

Office Use Only	4/11/24	\$540 ⁰⁰	P2C-24-28511
	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):

5555 580th St. SE

Parcel Number(s): 1702101001

Proposed Subdivision Name: Krueger Legacy

The subdivision contains 2.32 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: _____

Total buildable acres: 2.29 Total non-buildable acres: _____

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter sritter@hart-frederick.com
 Name of Engineer/Surveyor Contact Email and Phone

James McCarragher jamesm@meardonlaw.com
 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.

Jean Douglas _____
 Name of Owner Name of Applicant (if different)

1095 Silvercrest Ct. Apt. 116 Iowa City, IA. 52240
 Applicant Street Address (including City, State, Zip)

319-338-8201 _____
 Applicant Phone Applicant Email

Jean Douglas
 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)

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)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, roads, 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	N/A	
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	
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	N/A	
For <u>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	
For <u>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	N/A	
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.		
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.)	JM	

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.



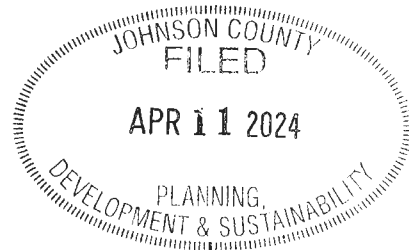
HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

2 April 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Krueger Legacy, for Jean Douglas,
a Farmstead Split



Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Jean Douglas.

At this time the Jean would like to split off this portion of her property for her son Shawn Douglas. This lot has access to 580th St. SE with water to be served by an existing well, this is a bare lot and septic has not been established.

If you have questions or if you require further information you may contact myself, Attorney: James McCarragher, Jean Douglas or Shawn Douglas.

Respectfully Submitted,

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

C: Ms. Jean Douglas
Mr. Shawn Douglas
Mr. James McCarragher
HFCfile

LOCATION: NORTHEAST FRAC'L 1/4-NORTHEAST FRAC'L 1/4
SECTION 2, T-77-N, R-5-W

INDEX LEGEND

REQUESTOR: SHAWN DOUGLAS
PROPRIETOR: JEAN DOUGLAS
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

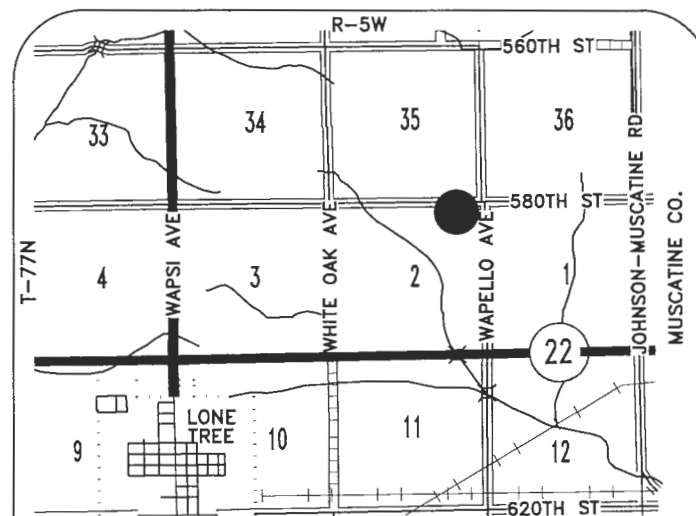


JOHN J.,
KELLI D.,
NEIL E. &
JILL A.
FORBES

SOUTHEAST CORNER
SECTION 35-78-5
FOUND 5/8" REBAR
18" DEEP
TIES BK. 42, PG. 239

NORTHEAST CORNER
SECTION 2-77-5
FOUND 5/8" REBAR
3" DEEP

PARENT PARCEL is found as a
Warranty Deeds in Book 2852 on
page 156, Containing 80.7 acres
remaining of the original 160.7
acres.



