

Office Use Only	4/11/24	\$540	P2C-24-28513
	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):

4262 120th St NE, Solon, IA

Parcel Number(s): 0202376001

Proposed Subdivision Name: Kohout Acres

The subdivision contains 1.99 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 1.47 Total non-buildable acres: .52

Current Zoning: R Proposed Use of the Subdivision: Residential

Mark A. Stein, PLS  
Name of Engineer/Surveyor

m.stein@mmsconsultants.net, 319-351-8282  
Contact Email and Phone

Walt Steggall Jr.  
Name of Attorney

waltsteggall@holden-steggall.com, 319-363-7401  
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.

Chase M. Steggall  
Name of Owner

Name of Applicant (if different)

1717 Seven Sisters Rd, Ely, IA 52227  
Applicant Street Address (including City, State, Zip)

319-270-5402  
Applicant Phone

chase.steggall@peoplescompany.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: \$ <sup>540.00</sup> )		(1) ly
This application form with all information completed	ly	(3) ly
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	ly	(2) ly
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)	ly	(2) ly
CAD line work of the plat, following the guidelines below	ly	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	ly	
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	ly	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	ly	
For subdivisions that propose to create a new access or upgrade an existing access to a public county road: 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:</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 2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	ly	(1) ly
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.)		

**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.



April 11, 2024

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



RE: Letter of Intent for Kohout Acres Preliminary and Final Plat Application

Dear Josh:

Chase Steggall wishes to rezone a portion of his property located at 4262 120<sup>th</sup> St. NE, Solon, Iowa. The parcel of land is 1.99 acres and is in the southern portion of his property. It is currently zoned agricultural and Chase wishes to rezone it to its historical use of residential.

There is an existing house, well, and septic system on the property. A new septic system is being installed. Chase will continue to utilize the existing access on the south side of the property from 120<sup>th</sup> St. NE.

This is the plat to go with the zoning application.

Respectfully submitted,

Mark A. Stein, PLS

T:\11913\11913-001\11913-001Letter of Intent\_Prel&FinalPlat.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



## LETTER OF TRANSMITTAL

TO: Josh Busard  
 Johnson County Planning,  
 Development, & Sustainability Dept.

Date: 4/11/23	Project #: 11913-001
From: MMS Consultants, Inc.	
RE: Kohout Acres	

We are sending you the following attached items: **Via Hand Delivered**

COPIES	DATE	PROJECT NO.	DESCRIPTION
3	4/11/23	11913-001	Application for Subdivision Plat Approval & \$540.00 fee
2	4/11/23	11913-001	Letter of Intent
1	4/11/23	11913-001	Road Resolution
1	4/11/23	11913-001	Certificate of County Auditor
2	4/11/23	11913-001	Preliminary & Final Plat
2	4/11/23	11913-001	ROW Acquisition Plat

These are transmitted as checked below:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> For Approval & Signature       |
| <input type="checkbox"/> For your use            | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit copies for distribution |
| <input type="checkbox"/> As requested            | <input type="checkbox"/> Returned as noted                | <input type="checkbox"/> For Recording                  |
| <input type="checkbox"/> For review & comment    | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other                          |

REMARKS:

Mark A. Stein, PLS  
 MMS Consultants, Inc.

COPY TO: \_\_\_\_\_

Received by: \_\_\_\_\_

IF ENCLOSURES ARE NOT NOTED, KINDLY NOTIFY US AT ONCE.

