 feet; thence N 01°54'18" W, a distance of 357.72 feet; thence N 01°17'39" W, a distance of 413.38 feet; thence N 88°42'21" E, a distance of 141.56 feet; thence S 01°21'11" E, a distance of 240.51 feet; thence N 88°38'49" E, a distance of 107.20 feet; thence S 03°53'29" E, a distance of 329.74 feet; thence S 03°17'11" W, a distance of 199.30 feet to the Point of Beginning containing 3.88 acres of which 0.40 acre is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

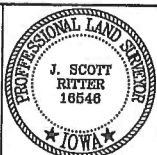
Being a part of the Southwest fractional 1/4 of the Northwest fractional 1/4 of Section 18, Township 78 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Southeast corner of the Southwest fractional 1/4 of the Northwest fractional 1/4 of Section 18, Township 78 North, Range 6 West; thence S 88°05'42" W along the South line of the Southwest fractional 1/4 of the Northwest fractional 1/4 of said Section 18, a distance of 396.15 feet; thence N 01°54'18" W, a distance of 33.00 feet to a point on the North right of way line for 500th Street SW, being the Point of Beginning; thence continuing N 01°54'18" W, a distance of 37.00 feet; thence N 88°05'42" E, a distance of 250.60 feet; thence S 03°17'11" W, a distance of 37.15 feet to a point on said North right of way line for 500th Street SW; thence S 88°05'42" W along said North right of way line, a distance of 247.24 feet to the Point of Beginning containing 0.21 acre.

30' COMMON ACCESS EASEMENT

Being a part of the Southwest fractional 1/4 of the Northwest fractional 1/4 of Section 18, Township 78 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the Southeast corner of the Southwest fractional 1/4 of the Northwest fractional 1/4 of Section 18, Township 78 North, Range 6 West; thence S 88°05'42" W along the South line of the Southwest fractional 1/4 of the Northwest fractional 1/4 of said Section 18, a distance of 151.91 feet; thence N 03°17'11" E, a distance of 33.14 feet to a point on the North right of way line for 500th Street SW, being the Point of Beginning; thence continuing N 03°17'11" E, a distance of 37.15 feet; thence S 88°05'42" W, a distance of 15.06 feet; thence N 03°17'11" E, a distance of 129.43 feet; thence N 03°53'29" W, a distance of 329.47 feet; thence N 88°38'49" E, a distance of 30.02 feet; thence S 03°53'29" E, a distance of 330.02 feet; thence S 03°17'11" W, a distance of 165.74 feet to a point on said North right of way line for 500th Street SW; thence S 88°05'42" W along said North right of way line, a distance of 15.06 feet to the Point of Beginning containing 0.33 acre.

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.

Scott Ritter, P.L.S. Date
Iowa License Number: 16646
Iowa license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY



PRELIMINARY & FINAL PLAT (PAGE 2 of 2)
STUTSMAN FIRST SUBDIVISION
A FARMSTEAD SPLIT
PART OF THE SW FRAC'L 1/4-NW FRAC'L 1/4
OF SECTION 18, T-78-N, R-6-W
JOHNSON COUNTY, IOWA

DATE: 01/23 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 227297

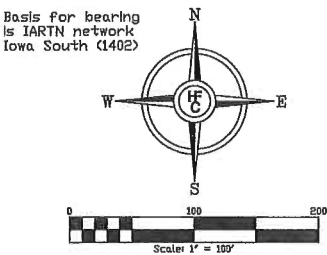
INDEX LEGEND
 LOCATION: SOUTHWEST FRAC'L 1/4-NORTHWEST FRAC'L 1/4 SECTION 18, T-78-N, R-6-W
 REQUESTOR: RON STUTSMAN
 PROPRIETOR: RONALD E. & VIRGINIA A. STUTSMAN
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: rslitter@hart-frederick.com (319) 545-7215



HFC HART-FREDERICK CONSULTANTS P.C.
 www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com

