

Office Use Only	8/8/24	\$540 ⁰⁰	P2624-28567
	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):

A portion of the NE 1/4 of the NW 1/4 of Sec. 25-T81N-R5W on St Bridgets Road SE

Parcel Number(s): 0125201002

Proposed Subdivision Name: Leonard Timber Addition

The subdivision contains 5.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 4.77

Total non-buildable acres: 0.23

Current Zoning: Ag

Proposed Use of the Subdivision: Residential

Mark A. Stein, PLS

m.stein@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Patrick J. Ford

ford@lefflaw.com, 319-338-7551

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.

Estate of William J. Leonard

Name of Owner

Name of Applicant (if different)

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Applicant Signature

Idem M. Seibers

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 submission 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: \$ <u>540.00</u>)		(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	
<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	ly	
<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		
<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		
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	ly	(1) ly
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate	ly	
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.



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

August 7, 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 Leonard Timber Addition

Dear Josh:

The Estate of William J. Leonard desires to complete a farmstead split from property located at St. Bridgets Road NE in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25-T81N-R5W of the 5th P.M., Johnson County, Iowa.

The property is currently being used for row crops. They would like to be set up to construct a home on the new 5.00 acre lot. A new well and septic system will be installed. A new access on the east side of the property from St. Bridgets Road NE will be constructed as a driveway permit from Johnson County Secondary Roads is being sought.

Respectfully submitted,

Mark Stein, PLS

T:\3322\3322-002\3322-002Letter of Intent_Farmsplit.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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Experts in Planning and Development Since 1975



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LETTER OF TRANSMITTAL

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

Date: 8/8/24

Project #: 3322-002

From: MMS Consultants, Inc.

RE: Leonard Timber Addition

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3	8/8/24	3322-002	Application for Subdivision Plat Approval & \$540.00 fee
2	8/8/24	3322-002	Letter of Intent
1	8/8/24	3322-002	Road Resolution
1	8/8/24	3322-002	Certificate of County Auditor
2	8/8/24	3322-002	Preliminary & Final 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
LEONARD TIMBER ADDITION
(A FARMSTEAD SPLIT)
JOHNSON COUNTY, IOWA

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

OWNER/SUBDIVIDER:
ESTATE OF WILLIAM J. LEONARD
C/O JERRY SERBOUSEK
1904 WHITE OAK AVENUE NE
SOLON, IOWA 52333

OWNER'S ATTORNEY:
PATRICK J. FORD
LEFF LAW FIRM L.L.P.
222 SOUTH LINN STREET
IOWA CITY, IOWA 52240

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

N 1/4 CORNER
SEC. 25-T81N-R5W
FOUND 5/8"Ø REBAR
WITH YELLOW, PLASTIC
CAP NO. 8165, 2"± DEEP
BOOK 58, PAGE 142

NW CORNER
NE 1/4 NW 1/4
SEC. 25-T81N-R5W
FOUND 5/8"Ø REBAR
WITH YELLOW, PLASTIC
CAP NO. 8165, 8"±
EXPOSED,
BOOK 58, PAGE 141

30.00' WIDE
DRIVEWAY
EASEMENT
RECORDED IN
BOOK 5052,
PAGES 536-537

BARBARA E.
MICKELSON

PLAT OF SURVEY, AUDITOR'S PARCEL 2013051
JOHNSON COUNTY, IOWA ACCORDING TO THE
PLAT RECORDED IN PLAT BOOK 57, PAGE 374
IN THE RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

1334.63'(M) 1334.47'(R)

DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 25, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S01°53'21"E, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 967.40 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING S01°53'21"E, ALONG SAID EAST LINE, 300.00 FEET; THENCE S88°58'29"W, 800.00 FEET; THENCE N00°51'53"E, 110.00 FEET; THENCE N38°32'34"E, 155.00 FEET; THENCE N71°25'46"E, 234.00 FEET; THENCE N88°58'29"E, 470.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 5.00 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 WITH DATUM NAD83(2011) EPOCH 2010.000. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - 2) THE PARENT PARCEL OF 200± ACRES IS DESCRIBED IN A COURT OFFICER DEED RECORDED BOOK 672, PAGE 406 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

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

LOCATION:
A PORTION OF THE NE 1/4 OF THE NW 1/4
OF SECTION 25-T81N-R5W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

