

Office Use Only	8/10/23	\$540	P2C-23-28417
	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):

5649 145th Street NE, Lisbon, IA 52253

Parcel Number(s): 0113226001

Proposed Subdivision Name: Brannaman Bend Addition

The subdivision contains 4.76 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 4.76

Total non-buildable acres: 0

Current Zoning: Ag

Proposed Use of the Subdivision: Residential

Mark Stein/Gina Landau

Name of Engineer/Surveyor

m.stein@mmsconsultants.net, g.landau@mmsconsultants.net, 319-351-8282

Contact Email and Phone

Stephen Jackson

Name of Attorney

sbj@shuttleworthlaw.com, 319-365-9461

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.

Randall Brannaman

Name of Owner

Name of Applicant (if different)

5649 145th Street NE, Lisbon, IA 52253

Applicant Street Address (including City, State, Zip)

319-721-8960

Applicant Phone

brannamanr@gmail.com

Applicant Email

Applicant Signature

**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: \$ 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	gll	
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	N/A	
<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	gll	
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 9, 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 Brannaman Bend Addition

Dear Josh:

Randall Brannaman desires to complete a farmstead split from his property located at 5649 145<sup>th</sup> Street in Lisbon, IA. He intends to create a 4.76 acre lot encompassing the existing house.

The existing well will continue to be used and a new septic system will be installed. The existing access from 145<sup>th</sup> Street will continue to be utilized and an access easement is shown on the plat. Additional right of way is being dedicated, please reference the Right of Way Acquisition Plat.

Respectfully submitted,

Gina Landau

10723-001Letter of Intent\_Farmsplit.docx

Environmental Specialists

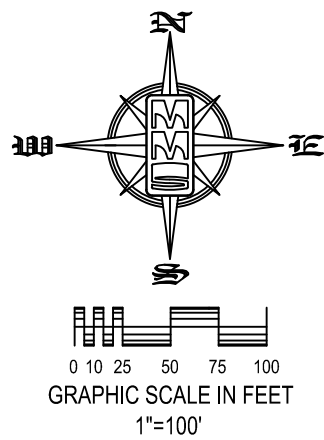
Landscape Architects

Land Planners

Land Surveyors

Civil Engineers





PRELIMINARY AND FINAL PLAT  
BRANNAMAN BEND ADDITION  
(A FARMSTEAD SPLIT)  
JOHNSON COUNTY, IOWA

DESCRIPTION

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°39'50"E, ALONG THE WEST LINE OF NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 1331.04 FEET TO THE MIDPOINT OF THE WEST LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 13; THENCE N89°56'51"E, 898.04 FEET TO THE **POINT OF BEGINNING**; THENCE N09°31'11"W, 250.75 FEET; THENCE N00°39'50"W, 220.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PERIMETER OF AUDITOR'S PARCEL 2011022, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 55, PAGE 243 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N89°04'28"E, ALONG SAID SOUTHERLY PERIMETER, 230.00 FEET; THENCE SOUTHEASTERLY, 193.02 FEET, ALONG SAID SOUTHERLY PERIMETER AND AN ARC OF AN 1100.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 192.78 FOOT CHORD BEARS S85°52'51"E; THENCE SOUTHEASTERLY, 45.00 FEET, ALONG SAID SOUTHERLY PERIMETER AND AN ARC OF A 4000.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 45.00 FOOT CHORD BEARS S80°33'56"E; THENCE S04°51'15"W, 136.11 FEET; THENCE S00°00'00"W, 315.00 FEET; THENCE N89°52'57"W, 411.10 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.76 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ACCESS EASEMENT

