

|                 |            |       |                    |
|-----------------|------------|-------|--------------------|
| Office Use Only | 4/11/24    | \$600 | Pzc-24-28514       |
|                 | 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):

2661 Woodfield Ln NE, North Liberty

Parcel Number(s): 0716251008

Proposed Subdivision Name: Leroy's Landing

The subdivision contains 3.03 total acres divided into 3 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 1

Total buildable acres: 2.85

Total non-buildable acres: 0.17

Current Zoning: R

Proposed Use of the Subdivision: Residential

Mark Stein, Lacey Stutzman

L.Stutzman@mmsconsultants.net 319-351-2249

Name of Engineer/Surveyor

Contact Email and Phone

Matt Adam

madam@spmblaw.com 319-248-6316

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.

Michael And Kayla Melloy

Tyler Riddle

Name of Owner

Name of Applicant (if different)

2346 Mormon Trek Blvd, Iowa City, IA 52246  
Applicant Street Address (including City, State, Zip)

319-855-8332

tyler@mmscwa.com

Applicant Phone

Applicant Email

*Tyler Riddle*  
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)**



**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

Environmental Specialists

Landscape Architects

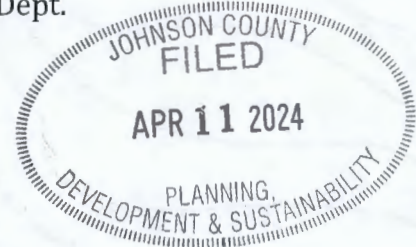
Land Planners

Land Surveyors

Civil Engineers

April 10, 2024

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



RE: Letter of Intent for Leroy's Landing

Dear Josh:

We are submitting a combined Preliminary and Final Plat for Leroy's Landing on behalf of Tyler Riddle, Melloy, Michael Melloy and Kayla Melloy for the property located at 2661 Woodfield Ln NE, North Liberty, which is owned by Michael and Kayla Melloy. The subdivision would create 1 additional buildable lot for a total of 2 Lots and 1 Outlot to be designated for infrastructure. The property currently contains an existing home built in 1979, and the intent is to demolish the existing house and build two new homes, one on each newly defined buildable lot.

There is an existing well on site that will continue to be utilized by Lot 1 and by Lot 2 in the future. Since the exact location of the new dwellings and future water line for use by Lot 2 are not know, an easement will not be created until such time.

A new septic system will be installed to service the lots, located within Outlot "A".

Access will continue to be utilized from Woodfield Lane NE, an offsite access easement and access easement agreement have been drafted to provide continued access across the existing driveway for Lot 1 and Lot 2. An access easement and access easement agreement specific for the use by Lot 2 across Lot 1 have been drafted and provided with this application.

A sensitive areas report and phase I archeological survey have been compiled and are attached to this application for review. A waiver of stormwater requirements was submitted and approved in September of 2023.

Respectfully submitted,

Lacey Stutzman, Project Manager



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

[www.mmsconsultants.net](http://www.mmsconsultants.net)