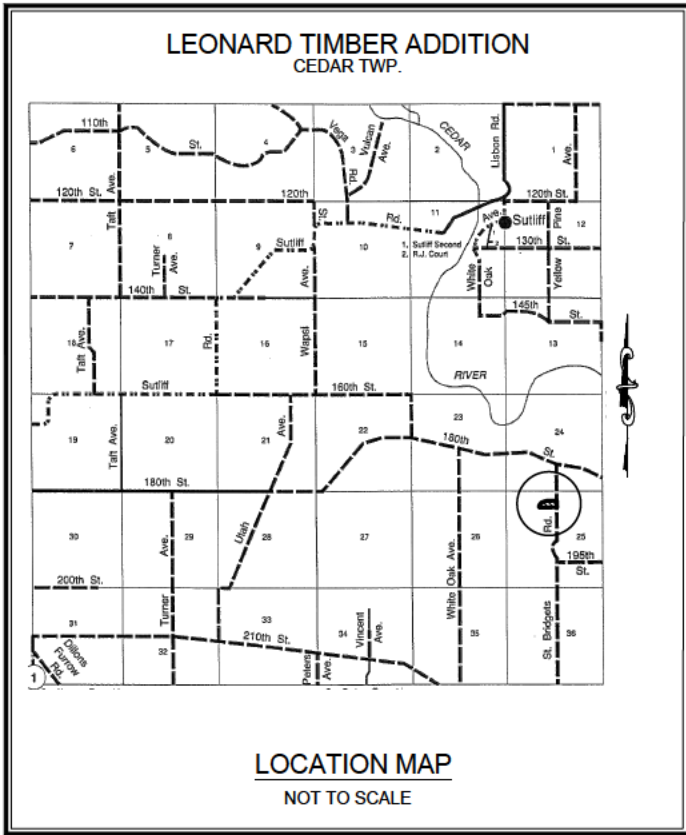
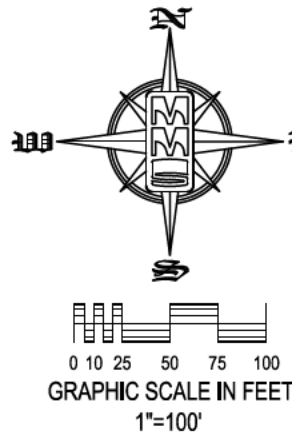
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:
MARK A. STEIN, P.L.S.
MMS CONSULTANTS, INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA 52240
PHONE: 319-351-8282

SURVEY REQUESTED BY:
JERRY SERBOUSEK AND JELENE SERBOUSEK

PROPRIETOR OR OWNER:
ESTATE OF WILLIAM J. LEONARD

DATE OF SURVEY:
JULY 19, 2024

DOCUMENT RETURN INFORMATION:
LAND SURVEYOR



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, SET
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8"Ø REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 14675")
- OUT "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
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- 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 expires on December 31, 20 ____.

Pages or sheets covered by this seal:

Signed before me this ____ day of _____, 20 ____.

Notary Public, in and for the State of Iowa.

PLAT OF SURVEY
AUDITOR'S PARCEL 2013051
JOHNSON COUNTY, IOWA
ACCORDING TO THE PLAT
RECORDED IN PLAT BOOK 57,
PAGE 374 IN THE RECORDS
OF THE JOHNSON COUNTY
RECORDER'S OFFICE

BARBARA E.
MICKELSON

THE ESTATE OF
WILLIAM J. LEONARD

SE 1/4 NW 1/4
SEC. 25-T81N-R5W

SE CORNER
NE 1/4 NW 1/4
SEC. 25-T81N-R5W
SET 5/8"Ø REBAR
WITH YELLOW, PLASTIC
CAP NO. 14675, 3"± DEEP
BOOK 58, PAGE 140

SCOTT W. DREEGE &
KELLY M. DREEGE

SW 1/4 NE 1/4
SEC. 25-T81N-R5W



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
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PRELIMINARY AND FINAL PLAT
LEONARD TIMBER ADDITION
(A FARMSTEAD SPLIT)

A PORTION OF THE
NE 1/4 OF THE NW 1/4 OF
SEC. 25-T81N-R5W
OF THE 5TH P.M.,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date: 7/23/2024

Surveyed by: RRR Field Book No: 1396

Drawn by: MAS Scale: 1" = 100'

Checked by: DMW, MAS Sheet No: 1

Project No: 3322-002 of: 1