

Office Use Only	8/10/23	\$560	P20-23-28416
	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 Homestead

The subdivision contains 2.85 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.99

Total non-buildable acres: 0.86

Current Zoning: A & R

Proposed Use of the Subdivision: residential

Richard R. Nowotny

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

Name of Engineer/Surveyor

Contact Email and Phone

Ann M. Klostermann McCrea

amccrea@nazettelaw.com, 319-366-1000

Name of Attorney

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

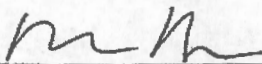
Applicant Street Address (including City, State, Zip)

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](mailto: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.

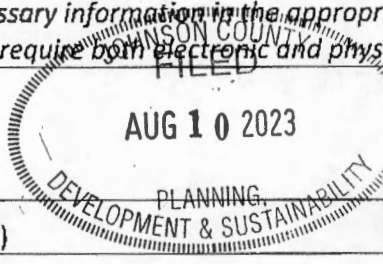
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 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: \$ <u>560.00</u> )		(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	
For subdivisions that propose to create a new access or upgrade an existing access to a <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads		
For Farmstead Splits: a list of parcel numbers of the parent farm and the book and page(s) recorded prior to December 1, 2000		
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		
CAD line work of stormwater infrastructure, following the guidelines below		
<u>For Combined and Final Plats: 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.</u>		
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*

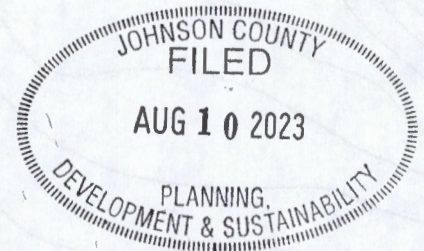
1917 S. Gilbert Street  
 Iowa City, Iowa 52240

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 Homestead

Dear Josh:

The Estate of Mary Halva desires to complete a two-lot subdivision from the family farm property at 1031 120<sup>th</sup> Street NW, Amana, IA. The Estate intends to separate the existing house and outbuildings from the remainder of the cropland. Lot 1 is 1.99 acre and Outlot A will be 0.86 acre. Additional right of way has been dedicated, please reference the Road Right-of-Way Acquisition Plat.

The existing well and septic system are permitted and will remain in use. The existing driveway will continue to be utilized as well.

Respectfully submitted,

Gina Landau

11787-001Letter of Intent\_HistSplit.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

PRELIMINARY AND FINAL PLAT  
HALVA HOMESTEAD

JOHNSON COUNTY, IOWA

DESCRIPTION

A PORTION OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N88°31'06"E, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°31'06"E, ALONG SAID NORTH LINE, 350.00 FEET; THENCE S01°28'54"E, 355.00 FEET; THENCE S88°31'06"W, 350.00 FEET; THENCE N01°28'54"W, 355.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.85 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