# EASEMENT EXHIBIT

## ACCESS EASEMENT

### JOHNSON COUNTY, IOWA

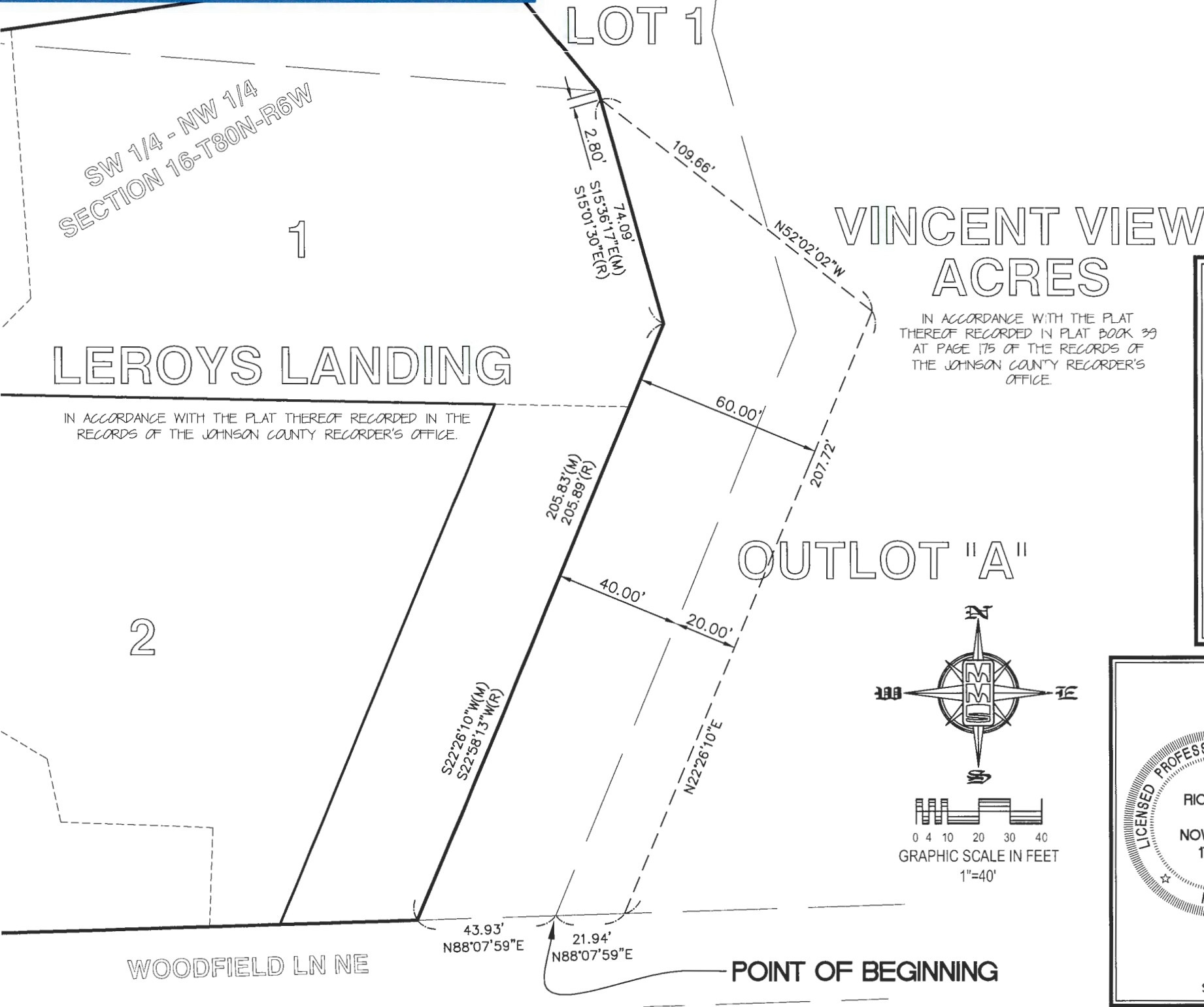
CENTERLINE DESCRIPTION - ACCESS EASEMENT

**BEGINNING** AT THE SOUTHEAST CORNER OF LOT 1 OF VINCENT VIEW ACRES, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 39 AT PAGE 175 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N88°07'59"E, 21.94 FEET, ALONG A SOUTHERLY LINE OF OUTLOT A OF VINCENT VIEW ACRES, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 39 AT PAGE 175 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N22°26'10"E, 207.72 FEET; THENCE N52°02'02"W, TO A POINT ON A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 109.66 FEET; THENCE S15°36'17"E, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 74.09; THENCE S22°26'10"W ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 205.83 FEET; THENCE N88°07'59"E, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 43.89 FEET TO THE **POINT OF BEGINNING**.

SAID ACCESS EASEMENT CONTAINS 14,819 SQUARE FEET, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

|   |   |
|---|---|
| LOCATION:<br>A PORTION OF LOT 1 AND OUTLOT A OF VINCENT VIEW ACRES, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA | TYLER RIDDLE<br>PROPRIETOR OR OWNER:<br>MICHAEL AND KAYLA MELLOY<br>PO BOX 5863<br>CORALVILLE, IOWA 52241 |
| LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:<br>RICHARD R. NOWOTNY, P.L.S.<br>MMS CONSULTANTS, INC.<br>1917 SOUTH GILBERT STREET<br>IOWA CITY, IOWA, 52240<br>PHONE: 319-351-8282   | DATE OF SURVEY:<br>SEPTEMBER 13, 2023   |
| DOCUMENT RETURN INFORMATION:<br>LAND SURVEYOR   |   |

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



| 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                  |
|                  | (R)                                     |
|                  | (M)                                     |
|                  | C22-1                                   |