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S89°25'53"W, ALONG THE SOUTH LINE OF NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 42.13 FEET; THENCE N00°00'00"E, 264.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING N00°00'00"E, 37.99 FEET; THENCE N04°51'15"E, 102.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 145TH STREET NE; THENCE SOUTHEASTERLY, 70.00 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND AN ARC OF A 3,967.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 70.00 FOOT CHORD BEARS S79°41'49"E; THENCE S10°35'40"W, 130.31 FEET; THENCE N90°00'00"W, 53.63 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.20 ACRE (8,504 SQUARE FEET) 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) ALL FOUND PINS ARE 5/8"Ø REBAR PINS WITH ORANGE PLASTIC CAPS NO. 15749, UNLESS NOTED OTHERWISE.
- 3) THE PARENT PARCEL OF 151.5± ACRES IS DESCRIBED IN A DEED IN TRUST RECORDED IN BOOK 1096, PAGES 177-178 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- 4) THE ACCESS EASEMENT IS LOCATED IN THE N 1/2 OF THE NW 1/4 OF SECTION 13-T81N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA. LOT 1 IS LOCATED IN THE W 1/2 OF THE NW 1/4 OF SAID SECTION 13-T81N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA.

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

OWNER/SUBDIVIDER  
RANDALL D. BRANNAMAN  
5595 145TH STREET NE  
LISBON, IOWA 52253

OWNER'S ATTORNEY  
STEPHEN B. JACKSON, SR.  
SHUTTLEWORTH AND INGERSOLL  
115 3RD STREET SE, SUITE 500  
CEDAR RAPIDS, IOWA 52401

2662.08'(M&R)  
S00°39'50"E (M&R)  
1331.04'

AREA SUMMARY			
NW 1/4 NW 1/4	ROAD ROW	WITHOUT ROW	TOTAL
SW 1/4 NW 1/4	0.746 ACRE	3.918 ACRES	4.664 ACRES
TOTAL	0.00 ACRES	0.10 ACRE	0.10 ACRE
	0.746 ACRE	4.02 ACRE	4.76 ACRES

Curve Table (M)						
Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	10°03'15"	96.76'	193.02'	1100.00'	192.78'	S85°52'51"E
C2	10°03'19"	90.61'	180.76'	1030.00'	180.53'	S85°52'49"E
C3	0°38'40"	22.50'	45.00'	4000.00'	45.00'	S80°33'56"E
C4	0°43'57"	25.12'	50.24'	3930.00'	50.24'	S80°31'19"E
C5	3°06'59"	108.81'	217.57'	4000.00'	217.54'	S78°41'06"E
C6	1°00'40"	35.00'	70.00'	3967.00'	70.00'	S79°41'49"E

Curve Table (R)						
Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	10°03'10"	96.75'	193.00'	1100.00'	192.75'	N85°54'08"W
C2						
C3				4000.00'		
C4						
C5				4000.00'		
C3+C5	3°45'38"	131.32'	262.53'	4000.00'	262.48'	N78°59'44"W

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET
- CUT "X"
- 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 EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Line Table		
Line #	Direction	Length
L1	S89°25'53"W	42.13'
L2	N00°00'00"E	37.99'
L3	N90°00'00"W	53.63'

SE CORNER  
NW 1/4 NW 1/4  
SEC. 13-T81N-R5W  
FOUND 5/8"Ø REBAR WITH  
ILLEGIBLE YELLOW, PLASTIC  
CAP (WAS #6709) 6"± DEEP  
BOOK 56, PAGE 272

