Office Use Only	Sussen Sussen	\$ 5400 120-13-28398		
	Date Filed	Fee	Application Number	



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a: Pre subdivision plat on property located at (street address					
4301 Sharon Center Rd. SW	in available of fayman's accompaint				
Parcel Number(s): 1125426011, 1125426012 & 112542	7001				
Proposed Subdivision Name: Handgun Hill WK'st	ling Acres				
The subdivision contains 8.49 total acres div	맛이 되는데, 생생님의 하는데 생물을 잃었다. 그 그 그리는 그 사람들은 사람들은 사람들이 되었다. 그는 그는 그 사람들이 살아 없었다.				
Buildable Lots: 1 No	on-buildable outlots: 2				
Total buildable acres: 4.88 Total non-buildable acres: 3.52					
Current Zoning: A Proposed Use of the	ne Subdivision: residential				
Scott Ritter	sritter@hart-frederick.com				
Name of Engineer/Surveyor	Contact Email and Phone				
Bob Schlegel	robert@washialaw.com				
Name of Attorney	Contact Email and Phone				
affirms that the owner(s) of the property described on t	nerein is true and correct. If applicant is not the owner, applicant this application consent to this application being submitted, and f Johnson County Planning, Development, and Sustainability to . Hali Hanson				
Name of Owner	Name of Applicant (if different)				
4301 Sharon Center Rd. SW lowa City, IA. 52240 Applicant Street Address (including City, State, Zip)					
210 020 E442	Fowerity@gmail.com				
Applicant Phone Applicant En	nail				

See back page for Application Submittal Requirements and Checklist

<u>Applications should be emailed to planning@johnsoncountyiowa.gov and delivered to the Planning, Development and Sustainability Office (913 South Dubuque Street, Iowa City, IA 52240)</u>

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Once submitted, county staff will review the materials and request revisions (if necessary). Once all revisions and outside reviews have been received, the application will be placed on the next available Planning and Zoning Commission or Board of Supervisors agenda, as applicable.

If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the submittal deadline.

<u>Initial each empty box below</u> to ensure you included all necessary information in the appropriate form for an application to be considered complete. Some items may require both electronic and physical copies.

Items Required		Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$_580_)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	TSR V	(2)
The subdivision plat conforming to all standards in subsection 8:2 of the UDO (optional: additional sheets such as a Right-of-Way Acquisition Plat)	JSR V	(2)
CAD line work of the plat, following the guidelines below	JSR	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	55K 1	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	JSR	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver	76R	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	75P ~	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	p/x	
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	JSR /	,
For Final Plats: As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design of the prelim plat	NA	
CAD line work of stormwater infrastructure, following the guidelines below	N/A	1
For Combined and Final Plats: Unsigned, draft legal documents are due at the time of sub noted below. Additional documents may be required based on the nature of the		erwise
 SIGNED Auditor's Certificate approving the subdivision name SIGNED and notarized Resolution Affirming the Stability of the Road System 		(1)
 draft Owner's Certificate draft Title Opinion draft Treasurer's Certificate draft Subdivider's Agreement draft Fence Agreement 	J	
8. Others as applicable (easement agreements, Homeowners Association docs, etc.)		

Electronic Submission Requirements for CAD line work:

- Must be in AutoCAD 2017 or older and .dwg format (.dxf is also acceptable, no .zip files will be accepted).
- Submissions must use Coordinate System: NAD_1983_StatePlane_lowa_South_FIPS_1402_Feet
- If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
- Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.

ENGINEERS & SURVEYORS

12 October 2022

Mr. Josh Busard Johnson County Zoning Director

Re: Whistling Acres, for Loretta Kauffman Estate, a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Loretta Kauffman Estate.

At this time the Kauffman Estate would like to split off this portion of their property for the eventual sale of this existing residence and area around. At the same time attorney Bob Schlegel is doing a vacation of Kauffman Rolling Acres Subdivision, which is a portion of this subdivision and this to hopefully coincide with this subdivision to the Board of Supervisors.

This lot has access to Sharon Center Rd, SW with an existing septic system & well.

If you have questions or if you require further information you may contact myself, Attorney: Bob Schlegel or Hali Hanson.