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

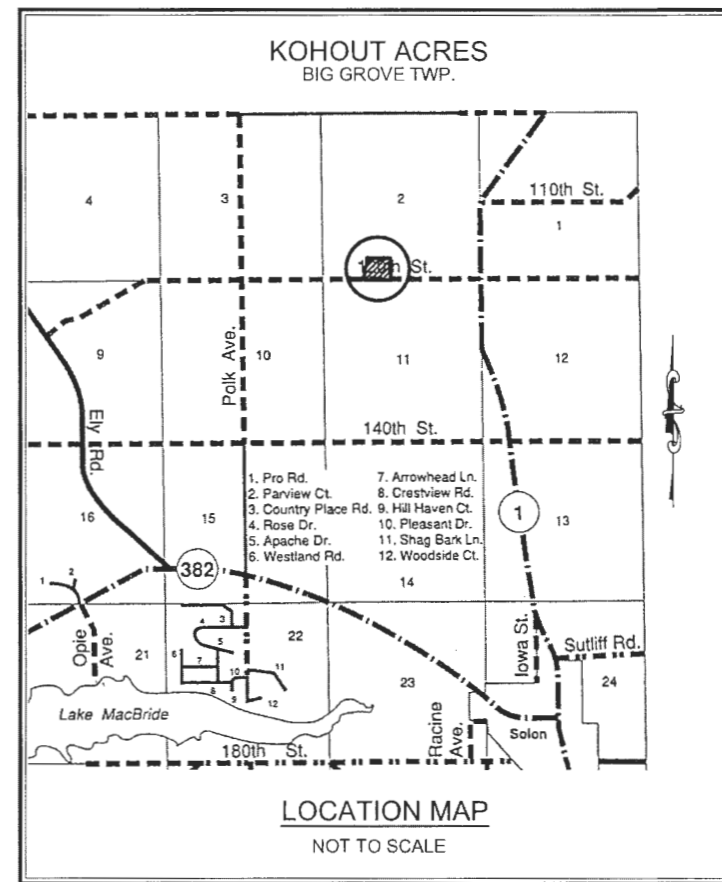
# PRELIMINARY AND FINAL PLAT KOHOUT ACRES JOHNSON COUNTY, IOWA

<b>PLAT PREPARED BY:</b> MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240	<b>OWNER/SUBDIVIDER:</b> CHASE M. STEGGALL 1717 SEVEN SISTERS ROAD ELY, IOWA 52227	<b>OWNER'S ATTORNEY:</b> WALTER J. STEGGALL, JR. HOLDEN & STEGGALL 240 WILEY BLVD. SW, SUITE D CEDAR RAPIDS, IOWA 52404
<b>DESCRIPTION</b>		

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 2, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N89°25'39"W, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 571.27 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING, N89°25'39"W, ALONG SAID SOUTH LINE, 328.50 FEET; THENCE N00°00'00"W, 120.00 FEET; THENCE N18°49'17"E, 77.58 FEET; THENCE N00°00'00"W, 80.00 FEET; THENCE N90°00'00"E, 299.00 FEET; THENCE S00°55'20"E, 276.75 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.99 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 REZONING EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
 2) THE DISTANCE NOTED AS (R\*) WAS TAKEN FROM A UNITED STATES PUBLIC SECTION CORNER CERTIFICATION AND LAND CORNER SURVEY RECORDED IN PLAT BOOK 44, PAGE 103 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



