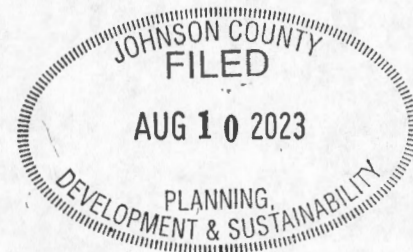


Office Use Only	8/10/23	\$540 ⁰⁰	P2C-23-28415
	Date Filed	Fee	Application Number



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):

1031 20th St NW, Amana, IA 5203

Parcel Number(s): 0407226001

Proposed Subdivision Name: Halva Haven

The subdivision contains 4.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 4.00

Total non-buildable acres: 0

Current Zoning: A Proposed Use of the Subdivision:

Richard R. Nowolny

Name of Engineer/Surveyor

r.nowolny@mmsconsultants.net, 319-351-8282; g.landau@mmsconsultants.net, 319-351-8282

Contact Email and Phone

Ann M. Klostermann McCrea

Name of Attorney

amccrea@nazetelaw.com, 319-366-1000

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.

Mary A. Halva Estate

Name of Owner

Name of Applicant (if different)

1031 120th St NW, Amana, IA 52203

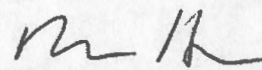
Applicant Street Address (including City, State, Zip)

240-460-5902 & 864-360-7101

Applicant Phone

rhalva@hotmail.com & jeanine.halva-neubauer@prismahealth.org

Applicant Email

 AUG 7 2023
Applicant Signature (RODNEY HALVA)

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)

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.

Initial each empty box below 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	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ 540.00)		(1) gll
This application form with all information completed	gll	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	gll	(2) gll
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)	gll	(2) gll
CAD line work of the plat, following the guidelines below	gll	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	gll	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below		
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	gll	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	gll	
<u>For subdivisions that propose to create a new access or upgrade an existing access to a public county road:</u> copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads	gll	
<u>For Farmstead Splits:</u> a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000	gll	
<u>For Final Plats:</u> 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		
CAD line work of stormwater infrastructure, following the guidelines below		
<u>For Combined and Final Plats:</u> Unsigned, draft legal documents are due at the time of submittal unless otherwise noted below. Additional documents may be required based on the nature of the application.		
1. <u>SIGNED</u> Auditor's Certificate approving the subdivision name	gll	(1) gll
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate 4. draft Title Opinion 5. draft Treasurer's Certificate 6. draft Subdivider's Agreement 7. draft Fence Agreement 8. Others as applicable (easement agreements, Homeowners Association docs, etc.)	gll	

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_Iowa_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.



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

August 8, 2023

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240



RE: Letter of Intent for Halva Haven Subdivision

Dear Josh:

