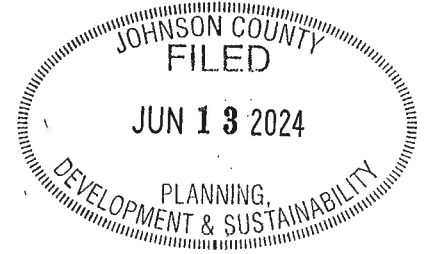


Office Use Only	6/13/24	\$540 ⁰⁰	P2C-24-28536
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):

RFD - 340th Street NE, Iowa City Iowa (Approximately 3040 feet west of 5374 340th Street NE, Iowa City IA)

Parcel Number(s): 0834376001, 0834451001

Proposed Subdivision Name: Murphy Acres

The subdivision contains 4.99 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 4.99 Total non-buildable acres: 0

Current Zoning: Ag Proposed Use of the Subdivision: Residential

Bradley R. Geater
Name of Engineer/Surveyor

bgeater@axiom-con.com; 319-519-6230
Contact Email and Phone

Christopher A. Jones
Name of Attorney

caj@shuttleworthlaw.com; 319-365-9461
Contact Email and Phone

PLEASE PRINT OR TYPE

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.

Lawrence and Tamara Murphy
Name of Owner

Name of Applicant (if different)

5374 340th Street NE, Iowa City, Iowa 52240

Applicant Street Address (including City, State, Zip)

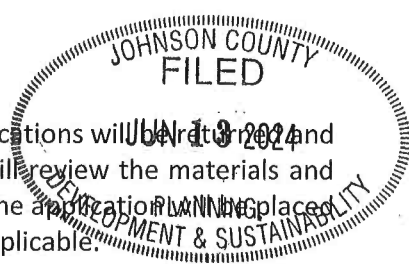
(319) 330-4199
Applicant Phone

gramtam21217@gmail.com
Applicant Email

Lawrence J. Murphy
Applicant Signature

Tamara Murphy

See back page for Application Submittal Requirements and Checklist



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.

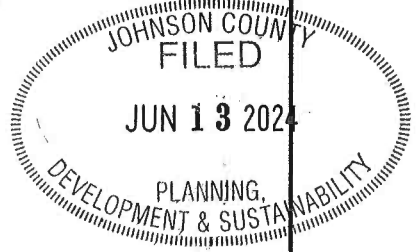
Items Required	Electronic Copy (PDF unless otherwise noted)	Hard Copies (number specified)
Application Fee (varies based on application. Fee: \$ _____)		(1)
This application form with all information completed		(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.		(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)		(2)
CAD line work of the plat, following the guidelines below		
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver		
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		
Proof of application to Johnson County Public Health for a Public Health Zoning Application		
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		(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.)		

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.

RECORDER'S INDEX	
COUNTY:	JOHNSON
SECTION:	34-80-5
QUARTER SECTION:	SE1/4 - SW1/4
CITY:	NA
SUBDIVISION:	MURPHY ACRES
BLOCK:	NA
LOT(S):	1
PROPRIETOR:	LAWRENCE J. & TAMARA L. MURPHY
REQUESTED BY:	TAMARA L. MURPHY
PREPARED BY:	AXIOM CONSULTANTS, LLC, 300 S. Clinton St. Unit 200, Iowa City, IA 52240 - PH# 319.519.6220

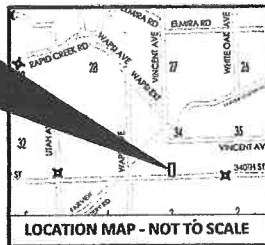
FOR RECORDER'S USE ONLY



PRELIMINARY AND FINAL PLAT MURPHY ACRES (FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA

NOTES:

