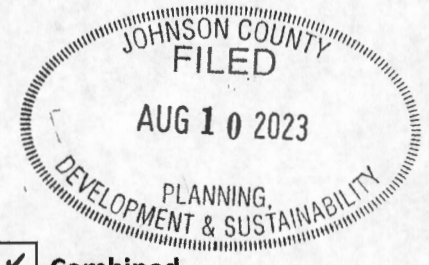


Office Use Only	8/10/23	\$580 ⁰⁰	P20-23-28414
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a: Preliminary Final Combined
 subdivision plat on property located at (street address if available or layman's description):

3460 Highway 1 SW

Parcel Number(s): 1030205002

Proposed Subdivision Name: Weldon Subdivision

The subdivision contains 8.00 total acres divided into 3 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 2

Total buildable acres: _____

Total non-buildable acres: _____

Current Zoning: R

Proposed Use of the Subdivision: Residential

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

James Houghton
Name of Attorney

jhoughton@iclaw.net
Contact Email and Phone

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.

Bonnie Weldon
Name of Owner

Matt Weldon
Name of Applicant (if different)

1003 Cambria Ct. Iowa City, IA. 52246
Applicant Street Address (including City, State, Zip)

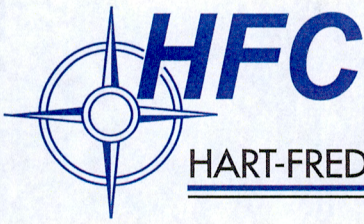
319-631-9940
Applicant Phone

mjweldon26@gmail.com
Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

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)



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

1 August 2023

Mr. Josh Busard
Johnson County Zoning Director

Re: Weldon Subdivisiob, for Matt Weldon, a Resubdivision of a part of Lot 2
of Tappan's Second Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a
Subdivision application for the Weldon family.

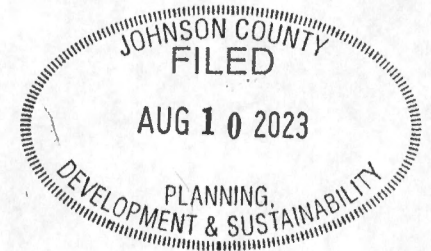
At this time the Weldon family would like to resubdivide their lot for a
proposed 3 lot subdivision, 1 buildable lot and 2 outlots. This parcel has
access to Highway 1 SW. It is a bare parcel at this time with no water or
septic system.

If you have questions or if you require further information you may contact
myself, Mr. James Houghton: Attorney or Matt Weldon.

Respectfully Submitted,

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

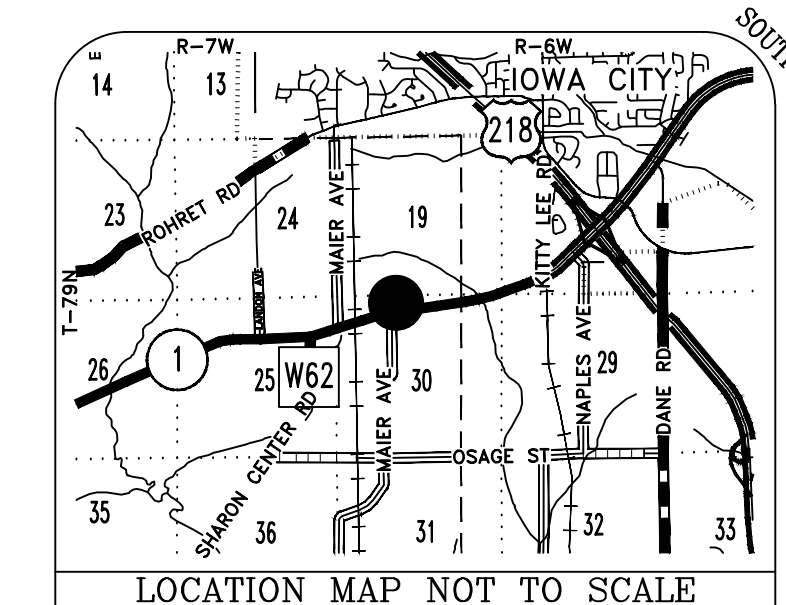
C: Mr. Matt Weldon
Mr. James Houghton
HFCfile



INDEX LEGEND

LOCATION: LOT 2
 TAPPAN'S SECOND SUBDIVISION
 REQUESTOR: MATTHEW WELDON
 PROPRIETOR: BONNIE WELDON
 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

