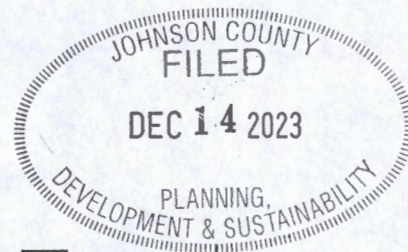


Office Use Only	12/14/23	\$540	P2C-23-28467
	Date Filed	Fee	Application Number



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):

3294 480th St. SW

Parcel Number(s): 1401451001, 1401376001, 1412201001 & 1412126001

Proposed Subdivision Name: South Liberty Farms

The subdivision contains 4.48 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: _____

Total buildable acres: 3.82

Total non-buildable acres: _____

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Mike Kennedy

Name of Attorney

mkennedy@kennedylawyers.com

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.

South Liberty, Inc.

Name of Owner

Ralph Altmaier

Name of Applicant (if different)

875 Ryan Ct. Iowa City, IA. 52246

Applicant Street Address (including City, State, Zip)

319-321-6543

Applicant Phone

raltmaier@hotmail.com raltmaier@uiowa.edu

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyia.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)
✓ 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.	JSR	(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	(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	JSR	
✓ 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 <u>approved</u> waiver	JSR	
✓ Proof of application to Johnson County Public Health for a Public Health Zoning Application	JSR	
✓ <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	JSR	
✓ <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	N/A	
✓ CAD line work of stormwater infrastructure, following the guidelines below	JSR	
✓ <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	JSR	(1)
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.)	Mike Kennedy	

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.

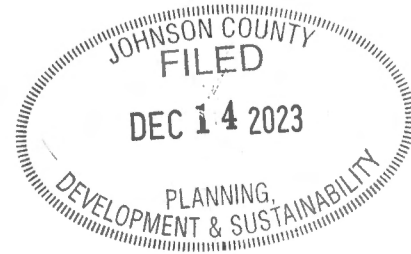


HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

11 December 2023

Mr. Josh Busard
Johnson County Zoning Director



Re: South Liberty Farms, for South Liberty, Inc., a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Subdivision application for South Liberty, Inc.

At this time South Liberty, Inc. would like to subdivide this area around the house and buildings. This lot has access to 480th Street SW. Water and septic are established as shown.

If you have questions or if you require further information you may contact myself, Attorney: Mike Kennedy or Ralph Altmaier.

Respectfully Submitted,

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

C: Mr. Ralph Altmaier
Mr. Mike Kennedy
HFCfile

INDEX LEGEND

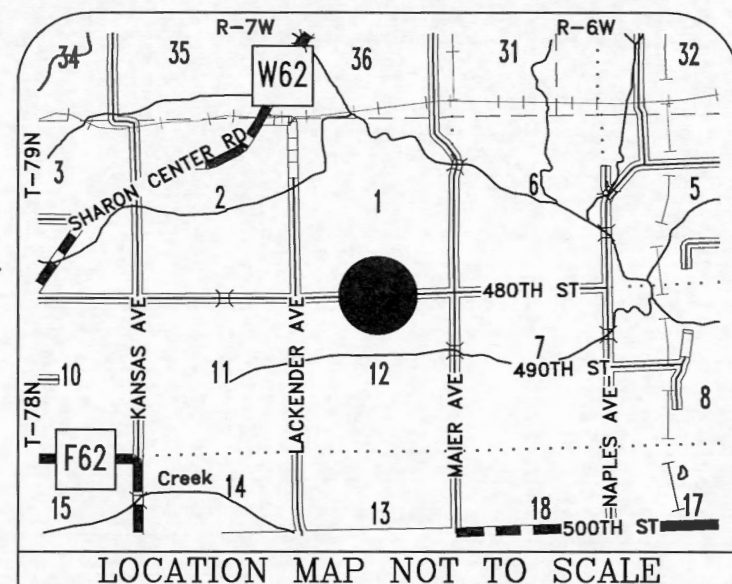
LOCATION: SW 1/4 & SE 1/4 OF SECTION 1, T-78-N, R-7-W
NE 1/4 & NW 1/4 OF SECTION 12, T-78-N, R-7-W
REQUESTOR: RALPH ALTMAYER
PROPRIETOR: SOUTH LIBERTY, INC.
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215



HART-FREDERICK CONSULTANTS P.C.



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



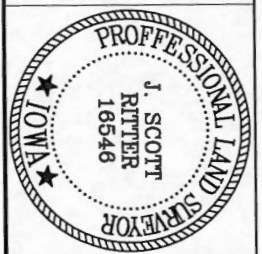
LOCATION MAP NOT TO SCALE
SHARON TOWNSHIP

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
JOHNSON COUNTY
FILED
DEC 14 2023
CHAIRPERSON PLANNING, DEVELOPMENT & SUSTAINABILITY DATE

- LEGEND
- GOVERNMENT CORNER
 - SET 5/8" IRON ROD W/RED CAP #16546
 - FOUND 5/8" IRON ROD
 - CUT "X" IN CONCRETE
 - SET PK NAIL
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - PROPERTY/BOUNDARY LINES
 - CENTER LINES
 - RIGHT-OF-WAY LINES
 - SECTION LINES
 - EASEMENT LINES
 - LOT LINES PLATTED OR BY DEED
 - LOCATED FENCE
 - CROP LINE
 - BUILDINGS
 - CONCRETE SURFACE

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, 2020.
Pages covered by this seal: THIS SHEET ONLY



TABULATION OF ACRES

SECTION 1	
SE 1/4-SW 1/4	1.18 ACRES
SW 1/4-SE 1/4	0.13 ACRE in R.O.W.
	0.75 ACRE
	0.09 ACRE in R.O.W.
SECTION 12	
NW 1/4-NE 1/4	0.89 ACRE
	0.15 ACRE in R.O.W.
NE 1/4-NW 1/4	1.66 ACRES
	0.29 ACRE in R.O.W.