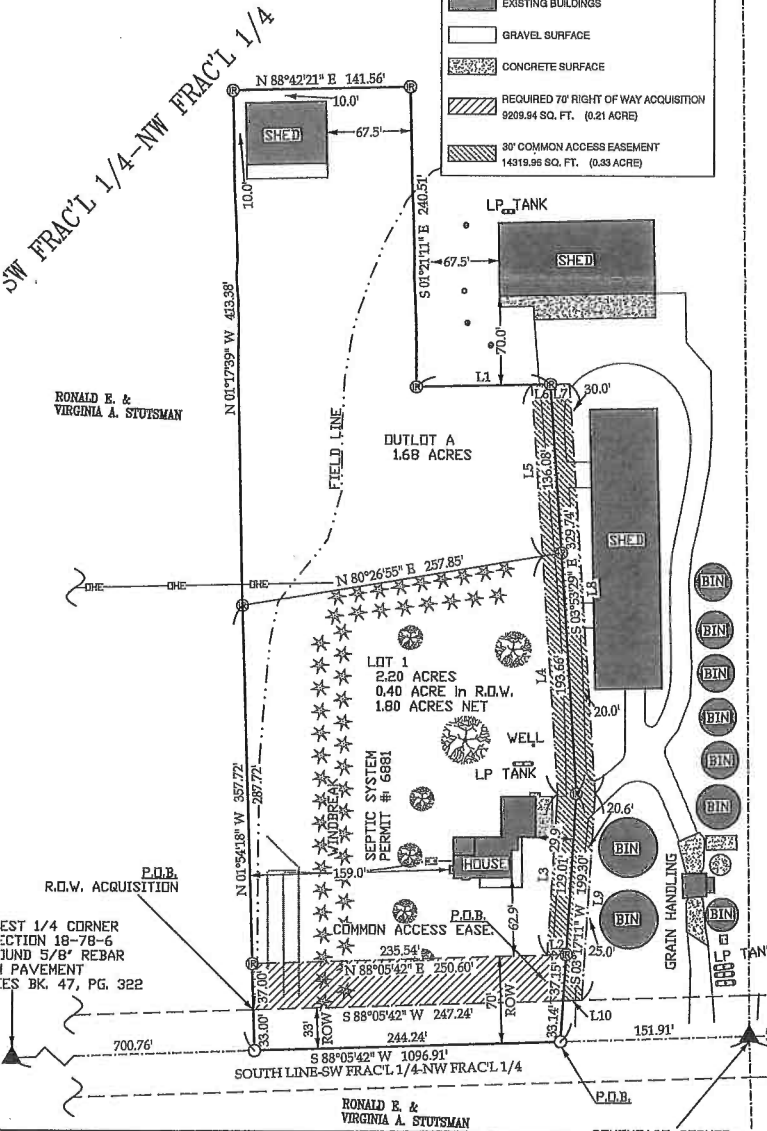
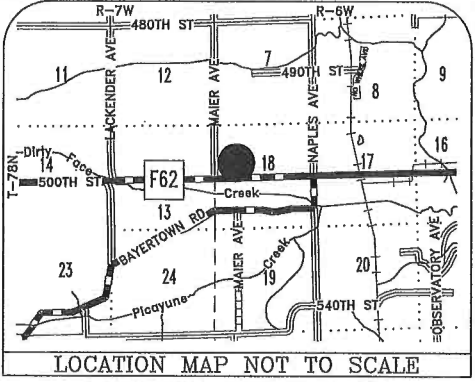
APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____



LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- CUT "X" IN CONCRETE
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- SUBDIVISION BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- EXISTING BUILDINGS
- GRAVEL SURFACE
- CONCRETE SURFACE
- REQUIRED 70' RIGHT OF WAY ACQUISITION 9209.54 SQ. FT. (0.21 ACRE)
- 30' COMMON ACCESS EASEMENT 14319.96 SQ. FT. (0.33 ACRE)



NUMBER	DIRECTION	DISTANCE
L1	N 88°38'49" E	107.20'
L2	S 88°05'42" W	15.06'
L3	N 03°17'11" E	129.43'
L4	N 03°53'29" W	191.23'
L5	N 03°53'29" W	138.24'
L6	N 88°38'49" E	15.01'
L7	N 88°38'49" E	15.01'
L8	S 03°53'29" E	330.02'
L9	S 03°17'11" W	165.74'
L10	S 88°05'42" W	15.06'

SUBDIVIDORS: RONALD E. & VIRGINIA A. STUTSMAN
 3406 BAYERTOWN RD. SW
 RIVERSIDE, IA. 52327

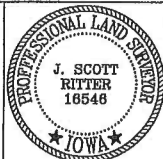
ATTORNEY: ROBERT N. DOWNER
 122 S. LINN ST.
 IOWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
 510 EAST STATE STREET
 P.O. BOX 560
 TIFFIN, IA. 52340

PARENT PARCEL: Is found as a Warranty Deeds-Joint Tenancy in Book 268 on page 471, Containing 105 acres +/- by deed.

CENTER SECTION 18-78-6
 FOUND MAG NAIL IN PAVEMENT
 TIES BK. 40, PG. 204

I hereby certify that this land surveying document was prepared and the stated 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.



SOUTHEAST CORNER-SOUTHWEST FRACTIONAL 1/4-NORTHWEST FRACTIONAL 1/4 SECTION 18-78-6 FOUND 16d NAIL ABOVE 5/8" REBAR IN PAVEMENT TIES BK. 42, PG. 231

PRELIMINARY & FINAL PLAT (PAGE 1 of 2)
 STUTSMAN FIRST SUBDIVISION
 A FARMSTEAD SPLIT
 PART OF THE SW FRAC'L 1/4-NW FRAC'L 1/4 OF SECTION 18, T-78-N, R-6-W JOHNSON COUNTY, IOWA

DATE: 01/03/23 DRN: JSR APP:
 FLD BK: GPS PROJ. NO: 227297

Scott Ritter, P.L.S. Date _____
 License Number: 16546
 License renewal date is December 31, 2024.
 Ages covered by this seal: THIS SHEET ONLY