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



LOCATION MAP NOT TO SCALE
 UNION & WEST LUCAS TOWNSHIP

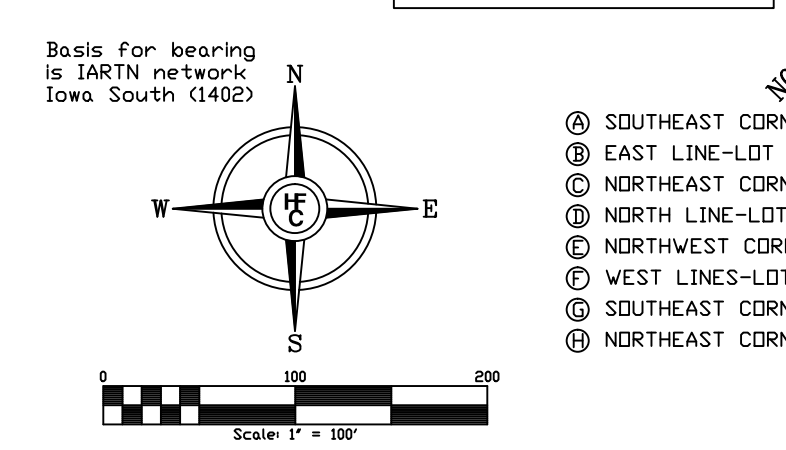
SOUTHWEST CORNER SECTION 19-79-6
 FOUND 5/8" REBAR
 3" DEEP
 TIES BK. 42, PG. 177

NORTH LINE-NORTHWEST FRACTIONAL 1/4
 N 89°24'00" E 1527.21'(M) S 90°00'00" E 1527.26'(R)
 1521.99'(M) 1522.12'(R)

NORTHWEST CORNER SECTION 30-79-6
 FOUND 5/8" REBAR
 3" DEEP
 TIES BK. 42, PG. 177

LEGEND

- ▲ GOVERNMENT CORNER
- SET 5/8" IRON ROD WIRED CAP #16546
- FOUND 5/8" IRON ROD
- CONCRETE POST STAMPED 1924
- FOUND 5/8" IRON ROD #8165
- FOUND 5/8" IRON ROD #7036
- PK NAIL IN FENCE POST
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- SUBDIVISION BOUNDARY LINES
- LOT BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- PREVIOUSLY PLATTED LOT LINES
- LOCATED TREE DRIP LINE
- EXISTING BUILDINGS
- EXISTING GRAVEL DRIVE
- 30' X 40' COMMON ACCESS EASE. 1177.85 SQ. FT. (0.03 ACRE)



Basis for bearing is IARTN network Iowa South (1402)