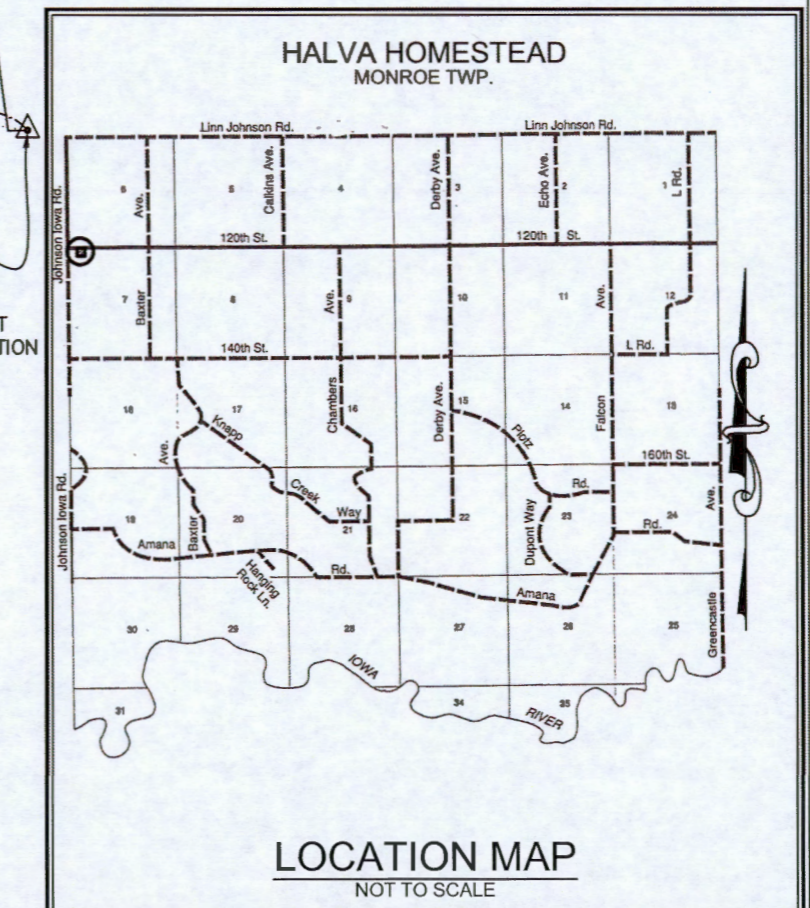
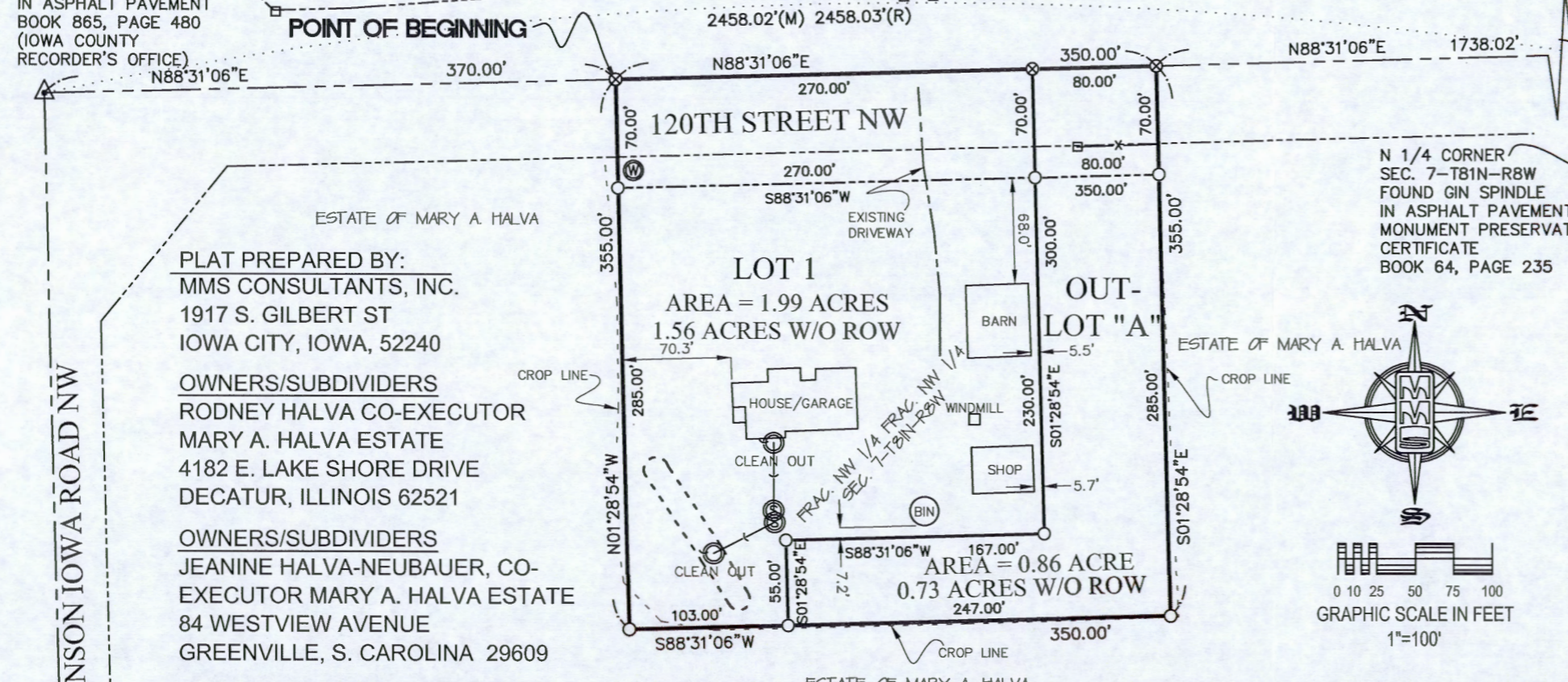
NOTES: 1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

- 2) OUTLOT "A" IS AN AGRICULTURAL OUTLOT.  
3) ROAD-RIGHT-OF-WAY INFORMATION 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.