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

| Date | Revision |
|------|----------|
|------|----------|



## EASEMENT EXHIBIT

## ACCESS EASEMENT

JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

|              |                |
|--------------|----------------|
| Date:        | 4/04/2024      |
| Surveyed by: | Field Book No: |
| RRN          | 30/1374        |
| Drawn by:    | Scale:         |
| LSS          | 1"=40'         |
| Checked by:  | Sheet No:      |
| RRN          | 1              |
| Project No:  | of:            |
| 2379-044     | 1              |

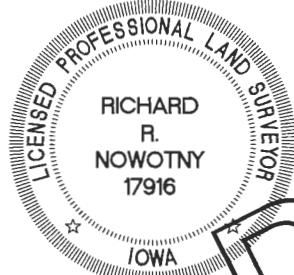
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

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

**DRAFT**



# PRELIMINARY AND FINAL PLAT LEROYS LANDING

A RESUBDIVISION OF A SURVEY IN LOT 6 OF SCHOOL COMMISSIONER'S SUBDIVISION OF SEC. 16-T80N-R6W, AND AUDITOR'S PARCEL 96113 EXCEPTING AUDITOR'S PARCEL 96112  
JOHNSON COUNTY, IOWA

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

### DESCRIPTION - LEROYS LANDING

A RESUBDIVISION OF A SURVEY IN LOT 6 OF SCHOOL COMMISSIONER'S SUBDIVISION OF SECTION 16-T80N-R6W AND AUDITOR'S PARCEL 96113 EXCEPTING AUDITOR'S PARCEL 96112, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

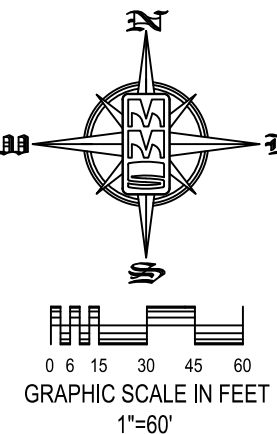
**BEGINNING** AT THE NORTHERN CORNER OF AUDITOR'S PARCEL 96113, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 37 AT PAGE 162 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S39°39'38"E, ALONG THE NORTHEAST LINE OF SAID AUDITOR'S PARCEL, A DISTANCE OF 54.85 FEET, TO THE SOUTHEAST CORNER OF SAID AUDITOR'S PARCEL; THENCE S15°36'17"E, ALONG AN EASTERLY LINE OF A SURVEY IN LOT 6, SCHOOL COMMISSIONER'S SUBDIVISION OF SECTION 16, TOWNSHIP 80 NORTH, RANGE 6 WEST, RECORDED IN BOOK 19 AT PAGE 28 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, A DISTANCE OF 76.89 FEET; THENCE S22°26'10"W, ALONG AN EASTERLY LINE OF SAID SURVEY, 205.83 FEET, TO THE SOUTHEAST CORNER OF SAID SURVEY; THENCE S88°07'59"W, ALONG THE SOUTHERLY LINE OF SAID SURVEY, 215.13 FEET; THENCE N63°34'58"W, ALONG THE SOUTHWESTERLY LINE OF SAID SURVEY, 390.60 FEET, TO THE MOST SOUTHERLY CORNER OF AUDITOR'S PARCEL 96112 AS RECORDED IN BOOK 37 AT PAGE 162 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N17°01'05"E, ALONG THE EASTERLY LINE OF SAID AUDITOR'S PARCEL, A DISTANCE OF 93.38 FEET, TO THE NORTHEAST CORNER OF SAID AUDITOR'S PARCEL; THENCE S81°25'09"E, ALONG A NORTHERLY LINE OF SAID SURVEY IN LOT 6, A DISTANCE OF 204.50 FEET; THENCE N73°19'41"E, ALONG A NORTHERLY LINE OF SAID SURVEY, 192.24 FEET; THENCE N81°33'31"E, ALONG A NORTHERLY LINE OF SAID SURVEY, 175.90 FEET, TO THE **POINT OF BEGINNING**.