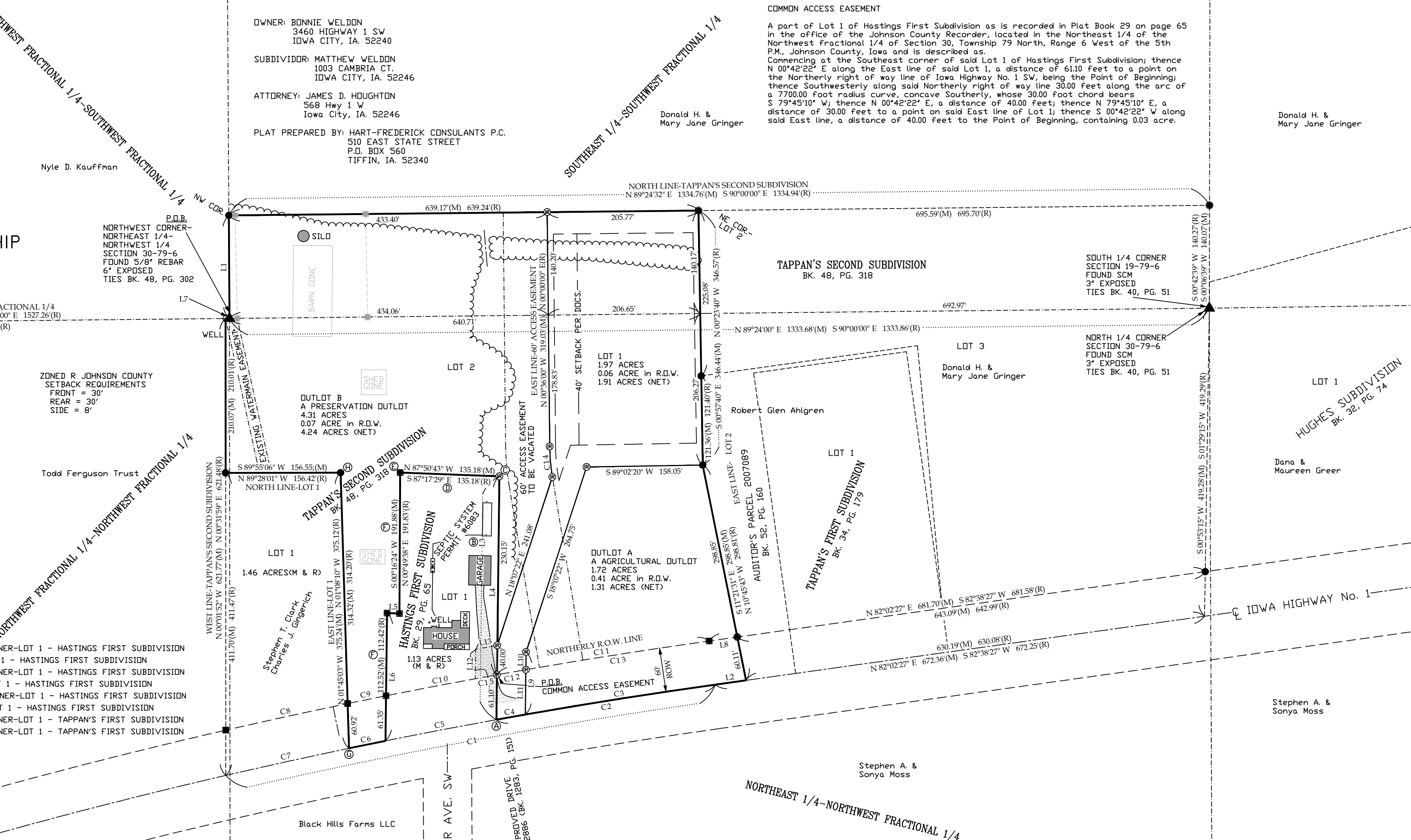
④ SOUTHEAST CORNER—LOT 1 - HASTINGS FIRST SUBDIVISION
 ⑤ EAST LINE—LOT 1 - HASTINGS FIRST SUBDIVISION
 ⑥ NORTHEAST CORNER—LOT 1 - HASTINGS FIRST SUBDIVISION
 ⑦ NORTH LINE—LOT 1 - HASTINGS FIRST SUBDIVISION
 ⑧ NORTHWEST CORNER—LOT 1 - HASTINGS FIRST SUBDIVISION
 ⑨ WEST LINES—LOT 1 - HASTINGS FIRST SUBDIVISION
 ⑩ SOUTHEAST CORNER—LOT 1 - TAPPAN'S FIRST SUBDIVISION
 ⑪ NORTHEAST CORNER—LOT 1 - TAPPAN'S FIRST SUBDIVISION

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

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.

J. Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2024.
 Pages covered by this sheet: THIS SHEET ONLY



WELDON SUBDIVISION

A part of Lot 2 of Tappan's Second Subdivision as is recorded in Plat Book 48 on page 318 in the office of the Johnson County Recorder, being a part of the Northwest fractional 1/4 of the Northwest fractional 1/4 and the Northeast 1/4 of the Northwest fractional 1/4 of Section 30 and a part of the Southeast 1/4 of the Southwest fractional 1/4 of Section 19 all of Township 79 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 79 North, Range 6 West; thence N 00°19'44" W along the West line of Tappan's Second Subdivision as is recorded in Plat Book 48 on page 318 in the office of the Johnson County Recorder, a distance of 140.27 feet to the Northwest corner of said Tappan's Second Subdivision; thence N 89°24'32" E along the North line of said Tappan's Second Subdivision, a distance of 639.17 feet to the Northeast corner of Lot 2 of said Tappan's Second Subdivision; thence S 00°57'40" E along the West line of said Lot 2, a distance of 346.44 feet; thence S 11°21'31" E along said West line, a distance of 298.85 feet to a point on the centerline of Iowa Highway No. 1; thence S 82°02'27" W along said centerline, a distance of 42.17 feet; thence Southwesterly along said centerline 301.69 feet along the arc of a 7640.00 foot radius curve, concave Southerly, whose 301.69 foot chord bears S 80°54'34" W to the Southeast corner of Lot 1 of Hastings First Subdivision as is recorded in Plat Book 29 on page 65 in the office of the Johnson County Recorder; thence N 00°42'22" E along the East line of said Lot 1, a distance of 331.25 feet to the Northeast corner of said Lot 1; thence N 87°50'43" W along the North line of said Lot 1, a distance of 135.19 feet to the Northwest corner of said Lot 1; thence S 00°16'24" W along the West line of said Lot 1, a distance of 191.88 feet; thence N 87°48'02" W along said West line, a distance of 16.89 feet; thence S 00°42'22" W along said West line, a distance of 173.87 feet to a point on said centerline of State Highway No. 1; thence Southwesterly along said centerline 50.65 feet along the arc of a 7640.00 foot radius curve, concave Southerly, whose 50.65 foot chord bears S 78°26'09" W to the Southeast corner of Lot 1 of said Tappan's Second Subdivision; thence N 01°45'03" W along the East line of said Lot 1, a distance of 375.24 feet to the Northeast corner of said Lot 1; thence S 89°55'06" W along the North line of said Lot 1, a distance of 156.55 feet to a point on said West line of Tappan's Second Subdivision; thence N 00°01'52" W along said West line, a distance of 210.07 feet to a point on the North line of the Northwest fractional 1/4 of said Section 30; thence N 89°24'00" E along said North line, a distance of 5.22 feet to the Point of Beginning containing 8.00 acres of which 0.54 acre is existing State highway right of way and being subject to all easements and restrictions of record.