Respectfully Submitted,

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

C: Ms. Hali Hanson Mr. Jim Hanson Mr. Bob Schlegel HFCfile

12 October 2022

Parcel # and Deed Book & page for the Loretta Kauffman Estate,

Parcel ID: 1125151001 Book 5186 on page 211
Parcel ID: 1125177001 Book 5186 on page 211
Parcel ID: 1125426011 Book 6084 on page 135
Parcel ID: 1125426012 Book 6084 on page 135
Parcel ID: 1125427001 Book 6084 on page 135

C: Ms, Hali Hanson Mr. Jim Hanson Mr. Bob Schlegel HFC file

MailingName	MailingAddress2	MailingAddress3	MailingZipCode	Parcel
Koethe Investments LLC	P.O. Box 725	North Liberty, IA.	52317	1124279002
Douglas F. & Yvette L. Yansky	4224 Yvette St. SW	Iowa City, IA.	52240	1125279001
				1125278001
Douglas F. & Yvette L. Yansky	4086 Kansas Ave. SW	Iowa City, IA.	52240	1125301002
				1125277002
David R. & Deborah A. Noel	3319 Highway 1 SW	Iowa City, IA.	52240	1125152002
				1125152001
Matt J. & Kristine M. Leonard	3931 taft Ave. SE	Iowa City, IA.	52240	1125153001
McElmeel Investments LC	P.O. Box 800	Iowa City, IA.	52244	1125155044
Joseph Glenn Burns	1010 E McIntosh Rd.	Griffin, GA.	30223	1125126001
James William Burns				
Robert Jonathan Burns				
Elizabeth S. & Katherine Burns Dumas				
Edward S. & Katherine S. Ruppenkamp	3376 Highway 1 SW	Iowa City, IA.	52240	1125101002
				1125426009
				1125426005
Todd Ferguson	446 E Poppyfields Dr.	Altadena, CA.	91001	1125176002
Judith L. Stimmel	4337 Maier Ave. SW	Iowa City, IA.	52240	1125401001
Jesse K. Lenz	4339 Sharon Center Rd. SW	Iowa City, IA.	52240	1125426002
Laurence F. & Deanna M. Marshek	4351 sharon Center Rd. SW	Iowa City, IA.	52240	1125452001

INDEX LEGEND LOCATION: SW -NE, SE -NE, NW -SE & NE -SE SECTION 25, T-79-N, R-7-W REQUESTOR: LORETTA KAUFFMAN ESTATE PROPRIETOR: LORETTA KAUFFMAN ESTATE

Iowa License Number: 16546

My license renewal date is December 31, 2024.