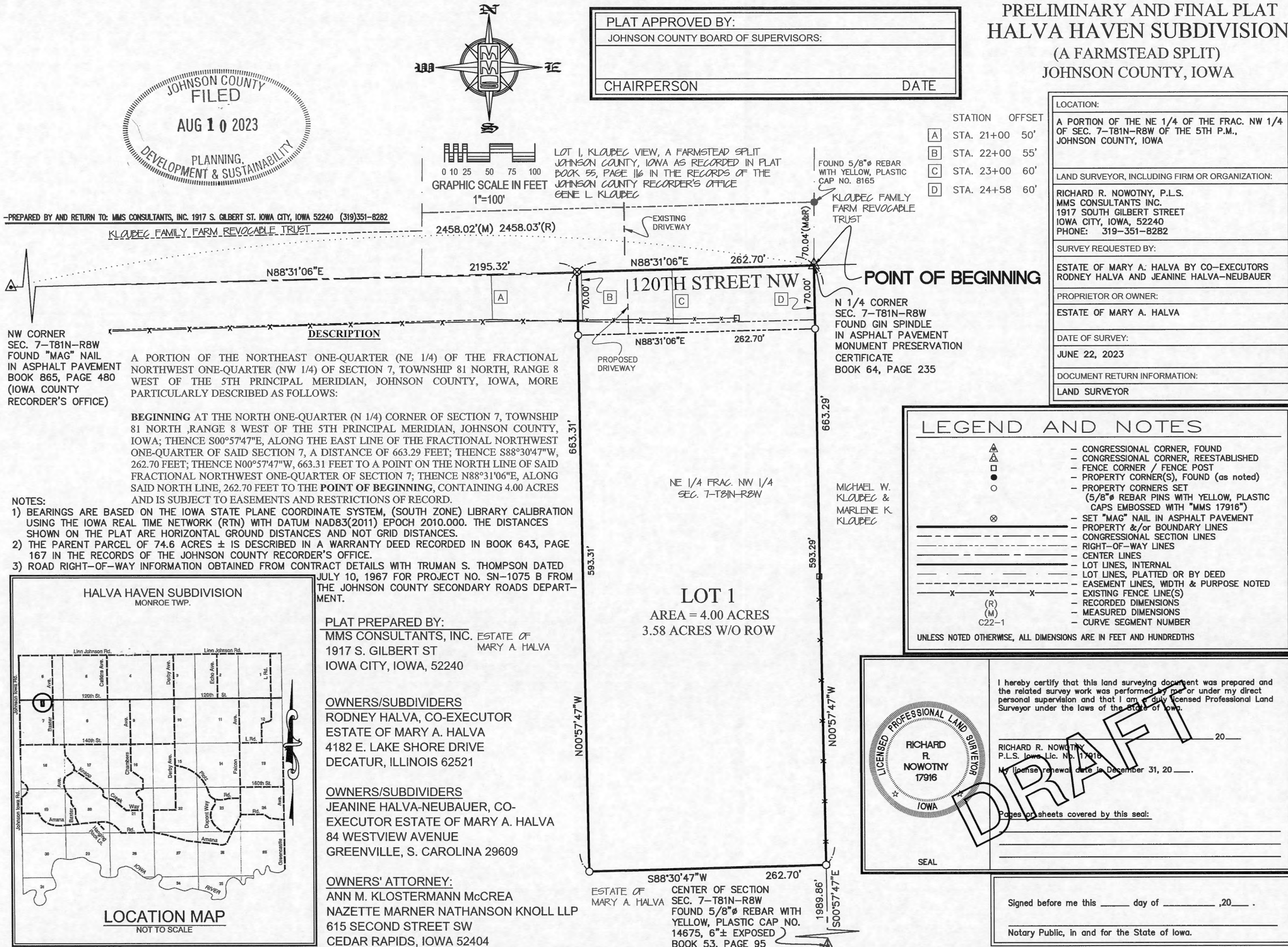
The Estate of Mary Halva desires to complete a farmstead split from the family farm property at 1031 120th Street NW, Amana, IA. Additional right of way has been dedicated, please reference the Road Right-of-Way Acquisition Plat.

The property is currently being used for row crops, but the family would like to create a new buildable lot. The new four-acre lot will be sold so someone can build a new home. A new well and septic system will be installed at construction time. A driveway permit from Secondary Roads has already been issued and the new entrance will be directly across the road from the house at 1096 120th Street NW.

Respectfully submitted,

Gina Landau

11787-001Letter of Intent_Farmsplit.docx



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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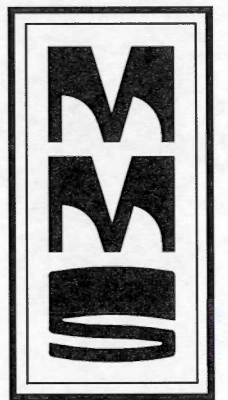
PRELIMINARY AND FINAL PLAT HALVA HAVEN SUBDIVISION

A PORTION OF THE NE 1/4
OF THE FRAC. NW 1/4 OF
SEC. 7-T81N-R8W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	6/30/2023
Designed by:	Field Book No:
RRN	1367
Drawn by:	Scale:
MAS	1" = 100'
Checked by:	Sheet No:
GDM, RRN	1
Project No:	of:
11787-001	1