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

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

EDWARD G. & JANET A. KULHAVY



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

OWNERS/SUBDIVIDERS  
RODNEY HALVA CO-EXECUTOR  
MARY A. HALVA ESTATE  
4182 E. LAKE SHORE DRIVE  
DECATUR, ILLINOIS 62521

OWNERS/SUBDIVIDERS  
JEANINE HALVA-NEUBAUER, CO-  
EXECUTOR MARY A. HALVA ESTATE  
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

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- FENCE CORNER / FENCE POST
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" 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	

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

LOCATION: A PORTION OF THE FRAC. NW 1/4 OF THE FRAC. NW 1/4 OF SEC. 7-T81N-R8W OF THE 5TH P.M., JOHNSON COUNTY, IOWA	SURVEY REQUESTED BY: ESTATE OF MARY A. HALVA BY CO-EXECUTORS RODNEY HALVA AND JEANINE HALVA-NEUBAUER
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	PROPRIETOR OR OWNER: ESTATE OF MARY A. HALVA
	DATE OF THE SURVEY: JUNE 22, 2023
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

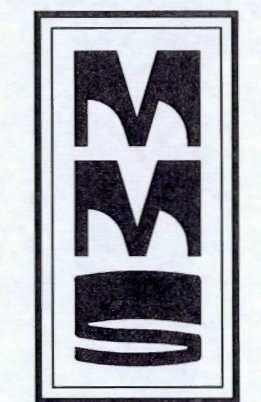
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

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: \_\_\_\_\_

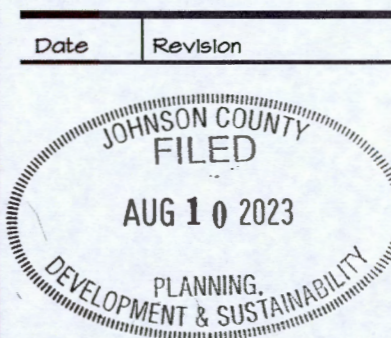
Signed before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, in and for the State of Iowa.



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net



PRELIMINARY AND FINAL PLAT  
HALVA HOMESTEAD

A PORTION OF THE FRAC. NW 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
Surveyed 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 HOMESTEAD)  
JOHNSON COUNTY, IOWA  
DESCRIPTION**

A PORTION OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 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:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 81 NORTH, RANGE 8 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N88°31'06"E, ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 7, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°31'06"E, ALONG SAID NORTH LINE, 350.00 FEET; THENCE S01°28'54"E, 70.00 FEET; THENCE S88°31'06"W, 350.00 FEET; THENCE N01°28'54"W, 70.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 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) OUTLOT "A" IS AN AGRICULTURAL OUTLOT.
- 3) THE EXISTING ROAD RIGHT-OF-WAY (HATCHED IN LINES) CONTAINS 0.40 ACRE (17,500 SQ. FT.) WHILE THE ADDITIONAL ROAD RIGHT-OF-WAY (HATCHED IN DOTS) CONTAINS 0.16 ACRE (7,000 SQ. FT.).
- 4) ROAD RIGHT-OF-WAY INFORMATION OBTAINED FROM CONTRACT DETAILS WITH TRUMAN S. THOMPSON DATED JULY 10, 1967 FOR PROJECT NO. SN-1075 B FROM THE JOHNSON COUNTY SECONDARY ROADS DEPT.