Pages covered by this seal: __THIS SHEET ONLY

FLUSH W/GROUND

TIES BK. 33, PG. 222

SURVEYOR: J. SCOTT RITTER, PLS #16546 COMPANY: HART-FREDERICK CONSULTANTS P.C. 510 STATE ST. PO BOX 560 TIFFIN, IA 52340 RETURN TO: sritter@hart-frederick.com (319) 545-7215 FC HART-FREDERICK CONSULTANTS P.C. 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 NORTH 1/4 CORNER APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS SECTION 25-79-7 Basis for bearing is IARTN network FOUND CONC. MON. Iowa South (1402) TIES BK. 48, PG. 278 CHAIRPERSON DATE Loretta J. Kauffman DONOHOE THIRD SUBDIVISION OLD TRAILER USED Todd Ferguson Trust AS STORAGE SHED IS BK. 32, PG. 213 CONVERTED & UNLIVABLE SEPTIC SYSTEM LOG NO. 1454 IS NOT LOCATABLE FOR RECENT DIRT WORK & BELIEVED DESTROYED NORTH LINE-BOUNDARY SURVEY DETAIL A SEE PAGE 2 Douglas F. & Yvette L. Yansky ·N 89°19'27" E 1839.10'(M) N 90°00'00" E(R) SOUTH LINE-DONOHOE THIRD SUB. 671.24'(M) 674.09'(R) 1034.51' N 89°23'50" E 1049.17' SEPTIC SYSTEM(Log No. 1454 SEARCH SITE EAST 1/4 CORNER SECTION 25-79-7 FOUND SCM 1.52 ACRES 0.36 ACRE 0.07 ACRE in R.D.W. SOUTHWEST CORNER-232.891 SOUTHEAST 1/4-1.40 ACRES 0.43 ACRE. 0.09 ACRE in R.O.W. 5" ABOVE GROUND OUTLOT A SECTION 25-79-7 ¢ DRIVE FOUND 5/8" REBAR W/CAP 14675 FLUSH W/GROUND 0.03 ACRE IN R.D.W. 885.75' 0.43 ACRE 0.16 ACRE 70.30 TIES BK. 48, PG. 278 POWER POLES (TYP.) S 89°12'14" W 856.05' 347.33' 246.68' N 89°12'14" E 1306.68' <u>√P.□.B.</u> 1.05 ACRES ·863.781· ·S 89°12'14" W 2605.57' · SEPTIC SYSTEM SOUTH LINE-NORTHEAST 1/4 HDS-20-29037 SECTION 25-79-7 R.D.W. ACQUISITION FOUND 5/8" REBAR #16546 FLUSH W/GROUND DUTLOT B 4.97 ACRES LOT 1 TIES BK. 57, PG. 75 0.09 ACRE IN R.O.W. 4.88 ACRES (NET) 3.14 ACRES DUTLOT A (A GENERAL DUTLOT) L□T "B" RD, 1.88 ACRES 0.07 ACRE in R.O.W. Judith L. Stimmel BK. 10, PG. 5 1.81 ACRES (NET) Douglas F. & Yvette L. Yansky DUTLOT B (A INFRASTRUCTURE DUTLOT) Loretta J. Kauffman WEST LINE-LOTS "B" & "D" 36'10" W(M) SOUTH 771.65 1.64 ACRES 0.03 ACRE in R.O.W. 1.61 ACRES (NET) PLAT OF SURVEY LEGEND BK. 10, PG. 51 GOVERNMENT CORNER SET 5/8" IRON ROD W/RED CAP #16546 FOUND 5/8" IRON ROD AUDITOR PARCEL 2012058 FOUND CONCRETE MONUMENT WHISTLING ACRES BK. 56, PG. 393 FOUND 5/8" IRON ROD #16546 Being a part of the Southwest 1/4 of the Northeast 1/4, a part of the Southeast 1/4 of the Northeast RECORDED DIMENSIONS 1/4, a part of the Northwest 1/4 of the Southeast 1/4 and a part of the Northeast 1/4 of the