ROAD RIGHT-OF-WAY
ACQUISITION PLAT
(HALVA HAVEN SUBDIVISION)
JOHNSON COUNTY, IOWA

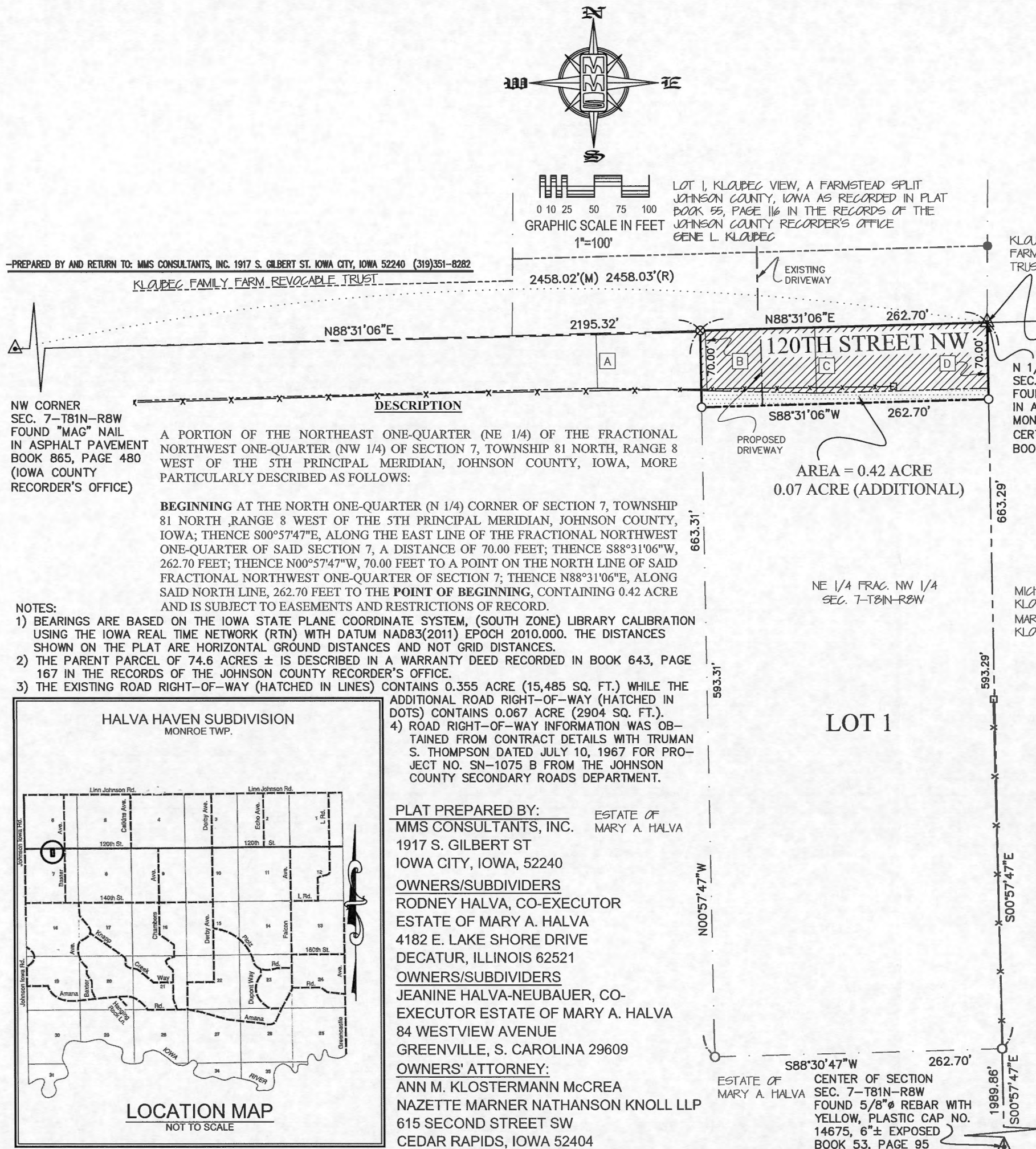


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LOCATION:
A PORTION OF THE NE 1/4 OF THE FRAC. NW 1/4 OF SEC. 7-T81N-R8W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
ESTATE OF MARY A. HALVA BY CO-EXECUTORS RODNEY HALVA AND JEANINE HALVA-NEUBAUER
PROPRIETOR OR OWNER:
ESTATE OF MARY A. HALVA
DATE OF SURVEY:
JUNE 22, 2023
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

STATION	OFFSET
A STA. 21+00	50'
B STA. 22+00	55'
C STA. 23+00	60'
D STA. 24+58	60'