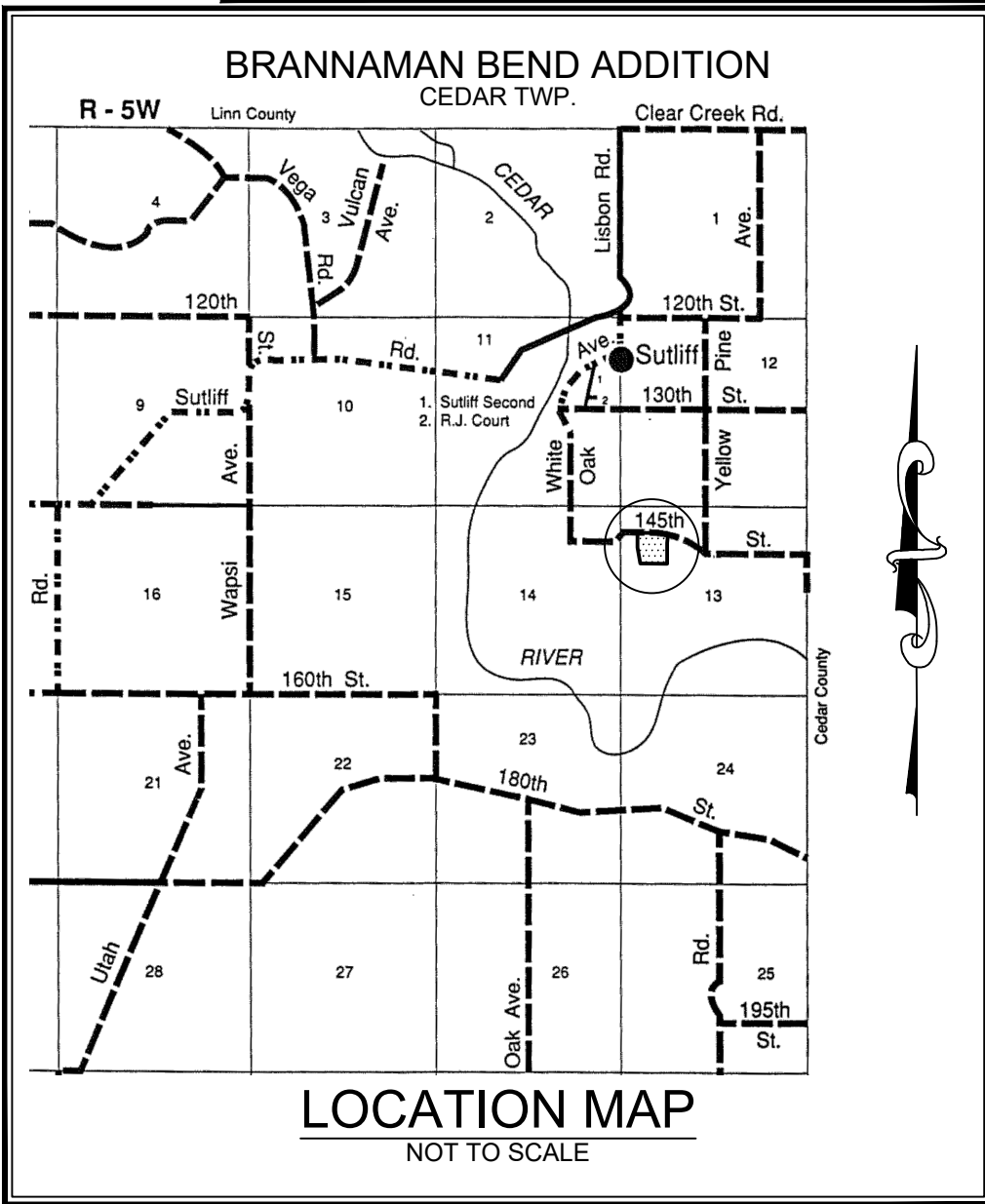
SE 1/4 NW 1/4  
SEC. 13-T81N-R5W  
JAMES E. OAKS & LOIS M. OAKS

PLAT OF SURVEY  
AUDITOR'S PARCEL 2011022  
JOHNSON COUNTY, IOWA AS  
RECORDED IN PLAT BOOK 55,  
PAGE 243 IN THE RECORDS  
OF THE JOHNSON COUNTY  
RECORDER'S OFFICE

GREGORY A. HIPPLE & PATRICIA J. HIPPLE

LOCATION:
A PORTION OF THE W 1/2 OF THE NW 1/4 OF SEC. 13-T81N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
MARK A. STEIN, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY:
RANDALL D. BRANNAMAN
PROPRIETOR OR OWNER:
RANDALL D. BRANNAMAN
DATE OF SURVEY:
MAY 25, 2023
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

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



LOCATION MAP  
NOT TO SCALE

SE CORNER  
NE 1/4 NW 1/4  
SEC. 13-T81N-R5W  
FOUND 5/8"Ø REBAR WITH  
YELLOW, PLASTIC CAP #6709  
5"± DEEP  
BOOK 56, PAGE 272