-Southeast 1/4, all of Section 25, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa (M) MEASURED DIMENSIONS PROPERTY/BOUNDARY LINES and is more particularly described as follows. -- CENTER LINES - RIGHT-OF-WAY LINES Commencing at the East 1/4 corner of Section 25, Township 79 North, Range 7 West; thence S 89°12′14″ W along the South line of the Northeast 1/4 of said Section 25, a distance of 955.46 feet to a point on the Loretta J. Kauffman --- SECTION LINES ---- EASEMENT LINES centerline of Sharon Center Road SW; thence Northerly along said centerline 20.10 feet along the arc of a 905.21 foot radius curve, concave Westerly, whose 20.10 foot chord bears N 04°54'41' E to the Point of Beginning; thence S 89°12'14" W, a distance of 856.05 feet; thence S 25°08'06" W, a distance of 145.29 feet; thence Southwesterly 66.94 feet along the arc of a 60.00 foot radius curve, concave Northwesterly, whose 63.52 foot chord bears S 57°05'50" W; thence S 89°03'34" W, a distance of 60.55 feet; thence ---- LOT LINES PLATTED OR BY DEED LOCATED FENCE LOCATED FENCE NOW REMOVED · —·· — CROP LINE 69°20'36" W, a distance of 43.80 feet; thence S 00°57'35" W, a distance of 285.53 feet; thence · · · — MAPPED BLUE LINE STREAM 88°01'18' W, a distance of 148.83 feet; thence S 79°25'33' W, a distance of 37.93 feet; thence S 02°11′36″ E, a distance of 61.64 feet; thence S 84°15′28″ W, a distance of 114.80 feet; thence S 54°12′01″ W, a distance of 29.70 feet to a point on the West line of Lot "D" of the Plat of Survey as is EXISTING BUILDINGS recorded in Plat Book 10 on page 51 in the office of the Johnson County Recorder; thence N 00°36′10″ W Loretta J. Kauffman REQUIRED 70' RIGHT OF WAY ACQUISITION along said West line and the West line of Lot "B" of said Plat of Survey and their extension thereof, a distance of 706.69 feet to a point on the South line of Donohoe Third Subdivision as is recorded in Plat Book 32 on page 213 in the office of the Johnson County Recorder; thence N 89°19'27" E along said South 30' AGRICULTURAL ACCESS EASEMENT line and the North line of a Boundary Survey as is recorded in Plat Book 30 on page 169 in the office of the Johnson County Recorder, a distance of 344.23 feet; thence S 39°28'36" E, a distance of 27.85 feet; 3547.50 SQ. FT. (0.08 ACRE) thence N 89°23′50° E, a distance of 1049.17 feet to a point on the centerline of Sharon Center Road SW; thence S 01°36′20″ W along said centerline, a distance of 75.76 feet; thence Southerly along said centerline, 42.18 feet along the arc of a 905.21 foot radius curve, concave Westerly, whose 42.17 foot chord bears S 02°56′26″ W to the Point of Beginning containing 8.49 acres of which 0.19 acre is county UNION TOWNSHIP road right of way and being subject to all easements and restrictions of record. Douglas F. & Yvette L. Yansky 70' REQUIRED RIGHT OF WAY ACQUISITION AUDITOR PARCEL 2012102 AUDITOR PARCEL 2012101 BK. 57, PG. 103 Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as.