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

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



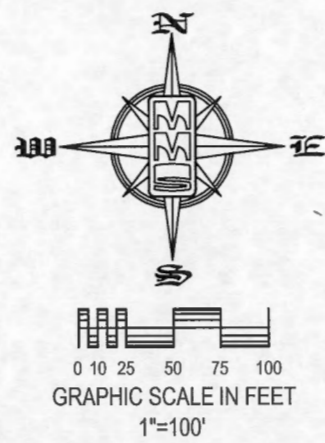
PLAT PREPARED BY:  
MMS CONSULTANTS, INC.  
1917 S. GILBERT ST  
IOWA CITY, IOWA, 52240

OWNERS/SUBDIVIDERS  
RODNEY HALVA CO-EXECUTOR  
MARY A. HALVA ESTATE  
4182 E. LAKE SHORE DRIVE  
DECATUR, ILLINOIS 62521

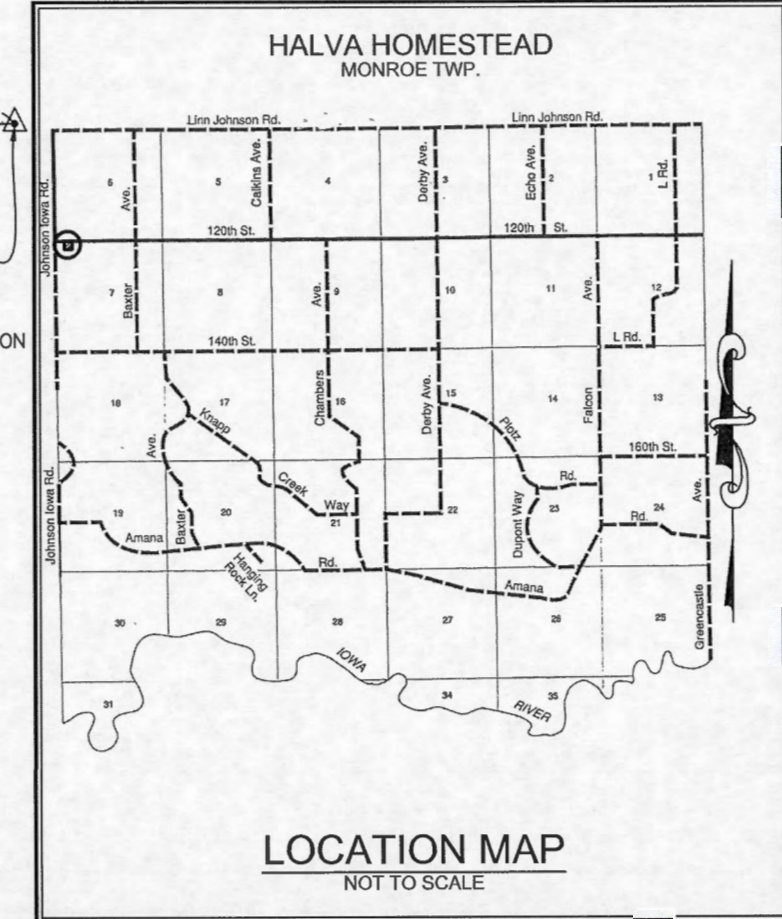
OWNERS/SUBDIVIDERS  
JEANINE HALVA-NEUBAUER, CO-  
EXECUTOR MARY A. HALVA ESTATE  
84 WESTVIEW AVENUE  
GREENVILLE, S. CAROLINA 29609

OWNERS' ATTORNEY  
ANN M. KLOSTERMANN McCREA  
NAZETTE MARNER NATHANSON KNOLL LLP  
615 SECOND STREET SW  
CEDAR RAPIDS IOWA 52404

N 1/4 CORNER  
SEC. 7-T81N-R8W  
FOUND GIN SPINDLE  
IN ASPHALT PAVEMENT  
MONUMENT PRESERVATION  
CERTIFICATE  
BOOK 64, PAGE 235



LOCATION: A PORTION OF THE FRAC. NW 1/4 OF THE FRAC. NW 1/4 OF SEC. 7-T81N-R8W OF THE 5TH P.M., JOHNSON COUNTY, IOWA	SURVEY REQUESTED BY: ESTATE OF MARY A. HALVA BY CO-EXECUTORS RODNEY HALVA AND JEANINE HALVA-NEUBAUER
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	PROPRIETOR OR OWNER: ESTATE OF MARY A. HALVA
	DATE OF THE SURVEY: JUNE 22, 2023
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR



LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
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	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- 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: \_\_\_\_\_

SEAL



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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Date	Revision



**ROAD RIGHT-OF-WAY  
ACQUISITION PLAT**

A PORTION OF THE FRAC.  
NW 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
Surveyed by:	RRN
Field Book No.:	1367
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, RRN
Sheet No.:	1
Project No.:	11787-001
of:	1