① FOUND 5/8" REBAR 6" DEEP 22.85' EAST OF THIS 1/4 CORNER UPON LOCATING FENCES & MONUMENTS IN ALL DIRECTIONS I FEEL THIS IS THE 1/4 CORNER DID NOT LOCATE ANY RECORDED DOCUMENTS FOR THE PLACEMENT OF THIS 5/8" REBAR

SOUTHWEST CORNER SECTION 1-78-7
NORTHWEST CORNER SECTION 12-78-7
FOUND 1" IRON ROD 4" DEEP
TIES BK. 33, PG. 42

NUMBER	DIRECTION	DISTANCE
L1	N 89°05'00" E	179.82'
L2	N 86°59'09" E	115.62'
L3	S 89°05'00" W	7.35'
L4	S 10°39'10" E	164.11'
L5	N 10°39'10" W	164.11'

SUBDIVIDOR/OWNER: SOUTH LIBERTY, INC.
RALPH W. ALTMAYER
875 RYAN CT.
IOWA CITY, IA. 52246
ATTORNEY: MIKE KENNEDY
920 S. DUBUQUE ST.
IOWA CITY, IA. 52244
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

PARENT PARCEL: Is found as a Quit Claim Deed in Book 1966 on page 200 & a Warranty Deed in Book 1966 on page 201, Containing 180 acres +/- by deed.

NORTH 1/4 CORNER SECTION 1-78-7
CORNER POST
FENCE E-W & S

S 00°41'11" E 5681.70'
5597.64'

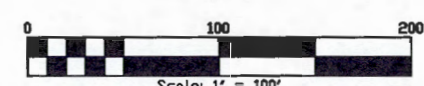
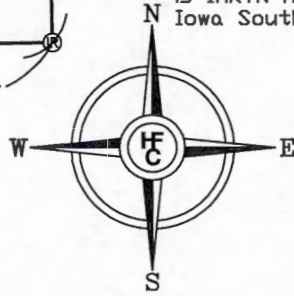
SW 1/4-SE 1/4

South Liberty, Inc.

SOUTH 1/4 CORNER SECTION 1-78-7
NORTH 1/4 CORNER SECTION 12-78-7
SET 5/8" IRON ROD W/CAP 3" DEEP
PER FENCE EVIDENCE

NORTHWEST CORNER RECHTFERTIG SUBDIVISION
FOUND 5/8" REBAR #7036 4" DEEP

Basis for bearing is IARTN network Iowa South (1402)



SOUTH 1/4 CORNER SECTION 12-78-7
FOUND 5/8" REBAR W/CAP FLUSH W/GROUND

NE 1/4-NW 1/4

NORTHWEST 1/4-NORTHEAST 1/4

South Liberty, Inc.



HART-FREDERICK CONSULTANTS P.C.



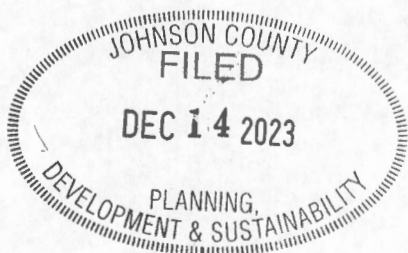
www.hart-frederick.com

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

SOUTH LIBERTY FARMS

Lot 1 is a part of the Southeast 1/4 of the Southwest 1/4, a part of the Southwest 1/4 of the Southeast 1/4 of Section 1 and a part of the Northwest 1/4 of the Northeast 1/4, a part of the Northeast 1/4 of the Northwest 1/4 of Section 12, all of Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southwest corner of Section 1, Township 78 North, Range 7 West; thence N 89°05'00" E along the South line of the Southwest 1/4 of said Section 1, a distance of 2241.49 feet to the Point of Beginning; thence continuing N 89°05'00" E along said South line, a distance of 192.42 feet; thence N 00°55'00" W, a distance of 284.06 feet; thence N 89°05'00" E, a distance of 295.37 feet; thence S 00°55'00" E, a distance of 279.82 feet to a point on the North line of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 78 North, Range 7 West; thence N 86°59'09" E along said North line, a distance of 79.26 feet; thence S 00°55'00" E, a distance of 201.88 feet; thence S 89°05'00" W, a distance of 567.00 feet; thence N 00°05'00" W, a distance of 194.75 feet to the Point of Beginning containing 4.48 acres of which 0.66 acre appears to be county road right of way and being subject to all easements and restrictions of record.



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 seal: THIS SHEET ONLY



PAGE 2 of 2

PRELIMINARY & FINAL PLAT
SOUTH LIBERTY FARMS
A FARMSTEAD SPLIT
PART OF THE SECTION 1 & SECTION 12
T-78-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 11/23	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 237211	