SAID LEROYS LANDING CONTAINS 3.03 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### DESCRIPTION - CONSERVATION EASEMENT

**COMMENCING** AT THE SOUTHEAST CORNER OF LOT 2 OF LEROYS LANDING, JOHNSON COUNTY, IOWA; THENCE S88°07'59"W, ALONG THE SOUTHERN LINE OF SAID LOT 2, A DISTANCE OF 22.49 FEET, TO A POINT ON THE SOUTHERN LINE OF SAID LOT 2 AND THE **POINT OF BEGINNING**; THENCE S88°07'59"W, ALONG THE SOUTHERN LINE OF LOT 2, A DISTANCE OF 148.75 FEET; THENCE N63°34'58"W, ALONG A SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 390.60 FEET; THENCE N17°01'05"E, ALONG THE WESTERLY LINE OF LOT 1 OF SAID LEROYS LANDING, A DISTANCE OF 93.38 FEET; THENCE S81°25'09"E, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 204.50 FEET; THENCE N73°19'41"E, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 192.24 FEET; THENCE N81°33'31"E, ALONG A NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 22.15 FEET; THENCE S04°07'29"E, 86.06 FEET; THENCE S44°24'01"W, 15.90 FEET; THENCE S66°44'39"W, 39.31 FEET, TO A POINT ON THE EASTERLY LINE OF OUTLOT A OF SAID LEROYS LANDING SUBDIVISION; THENCE S16°40'39"E, 23.41 FEET, ALONG THE EASTERLY LINE OF SAID OUTLOT A; THENCE S70°36'52"E, 27.91 FEET; THENCE S17°33'12"W, 67.87 FEET; THENCE S59°19'53"E, 46.09 FEET; THENCE S11°34'34"E, 20.59 FEET; THENCE S87°59'15"E, 48.70 FEET; THENCE S02°00'08"W, 31.64 FEET TO THE **POINT OF BEGINNING**.

SAID CONSERVATION EASEMENT ENCOMPASS PORTIONS OF LOT 1 AND LOT 2 LEROYS LANDING, AND ALL OF OUTLOT A OF LEROYS LANDING, CONTAINING 1.83 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