LOCATION MAP  
NOT TO SCALE

<b>PLAT APPROVED BY:</b>	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

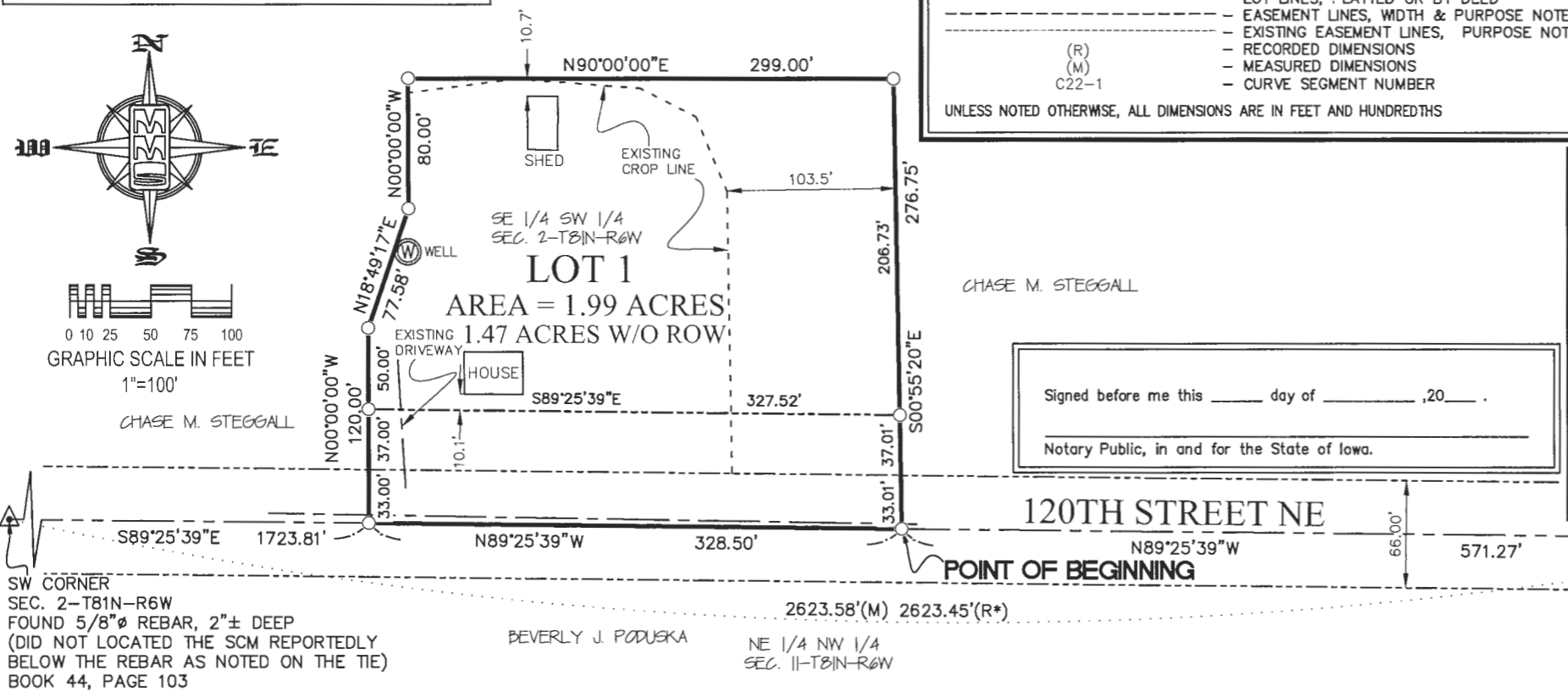
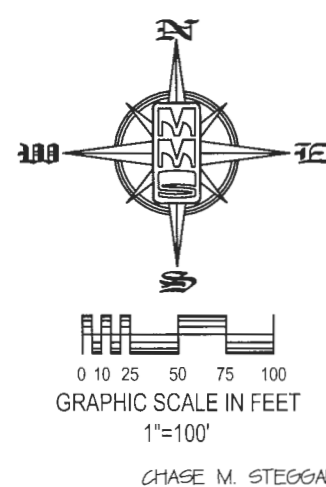
### LEGEND AND NOTES

▲	- CONGRESSIONAL CORNER, FOUND
△	- CONGRESSIONAL CORNER, REESTABLISHED
△	- CONGRESSIONAL CORNER, RECORDED LOCATION
●	- PROPERTY CORNER(S), FOUND (as noted)
○	- PROPERTY CORNERS SET (5/8" Ø REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 14675")
⊗	- 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
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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

<b>LOCATION:</b>
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SEC. 2-T81N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
<b>LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:</b>
MARK A. STEIN, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
<b>SURVEY REQUESTED BY:</b>
CHASE M. STEGGALL
<b>PROPRIETOR OR OWNER:</b>
CHASE M. STEGGALL
<b>DATE OF SURVEY:</b>
MARCH 27, 2024
<b>DOCUMENT RETURN INFORMATION:</b>
LAND SURVEYOR



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

Notary Public, in and for the State of Iowa.