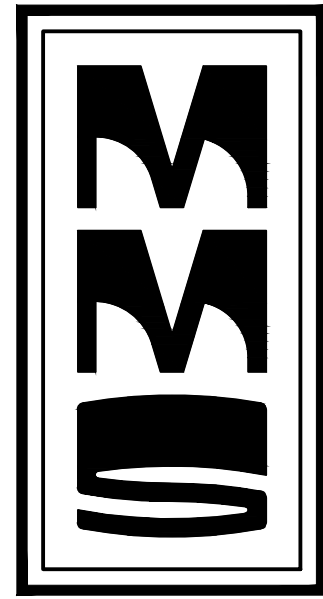
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

MARK A. STEIN  
P.L.S. Iowa Lic. No. 14675  
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

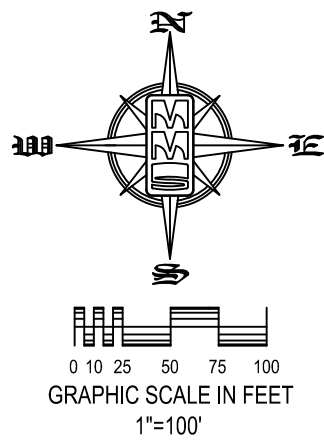
Date	Revision
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PRELIMINARY AND FINAL PLAT  
BRANNAMAN BEND ADDITION  
(A FARMSTEAD SPLIT)

A PORTION OF THE  
W 1/2 OF THE NW 1/4  
OF SEC. 13-T81N-R5W  
OF THE 5TH P.M.,  
JOHNSON COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date:	5/25/2023
Surveyed by:	Field Book No:
RRN, DMW	1251, 1368
Drawn by:	Scale:
MAS	1" = 100'
Checked by:	Sheet No:
GDM, MAS	1
Project No:	
IOWA CITY	
10723-001	of: 1



ROAD RIGHT-OF-WAY  
ACQUISITION PLAT  
(BRANNAMAN BEND ADDITION)  
JOHNSON COUNTY, IOWA

DESCRIPTION

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

NW CORNER  
SEC. 13-T81N-R5W  
FOUND STANDARD  
CONCRETE MONUMENT  
(SCM) FLUSH WITH  
THE GROUND  
BOOK 55, PAGE 245

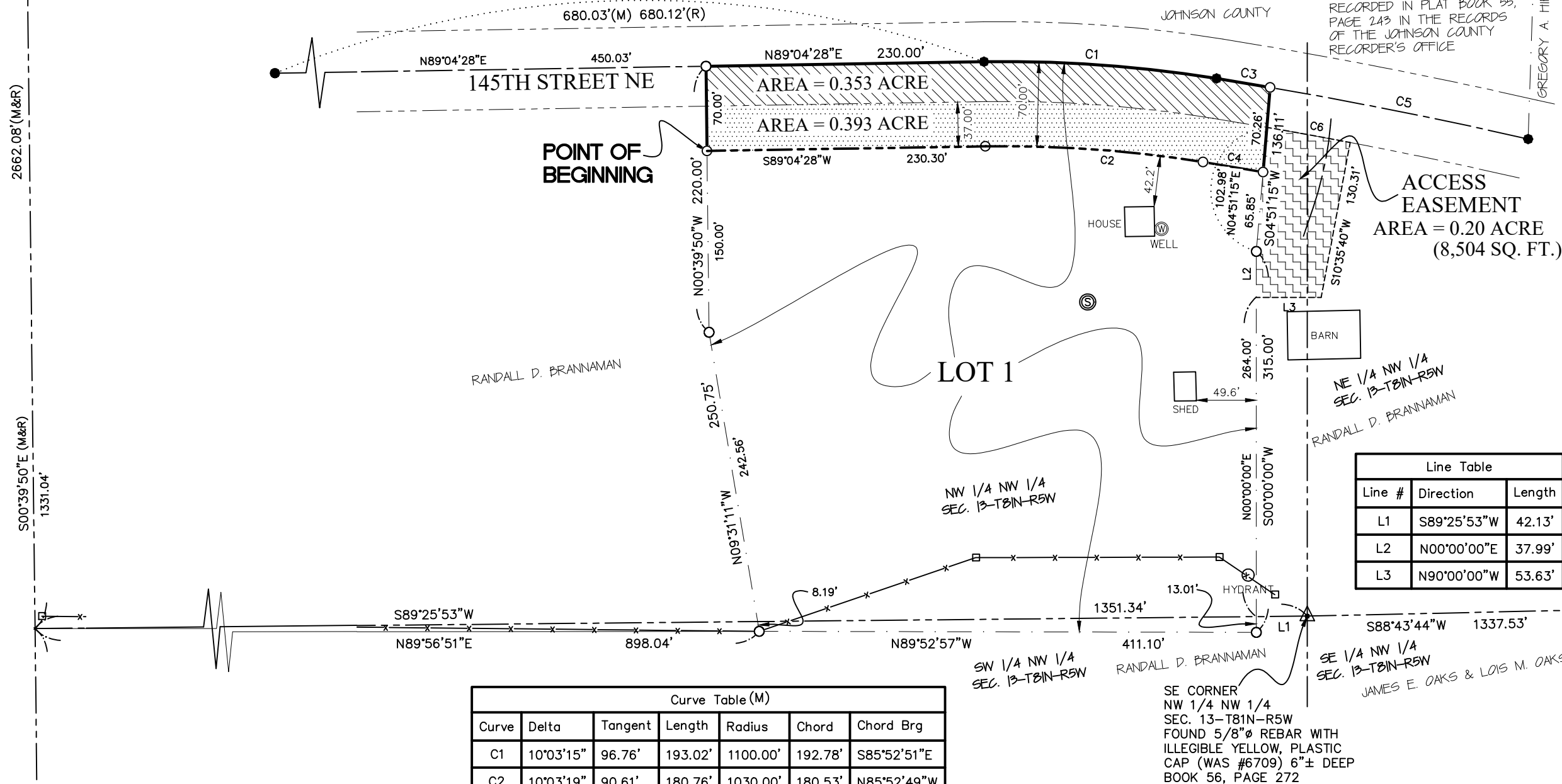
PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT ST  
IOWA CITY, IOWA 52240