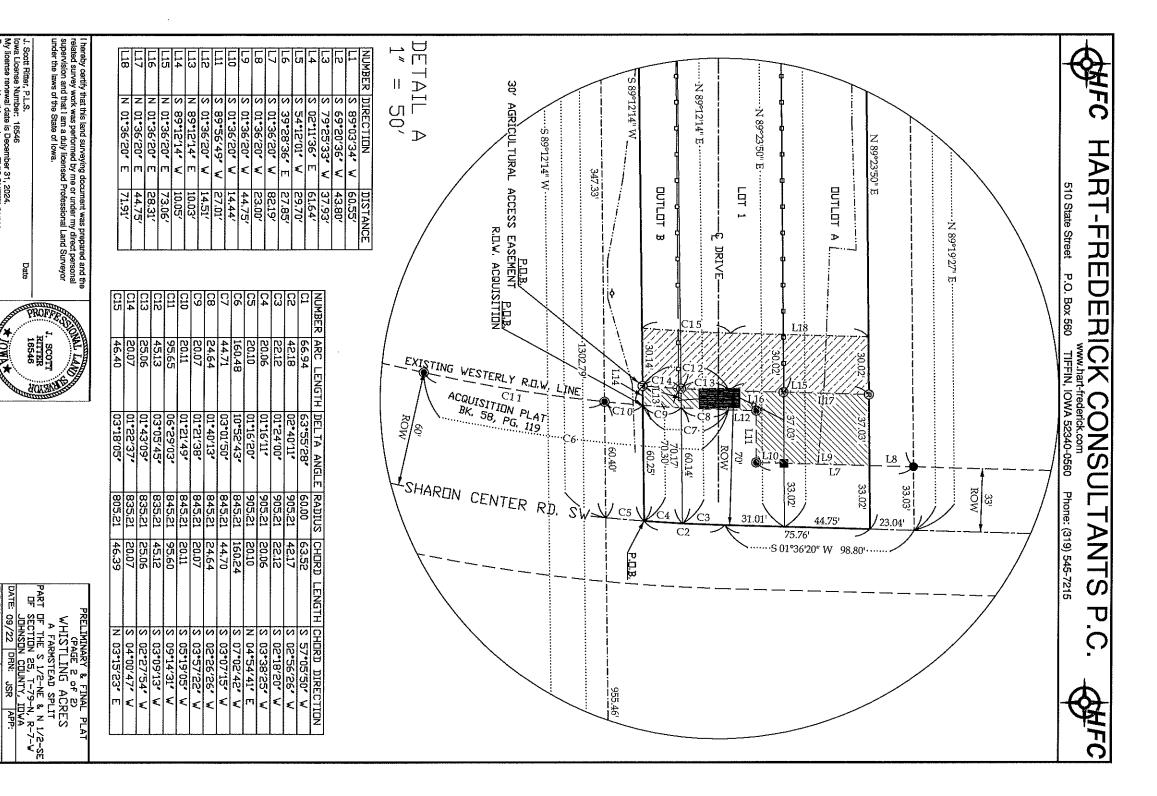
Commencing at the East 1/4 corner of said Section 25; thence S 89°12′14″ W along the South line of the BK. 57, PG. 103 Northeast 1/4 of said Section 25, a distance of 955.46 feet to a point on the centerline of Sharon Center Road SW; thence Northerly along said centerline 20.10 feet along the arc of a 905.21 foot radius curve, concave Westerly, whose 20.10 foot chord bears N 04°54′41′ E; thence S 89°12′14″ W, a distance of 60.25 feet to a point on the Westerly right of way line for Sharon Center Road SW, being the Point of Beginning; thence continuing S 89°12′14″ W, a distance of 10.05 feet; thence Northerly 45.13 feet along the arc of a 835.21 foot radius curve, concave Westerly, whose 45.12 foot chord bears N 03°09′13″ E; thence N 01°36′20″ E, a distance of 73.06 feet; thence N 89°23′50″ E, a distance of 37.03 feet to a point on said Westerly right of way line for Sharon Center Road SW; thence S 01°36′20″ W along said Westerly right of way line, a distance of 59.19 feet; thence S 89°56′49″ W along said Westerly right of way line, a distance of 27.01 feet; thence S 01°36′20″ W along said Westerly right of way line, a distance of 14.51 feet; thence Southerly along said Westerly right of way line 44.71 feet along the arc of a 845.21 foot radius curve, concave Westerly, whose 44.70 foot chord bears S 03°07′15″ W to the Point of Beginning containing 0.06 AUDITOR PARCEL 2013005 BK. 57, PG. 159 -----SUBDIVIDORS: LORETTA J. KAUFFMAN ESTATE C/O ROBERT G. SCHLEGEL 30' AGRICULTURAL ACCESS EASEMENT <u> 'R-ŻW</u> R-6W LOCATION MAP NOT TO SCALE ATTORNEY: ROBERT G. SCHLEGEL Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 79 North, Range 7 West 211 W. WASHINGTON ST. of the 5th P.M., Johnson County, Iowa and is described as. Commencing at the East 1/4 corner of said Section 25; thence S 89°12′14″ W along the South line of the Northeast 1/4 of said Section 25, a distance of 955.46 feet to a point on the centerline of Sharon Center Road SW; thence Northerly along said centerline 20.10 feet along the arc of a 905.21 foot radius WASHINGTON, IA. 52353 hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal PLAT PREPARED BY: HART-FREDERICK CONSULANTS P.C. (PAGE 1 of 2)
WHISTLING ACRES 510 EAST STATE STREET curve, concave Westerly, whose 20.10 foot chord bears N 04°54′41′ E; thence S 89°12′14″ W, a distance of Parent parcel found as a Warranty Deed in Book pervision and that I am a duly licensed Professional Land Surveyor 70.30 feet to the Point of Beginning; thence continuing \$ 89°12′14′ W, a distance of 30.14 feet; thence Northerly 46.40 feet along the arc of a 805.21 foot radius curve, concave Westerly, whose 46.39 foot chord bears N 03°15′23″ E; thence N 01°36′20″ E, a distance of 71.91 feet; thence N 89°23′50″ E, a distance of 30.02 feet; thence \$ 01°36′20″ W, a distance of 73.06 feet; thence Southerly 45.13 feet along the arc 3796 on page 949 which is traced back to a A FARMSTEAD SPLIT P.O. BOX 560 SCOTT SOUTH 1/4 CORNER Warranty Deed in Book 1047 on page 385 which is PART OF THE S 1/2-NE & N 1/2-SE OF SECTION 25, T-79-N, R-7-W TIFFIN, IA. 52340 RITTER 16546 SECTION 25-79-7 proceeded by a Real Estate contract in Book 350 J. Scott Ritter, P.L.S. JOHNSON COUNTY, IOWA

DATE: 09/22 DRN: JSR APP: FOUND CONC MON on page 421 containing 161.3 acres by survey.

of Beginning containing 0.08 acre.

of a 835.21 foot radius curve, concave Westerly, whose 45.12 foot chord bear's \$ 03*09'13" W to the Point

FLD BK: GPS PROJ. NO: 227233



Scott Ritter, P.L.S. wa License Number: 16546 / license renewal date is December 31, 2024, riges covered by this seal: THIS SHEET ONLY

NAMO!