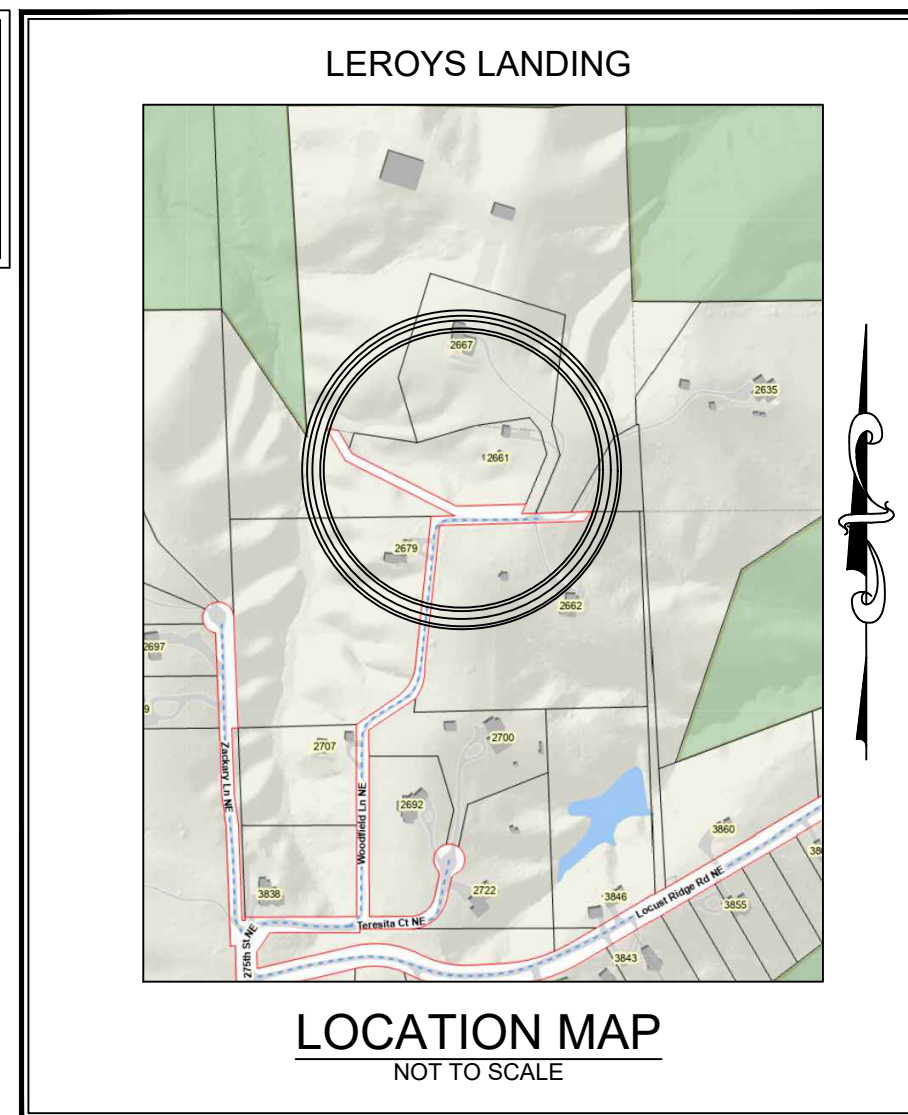


|                                      |      |
|--------------------------------------|------|
| PLAT APPROVED BY:                    |      |
| JOHNSON COUNTY BOARD OF SUPERVISORS: |      |
| CHAIRPERSON                          | DATE |

|   |   |
|---|---|
| LOCATION:<br>A RESUBDIVISION OF A SURVEY IN LOT 6, SCHOOL COMMISSIONER'S SUBDIVISION OF SEC. 16-TOWNSHIP 80 NORTH-RANGE 6 WEST AND AUDITOR'S PARCEL 96113, EXCLUDING AUDITOR'S PARCEL 96112 ALL OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA | SUBDIVIDERS:<br>MICHAEL AND KAYLA MELLOY<br>PO BOX 5863<br>CORALVILLE, IOWA 52241                 |
| LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:<br>RICHARD R. NOWOTNY, P.L.S.<br>MMS CONSULTANTS, INC.<br>1917 SOUTH GILBERT STREET<br>IOWA CITY, IOWA, 52240<br>PHONE: 319-351-8282   | SUBDIVIDERS' ATTORNEY:<br>MATTHEW J. ADAM<br>1150 5TH STREET, SUITE 170<br>CORALVILLE, IOWA 52401 |
| SURVEY REQUESTED BY:<br>TYLER RIDDLE  | PROPRIETOR OR OWNER:<br>MICHAEL AND KAYLA MELLOY<br>PO BOX 5863<br>CORALVILLE, IOWA 52241         |
| DATE OF SURVEY:<br>SEPTEMBER 13, 2023   | DOCUMENT RETURN INFORMATION:<br>LAND SURVEYOR   |

| LABEL | DESCRIPTION                                  |
|-------|--|
| (A)   | 5/8" REBAR W/ ALUMINUM LS CAP 6709           |
| (B)   | 5/8" REBAR W/ YELLOW PLASTIC MMS LS CAP 8165 |
| (C)   | 5/8" REBAR W/ ALUMINUM ILLEGIBLE CAP         |
| (D)   | 5/8" REBAR NO CAP                            |

- NOTES:
- BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (NORTH 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.
  - SEE THE SENSITIVE AREAS REPORT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF LEROYS LANDING, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
  - SEE RAZE AGREEMENT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF LEROYS LANDING, JOHNSON COUNTY, IOWA IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
  - LISTED RECORDED METES AND BOUNDS ARE DERIVED FROM THE VINCENT VIEW ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 39 AT PAGE 175, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
  - LOT 1 AND 2 SHALL HAVE A SHARED SEPTIC SYSTEM LOCATED ON OUTLOT "A".