OWNER/SUBDIVIDER  
RANDALL D. BRANNAMAN  
5595 145TH STREET NE  
LISBON, IOWA 52253

OWNER'S ATTORNEY  
STEPHEN B. JACKSON, SR.  
SHUTTLEWORTH AND INGERSOLL  
115 3RD STREET SE, SUITE 500  
CEDAR RAPIDS, IOWA 52401

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.
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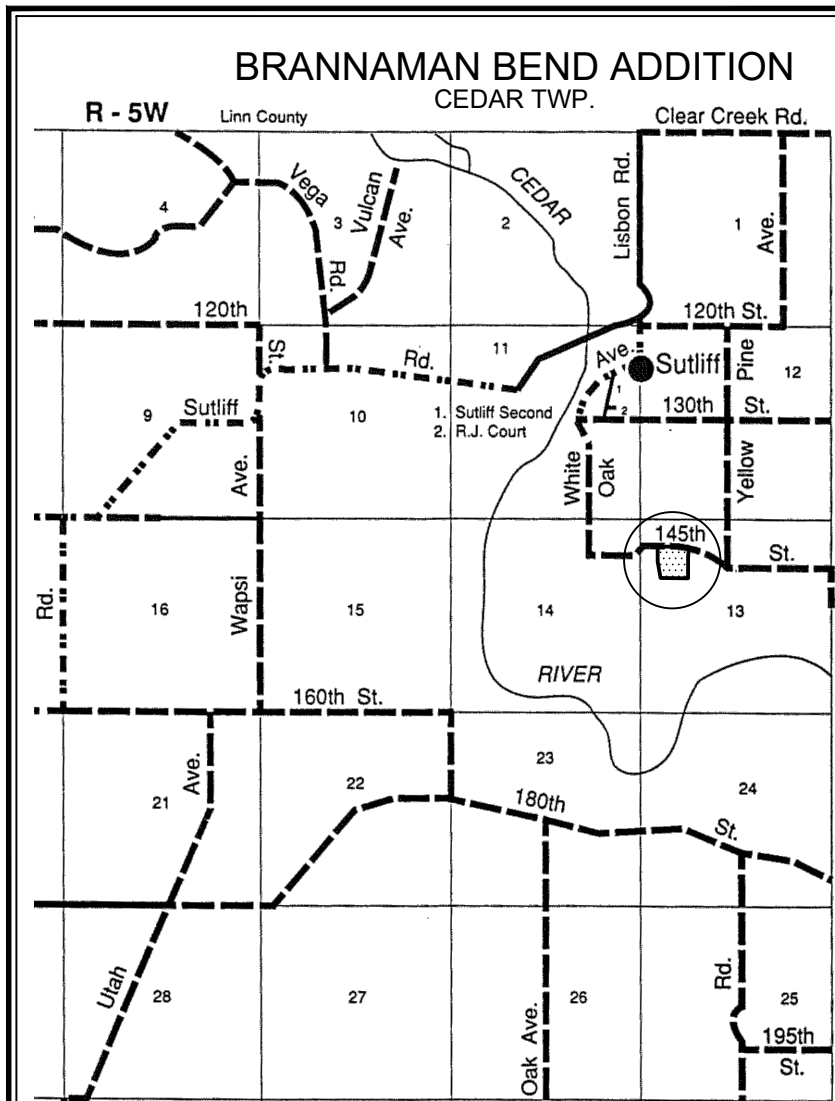
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C4	0°43'57"	25.12'	50.24'	3930.00'	50.24'	N80°31'19"W
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Curve Table (R)						
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C3				4000.00'		
C4						
C5				4000.00'		
C3+C5	3°45'38"	131.32'	262.53'	4000.00'	262.48'	N78°59'44"W