IOWA PROFESSIONAL LAND SURVEYOR

MARK A. STEIN  
14675

IOWA

SEAL

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: \_\_\_\_\_

Date	Revision
JOHNSON COUNTY FILED	
APR 11 2024	
PLANNING, DEVELOPMENT & SUSTAINABILITY	

## PRELIMINARY AND FINAL PLAT KOHOUT ACRES

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SEC. 2-T81N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	3/29/2024
Surveyed by:	JRD
Field Book No.:	1388
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	GDM, MAS
Sheet No.:	1
Project No.:	11913-001
of:	1

S 1/4 CORNER SEC. 2-T81N-R6W FOUND 5/8" Ø REBAR, 4" ± DEEP REPORTEDLY OVER A STANDARD CONCRETE MONUMENT (SCM) WITH A PIN ON THE SOUTH SIDE FOR DETECTION PURPOSES BOOK 44, PAGE 103

SW CORNER SEC. 2-T81N-R6W FOUND 5/8" Ø REBAR, 2" ± DEEP (DID NOT LOCATE THE SCM REPORTEDLY BELOW THE REBAR AS NOTED ON THE TIE) BOOK 44, PAGE 103

BEVERLY J. PODUSKA NE 1/4 NW 1/4 SEC. 11-T81N-R6W

# ROAD RIGHT-OF-WAY ACQUISITION PLAT (KOHOUT ACRES) JOHNSON COUNTY, IOWA

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

OWNER/SUBDIVIDER:  
CHASE M. STEGGALL  
1717 SEVEN SISTERS ROAD  
ELY, IOWA 52227

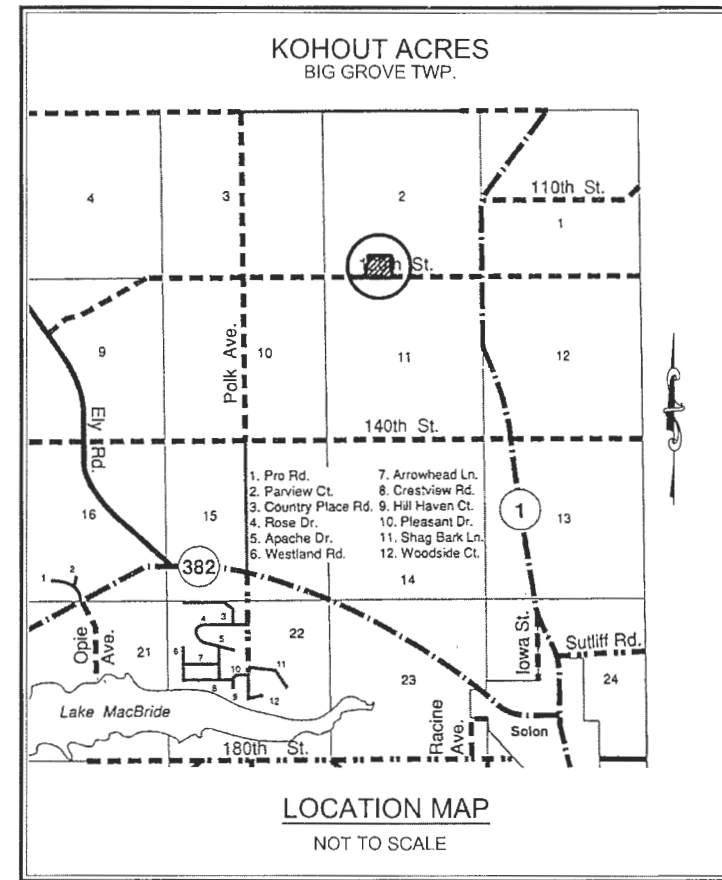
OWNER'S ATTORNEY:  
WALTER J. STEGGALL, JR.  
HOLDEN & STEGGALL  
240 WILEY BLVD. SW, SUITE D  
CEDAR RAPIDS, IOWA 52404