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	677.68	05°04'56"	7640.00	677.46	S 79°29'59" W (M)
	677.45	05°04'50"	7640.00	677.23	S 80°07'14" W (R)
C2	301.71	02°15'46"	7640.00	301.69	S 80°54'34" W (M)
	302.38	02°16'04"	7640.00	302.36	S 81°31'37" W (R)
C3	261.71	01°57'46"	7640.00	261.70	S 81°03'34" W (M)
C4	40.00	00°18'00"	7640.00	40.00	S 79°55'41" W (M)
C5	153.66	01°09'08"	7640.00	153.65	S 79°12'07" W (M)
	153.16	01°08'49"	7640.00	153.16	S 79°47'03" W (R)
C6	50.65	00°22'48"	7640.00	50.65	S 78°26'09" W (M)
C7	171.66	01°17'14"	7640.00	171.66	S 77°36'08" W (M)
	171.29	01°17'05"	7640.00	171.29	S 78°13'21" W (R)
C8	169.73	01°15'47"	7700.00	169.73	N 77°41'36" E (M)
	169.42	01°15'38"	7700.00	169.41	S 78°18'48" W (R)
C9	53.31	00°23'48"	7700.00	53.31	N 78°31'23" E (M)
C10	153.61	01°08'35"	7700.00	153.60	N 79°17'34" E (M)
	153.10	01°08'21"	7700.00	153.09	S 79°52'34" W (R)
C11	292.50	02°10'35"	7700.00	292.48	N 80°57'09" E (M)
	293.05	02°10'50"	7700.00	293.03	S 81°34'13" W (R)
C12	39.99	00°17'51"	7700.00	39.99	N 80°00'47" E (M)
C13	252.51	01°52'44"	7700.00	252.50	N 81°06'05" E (M)
C14	41.75	08°51'33"	270.00	41.71	N 05°01'46" E (M)
C15	30.00	00°13'24"	7700.00	30.00	S 79°45'10" W (M)

NUMBER	DIRECTION	DISTANCE
L1	N 00°19'44" W	140.27' (M)
	N 00°16'16" E	140.25' (R)
L2	S 82°02'27" W	42.17' (M)
	S 82°38'27" E	42.17' (R)
L3	N 00°42'22" E	331.25' (M)
	S 01°25'20" W	331.32' (R)
L4	N 00°42'22" E	270.15' (M)
	S 01°25'20" W	270.19' (R)
L5	N 87°48'02" E	16.89' (M)
	S 87°17'29" E	16.85' (R)
L6	S 00°42'22" E	173.87' (M)
	N 01°25'20" E	173.80' (R)
L7	N 89°24'00" E	5.22' (M)
	S 90°00'00" E	5.14' (R)
L8	N 82°02'27" E	38.61' (M)
	S 82°38'27" W	38.59' (R)
L9	S 00°42'22" W	85.24' (M)
L10	S 00°42'22" W	24.20' (M)
L11	S 00°42'22" W	61.04' (M)
L12	N 00°42'22" E	40.00' (M)
L13	N 79°45'10" E	30.00' (M)

PRELIMINARY & FINAL PLAT
 WELDON SUBDIVISION
 A RESUBDIVISION OF LOT 2 OF
 TAPPAN'S SECOND SUBDIVISION
 JOHNSON COUNTY, IOWA

DATE: _____ DRN: _____ APP: _____
 FLD BK: GPS PROJ. NO: 237146