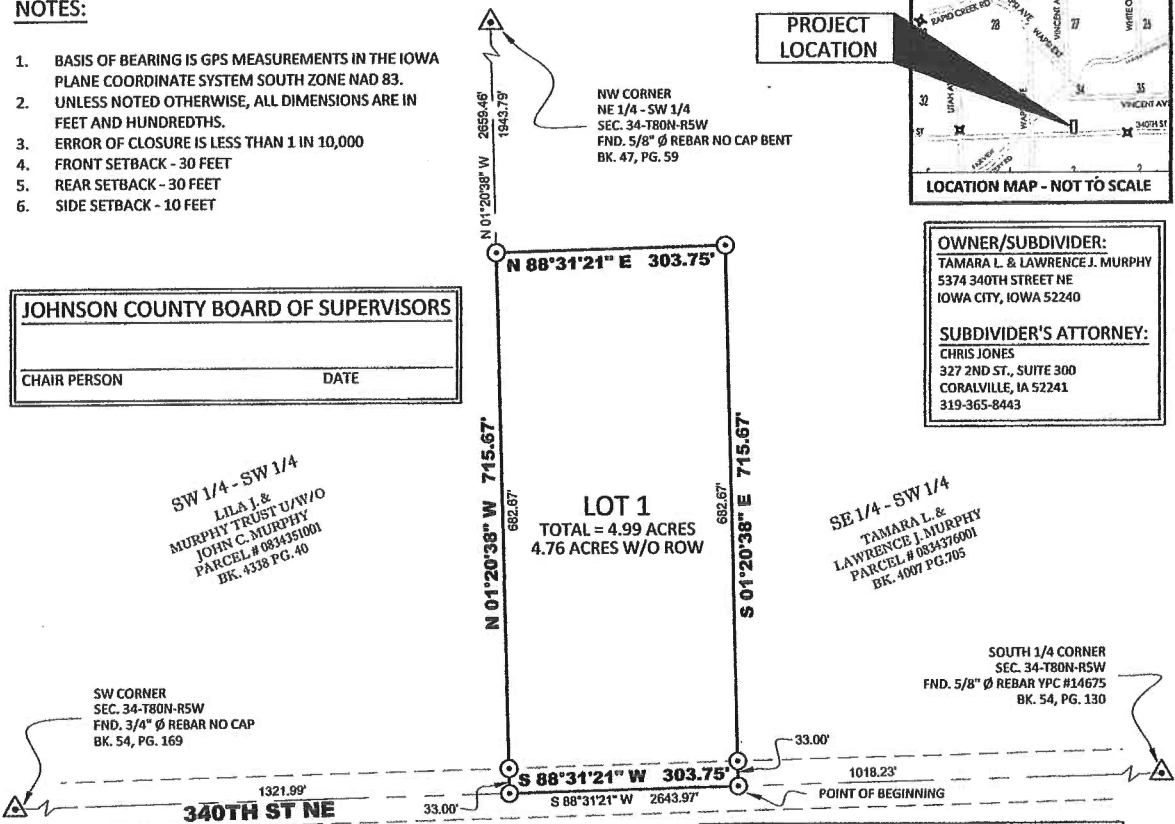
1. BASIS OF BEARING IS GPS MEASUREMENTS IN THE IOWA PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS.
3. ERROR OF CLOSURE IS LESS THAN 1 IN 10,000
4. FRONT SETBACK - 30 FEET
5. REAR SETBACK - 30 FEET
6. SIDE SETBACK - 10 FEET



JOHNSON COUNTY BOARD OF SUPERVISORS	
CHAIR PERSON	DATE

OWNER/SUBDIVIDER:
TAMARA L. & LAWRENCE J. MURPHY
5374 340TH STREET NE
IOWA CITY, IOWA 52240

SUBDIVIDER'S ATTORNEY:
CHRIS JONES
327 2ND ST., SUITE 300
CORALVILLE, IA 52241
319-365-8443



LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter (SE 1/4 - SW 1/4) of Section 34, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa and more particularly described as follows:

Commencing at the South Quarter of Section 34, Township 80 North, Range 5 West of the 5th P.M., Johnson County, Iowa; thence along the South line of said Section, S88°31'21" W, 1,018.23 feet to the Point of Beginning; thence continuing along said South line, S88°31'21" W, 303.75 feet to the West line of the Southeast Quarter of the Southwest Quarter (SE 1/4 - SW 1/4); thence along said West line, N01°20'38" W, 715.67 feet; thence N88°31'21" E, 303.75 feet; thence S01°20'38" E, 715.67 feet to the Point of Beginning.

Said Parcel contains 4.99 Acres and is subject to easement and other restrictions of record.

LEGEND	
	SECTION CORNER-AS LABELED
	SET 3/4" Ø PIPE OPC #19828
	ORANGE PLASTIC CAP
	YELLOW PLASTIC CAP
	PROPOSED BOUNDARY
	EXISTING EASEMENT
	SECTION LINE
	PREVIOUSLY RECORDED AS



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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

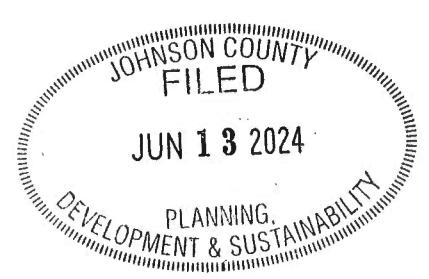
SHEET TITLE: FARM SPLIT
PROJECT NAME: MURPHY BOUNDARY

PROJECT MANAGER:	BRG
DATE ISSUED:	02/01/2024
CURRENT REV:	A

PROJECT NO.:	240007
SHEET NUMBER:	1.0

0 100 200
1" = 200'

S:\PROJECTS\2024\240007 - Larry & Terri Murphy - 5374 340th Street NE\GIS\Drawings\240007 Boundary.dwg



June 7, 2024

Johnson County Planning, Development and Sustainability
913 S Dubuque Street
Iowa City, IA 52240

We are submitting the required application forms for a Farmstead Split on our agriculture land for the possibility that one of our children will build a house on it in the future.

Lawrence and Tamara Murphy

Tamara Murphy
Lawrence Murphy