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- 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 REZONING EXHIBIT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.  
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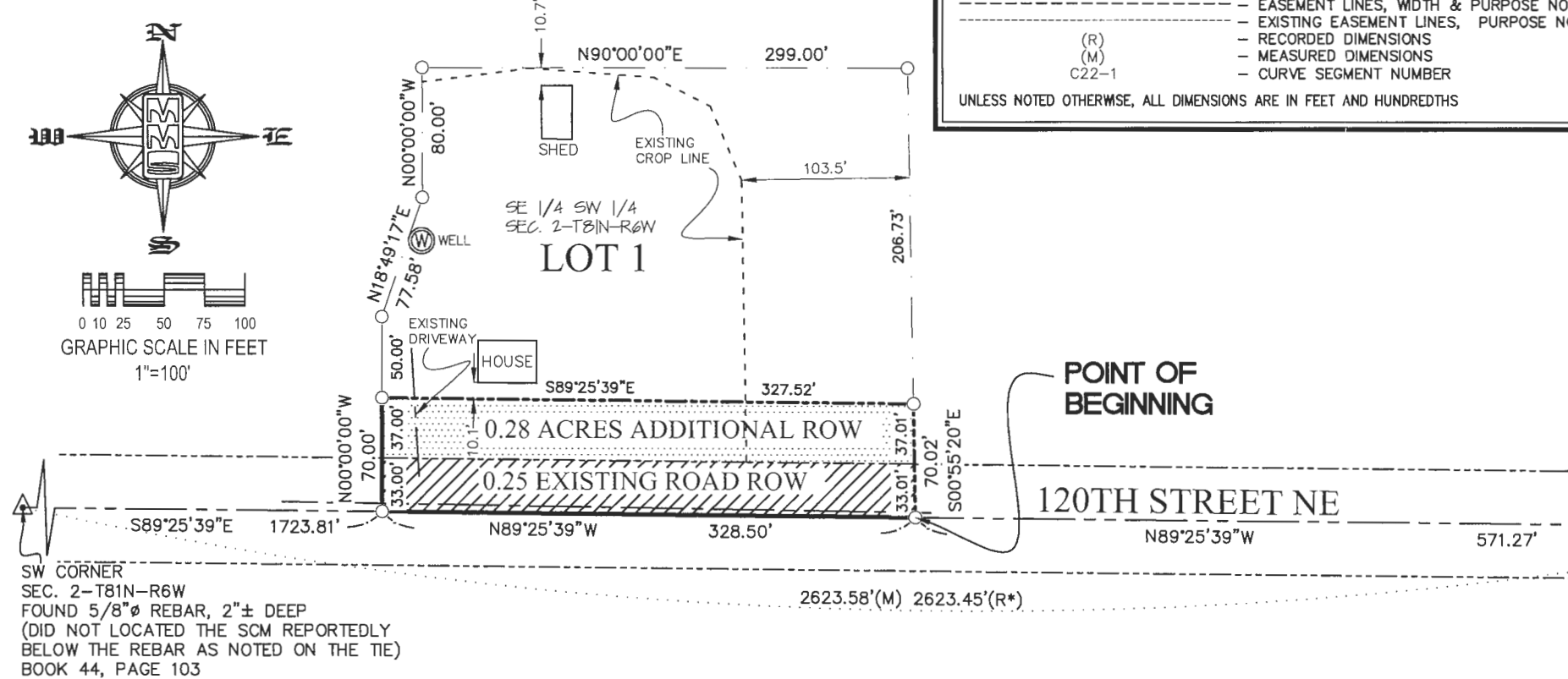
PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

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SURVEY REQUESTED BY:
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DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

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(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.

MARK A. STEIN  
P.L.S. Iowa Lic. No. 14675  
My license renewal date is December 31, 20\_\_.

LICENSED PROFESSIONAL LAND SURVEYOR  
MARK A. STEIN  
14675  
IOWA

SEAL

DRAFT

S 1/4 CORNER  
SEC. 2-T81N-R6W  
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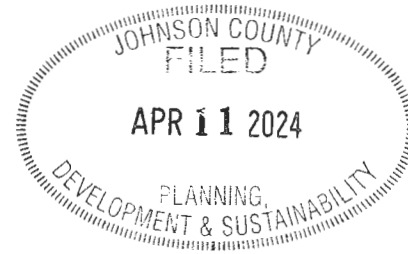


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net

Date	Revision



## ROAD RIGHT OF WAY ACQUISITION PLAT (KOHOUT ACRES)

A PORTION OF THE  
SE 1/4 OF THE SW 1/4  
OF SEC. 2-T81N-R6W  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 3/29/2024	
Surveyed by: JRD	Field Book No: 1388
Drawn by: MAS	Scale: 1" = 100'
Checked by: GDM, MAS	Sheet No: 1
Project No: 11913-001	of: 1