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
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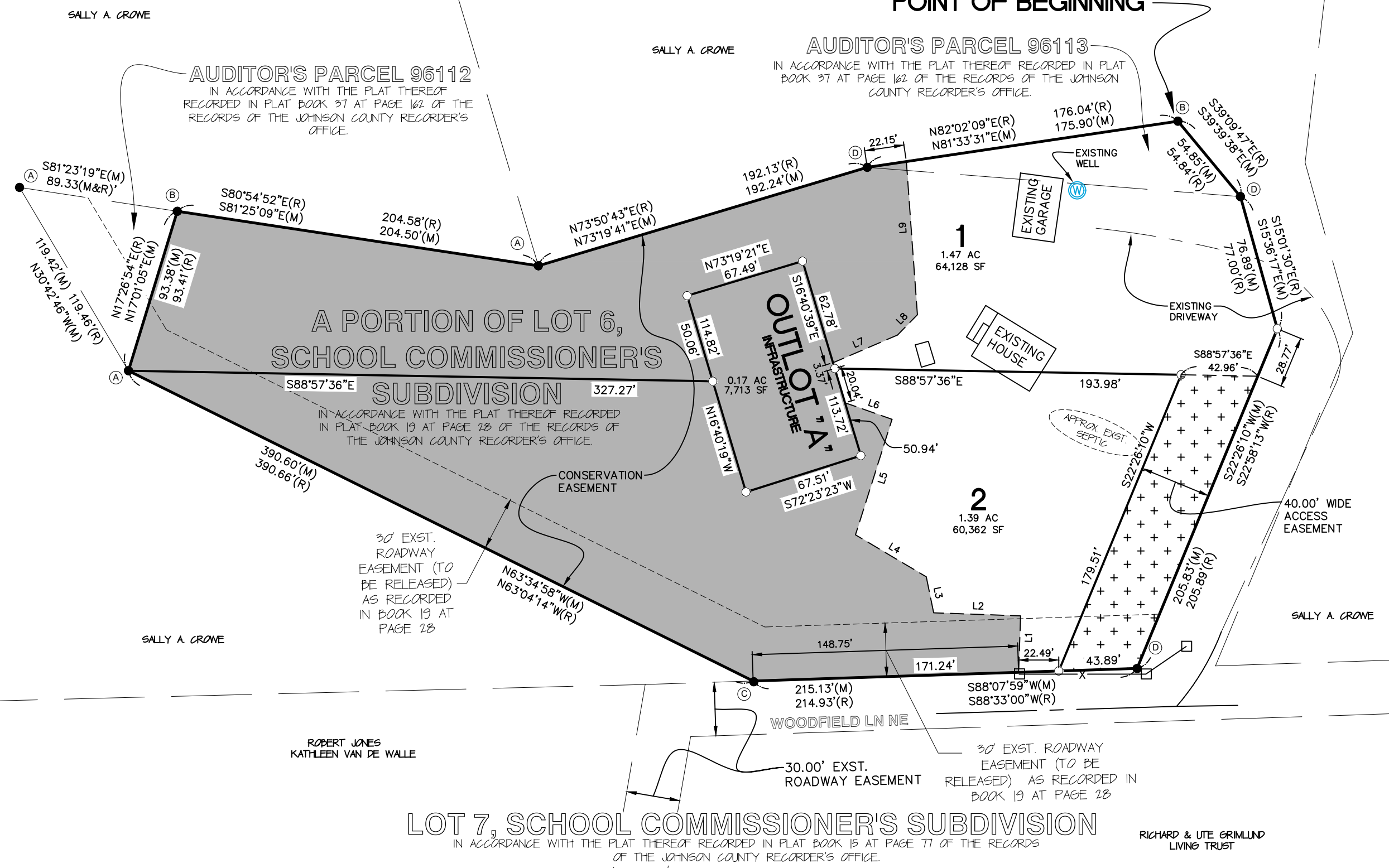
| Date | Revision |
|------|----------|
|------|----------|

## OUTLOT "A" VINCENT VIEW ACRES

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 39 AT PAGE 175 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

## LOT 1

### POINT OF BEGINNING



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\_\_.

Seal: RICHARD R. NOWOTNY 17916 IOWA

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

Notary Public, in and for the State of Iowa.

### 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") |
|  | - 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

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S2°00'08"W  | 31.64' |
| L2   | S87°59'15"E | 48.70' |
| L3   | S11°34'34"E | 20.59' |
| L4   | S59°19'53"E | 46.09' |
| L5   | S17°33'12"W | 67.87' |
| L6   | S70°36'52"E | 27.91' |
| L7   | S66°44'39"W | 39.31' |
| L8   | S44°24'01"W | 15.90' |
| L9   | S4°07'29"E  | 86.06' |

## LEROYS LANDING

A RESUBDIVISION OF A SURVEY IN LOT 6 OF SCHOOL COMMISSIONER'S SUBDIVISION OF SEC. 16-T80N-R6W, AND AUDITOR'S PARCEL 96113 EXCEPTING AUDITOR'S PARCEL 96112

### JOHNSON COUNTY IOWA

### MMS CONSULTANTS, INC.

|                 |            |
|-----------------|------------|
| Date:           | 04/01/2024 |
| Designed by:    | LRS        |
| Field Book No.: | 1374       |
| Drawn by:       | LSS        |
| Scale:          | 1"=60'     |
| Checked by:     | RRN        |
| Sheet No.:      | 1          |
| Project No.:    | 2379-044   |
| of:             | 1          |