LEGEND AND NOTES

- △ CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET
- CUT "X"
- 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



LOCATION MAP  
NOT TO SCALE

Line Table		
Line #	Direction	Length
L1	S89°25'53"W	42.13'
L2	N00°00'00"E	37.99'
L3	N90°00'00"W	53.63'

W 1/4 CORNER  
SEC. 13-T81N-R5W  
FOUND STANDARD  
CONCRETE MONUMENT (SCM)  
(TOP 14"± OF SCM BROKEN  
& OVER THE BASE) 1"± DEEP  
BOOK 56, PAGE 274

LOCATION:

A PORTION OF THE NW 1/4 OF THE NW 1/4  
OF SEC. 13-T81N-R5W OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:

MARK A. STEIN, P.L.S.  
MMS CONSULTANTS INC.  
1917 SOUTH GILBERT STREET  
IOWA CITY, IOWA, 52240  
PHONE: 319-351-8282

SURVEY REQUESTED BY:

RANDALL D. BRANNAMAN

PROPRIETOR OR OWNER:

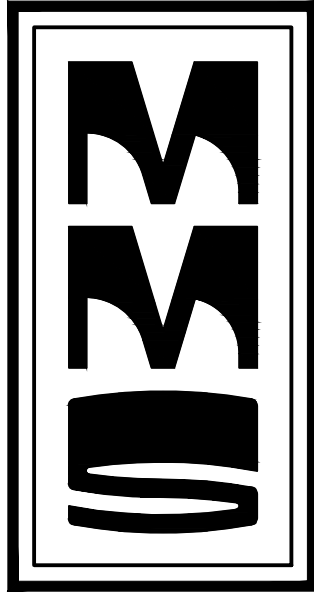
RANDALL D. BRANNAMAN

DATE OF SURVEY:

MAY 25, 2023

DOCUMENT RETURN INFORMATION:

LAND SURVEYOR



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
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[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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ROAD RIGHT-OF-WAY  
ACQUISITION PLAT  
(BRANNAMAN BEND ADDITION)

A PORTION OF THE  
NW 1/4 OF THE NW 1/4  
OF SEC. 13-T81N-R5W  
OF THE 5TH P.M.,  
JOHNSON COUNTY,  
IOWA

MMS CONSULTANTS, INC.

Date: 5/25/2023

Surveyed by: RRN, DMW Field Book No: 1251, 1368

Drawn by: MAS Scale: 1" = 100'

Checked by: GDM, MAS Sheet No: 1

Project No: IOWA CITY

10723-001

of: 1