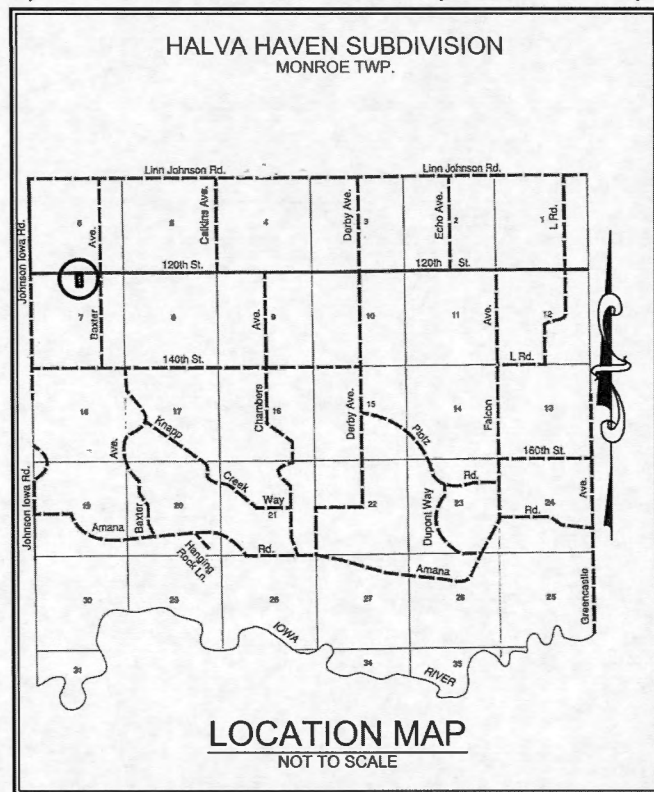


NW CORNER
SEC. 7-T81N-R8W
FOUND "MAG" NAIL
IN ASPHALT PAVEMENT
BOOK 865, PAGE 480
(IOWA COUNTY
RECORDER'S OFFICE)

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER (N 1/4) CORNER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°57'47"E, ALONG THE EAST LINE OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 70.00 FEET; THENCE S88°31'06"W, 262.70 FEET; THENCE N00°57'47"W, 70.00 FEET TO A POINT ON THE NORTH LINE OF SAID FRACTIONAL NORTHWEST ONE-QUARTER OF SECTION 7; THENCE N88°31'06"E, ALONG SAID NORTH LINE, 262.70 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.42 ACRE AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

- NOTES:
- 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, (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 74.6 ACRES ± IS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 643, PAGE 167 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 - 3) THE EXISTING ROAD RIGHT-OF-WAY (HATCHED IN LINES) CONTAINS 0.355 ACRE (15,485 SQ. FT.) WHILE THE ADDITIONAL ROAD RIGHT-OF-WAY (HATCHED IN DOTS) CONTAINS 0.067 ACRE (2904 SQ. FT.).
 - 4) ROAD RIGHT-OF-WAY INFORMATION WAS OBTAINED FROM CONTRACT DETAILS WITH TRUMAN S. THOMPSON DATED JULY 10, 1967 FOR PROJECT NO. SN-1075 B FROM THE JOHNSON COUNTY SECONDARY ROADS DEPARTMENT.



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

OWNERS/SUBDIVIDERS
RODNEY HALVA, CO-EXECUTOR
ESTATE OF MARY A. HALVA
4182 E. LAKE SHORE DRIVE
DECATUR, ILLINOIS 62521
OWNERS/SUBDIVIDERS
JEANINE HALVA-NEUBAUER, CO-
EXECUTOR ESTATE OF MARY A. HALVA
84 WESTVIEW AVENUE
GREENVILLE, S. CAROLINA 29609
OWNERS' ATTORNEY:
ANN M. KLOSTERMANN MCCREA
NAZETTE MARNER NATHANSON KNOLL LLP
615 SECOND STREET SW
CEDAR RAPIDS, IOWA 52404

MICHAEL W.
KLAUBEC &
MARLENE K.
KLAUBEC

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
- SET "MAG" NAIL IN ASPHALT PAVEMENT
- 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(S)
- 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.
	RICHARD R. NOWOTNY P.L.S. Iowa Lic. No. 17916 My license renewal date is December 31, 20____.

Pages or sheets covered by this seal:

ROAD RIGHT-OF-WAY
ACQUISITION PLAT

A PORTION OF THE NE 1/4
OF THE FRAC. NW 1/4 OF
SEC. 7-T81N-R8W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	6/30/2023
Designed by:	Field Book No:
RRN	1367
Drawn by:	Scale:
MAS	1" = 100'
Checked by:	Sheet No:
GDM, RRN	1
Project No:	of:
11787-001	1