LOCATION MAP NOT TO SCALE
FREMONT TOWNSHIP

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
CHAIRPERSON _____ DATE _____

OWNER/SUBDIVIDER: JEAN DOUGLAS
1095 SILVERCREST CT. APT. 116
IOWA CITY, IA. 52440

ATTORNEY: JAMES McCARRAGHER
122 S. LINN ST.
IOWA CITY, IA. 52240

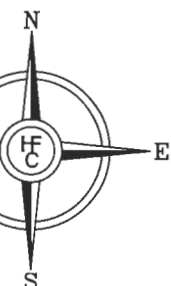
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
PO BOX 560
TIFFIN, IA. 52340

JOHNSON COUNTY
FILED
APR 11 2024

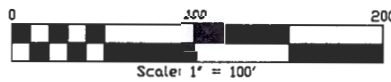
DEVELOPMENT & SUSTAINABILITY
PLANNING

NORTH 1/4 CORNER
SECTION 2-77-5
SET 5/8" REBAR W/CAP
3" DEEP
PER ROAD & FENCE EVIDENCE

NUMBER	DIRECTION	DISTANCE
L1	N 45°00'00" E	77.70'
L2	N 00°00'00" E	144.29'
L3	N 00°00'00" W	20.00'
L4	N 89°18'26" E	20.00'
L5	S 90°00'00" W	88.22'
L6	N 00°00'00" E	10.00'
L7	N 90°00'00" E	88.22'
L8	S 00°00'00" E	10.00'

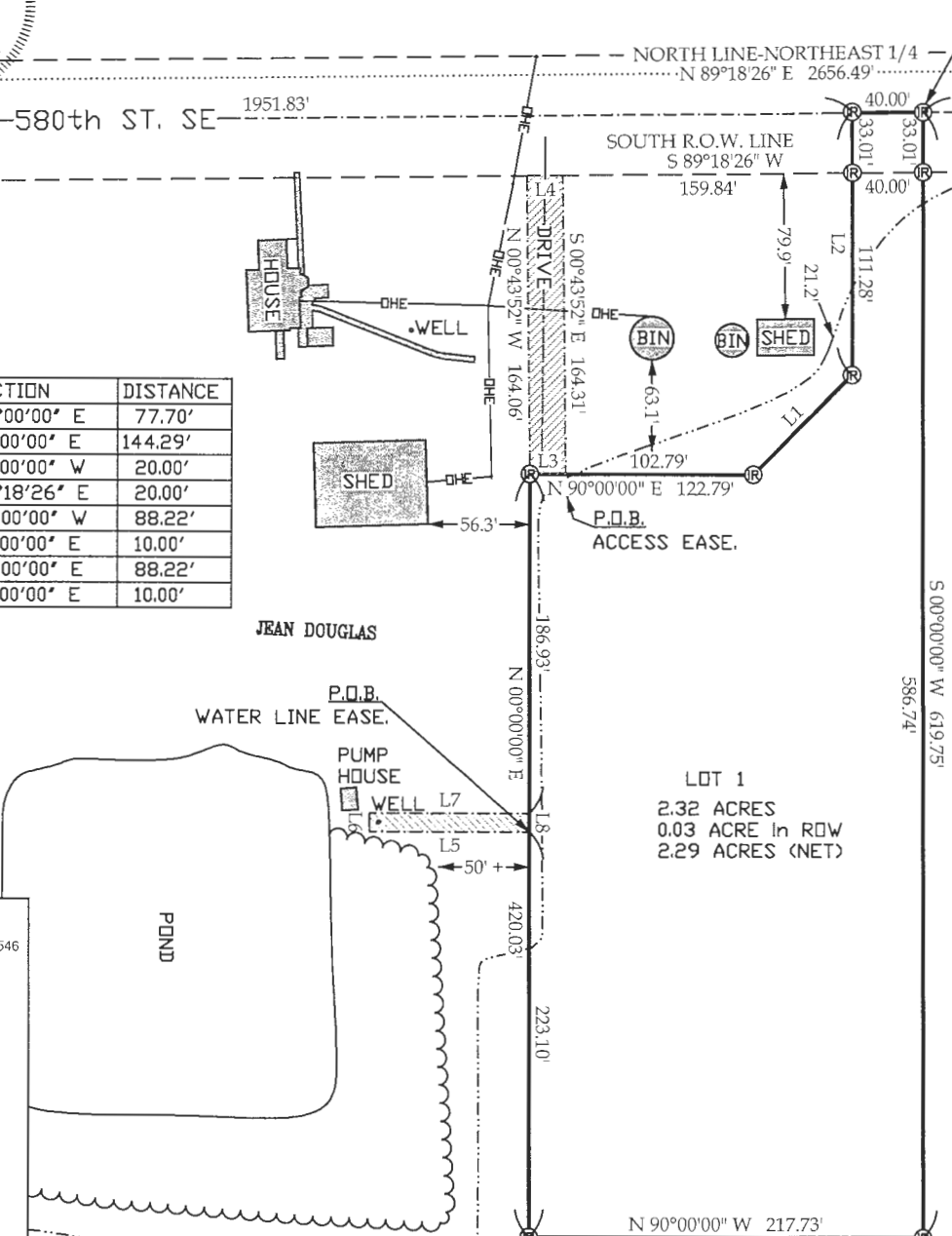


Basis for bearing
is IARTN network
Iowa South (1402)



LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD WIRED CAP #16546
- FOUND IRON ROD (AS NOTED)
- 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
- CROP LINE
- TREE LINE
- OVERHEAD ELECTRIC LINES
- EXISTING STRUCTURES
- 20' COMMON ACCESS EASEMENT
3283.72 SQ. FT. (0.08 ACRE)
- 10' WATERLINE EASEMENT
882.23 SQ. FT. (0.02 ACRE)



JEAN DOUGLAS

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



PRELIMINARY & FINAL PLAT (PAGE 1 of 2)
KRUEGER LEGACY
A FARMSTEAD SPLIT
PART OF THE NORTHEAST FRAC'L 1/4
OF SECTION 2, T-77-N, R-5-W
JOHNSON COUNTY, IOWA

DATE: 04/24
GPS
DRN: JSR
APP:
PROJ. NO: 247038

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

KRUEGER LEGACY

Lot 1 is a part of the Northeast fractional 1/4 of the Northeast fractional 1/4 of Section 2, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northeast corner of Section 2, Township 77 North, Range 5 West; thence S 89°18'26" W along the North line of the Northeast 1/4 of said Section 2, a distance of 664.66 feet to the Point of Beginning; thence S 00°00'00" W, a distance of 619.75 feet; thence N 90°00'00" W, a distance of 217.73 feet; thence N 00°00'00" E, a distance of 420.03 feet; thence N 90°00'00" E, a distance of 122.79 feet; thence N 45°00'00" E, a distance of 77.70 feet; thence N 00°00'00" E, a distance of 144.29 feet to a point on said North line of the Northeast 1/4 of Section 2; thence N 89°18'26" E along said North line, a distance of 40.00 feet to the Point of Beginning containing 2.32 acres of which 0.03 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

20' COMMON ACCESS EASEMENT

Being a part of the Northeast fractional 1/4 of the Northeast fractional 1/4 of Section 2, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Northeast corner of Section 2, Township 77 North, Range 5 West; thence S 89°18'26" W along the North line of the Northeast 1/4 of said Section 2, a distance of 704.66 feet; thence S 00°00'00" W, a distance of 144.29 feet; thence S 45°00'00" W, a distance of 77.70 feet; thence S 90°00'00" W, a distance of 102.79 feet to the Point of Beginning; thence continuing S 90°00'00" W, a distance of 20.00 feet; thence N 00°43'52" W, a distance of 164.06 feet to a point on the South right of way line for 580th Street SE; thence N 89°18'26" E along said South right of way line, a distance of 20.00 feet; thence S 00°43'52" E, a distance of 164.31 feet to the Point of Beginning containing 3283.72 square feet (0.08 acre).

10' WATERLINE EASEMENT

Being a part of the Northeast fractional 1/4 of the Northeast fractional 1/4 of Section 2, Township 77 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Northeast corner of Section 2, Township 77 North, Range 5 West; thence S 89°18'26" W along the North line of the Northeast 1/4 of said Section 2, a distance of 664.66 feet; thence S 00°00'00" W, a distance of 619.75 feet; thence N 90°00'00" W, a distance of 217.73 feet; thence N 90°00'00" E, a distance of 223.10 feet to the Point of Beginning; thence S 90°00'00" W, a distance of 88.22 feet; thence N 00°00'00" E, a distance of 10.00 feet; thence N 90°00'00" E, a distance of 88.22 feet; thence S 00°00'00" W, a distance of 10.00 feet to the Point of Beginning containing 882.23 square feet (0.02 acre).



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. Date
Iowa License Number: 16546
My license renewal date is December 31, 2024.
Pages covered by this seal: THIS SHEET ONLY

PRELIMINARY & FINAL PLAT (PAGE 1 of 2) KRUEGER LEGACY A FARMSTEAD SPLIT SECTION 2, T-77-N, R-5-W JOHNSON COUNTY, IOWA		
DATE: 04/24	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 247038	