

Office Use Only	8/8/24	\$580.00	P26-2428564
	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):

3186 Mohawk Rd. NE

Parcel Number(s): 0314176001

Proposed Subdivision Name: The Briar Patch

The subdivision contains 3.16 total acres divided into 2 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: _____

Total buildable acres: 2.73 Total non-buildable acres: _____

Current Zoning: AR Proposed Use of the Subdivision: Residential

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

Jim Houghton jhoughton@iclaw.net
 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.

Jeff & Carla Werning _____
 Name of Owner Name of Applicant (if different)

 Applicant Street Address (Including City, State, Zip)

 Applicant Phone

 Applicant Email

Carla Werning
 Applicant Signature

dotloop verified
 08/08/24 1:32 PM CDT
 L3VV-NSRQ-03PEJSIN

See back page for Application Submittal Requirements and Checklist

Applications should be emailed to planning@johnsoncountyia.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 not be reviewed 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 given to 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: \$580.00)		(1)
This application form with all information completed	JSR	(3)
Brief cover letter explaining the application and describing lots, road(s), 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	JSR	
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	N/A	
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	
<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	JSR	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate	JH	
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.



HART-FREDERICK CONSULTANTS P.C.



6 August 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: The Briar Patch, for Jeff & Carla Werning,
a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Werning's.

At this time the Werning's would like to split off this portion of their property for this existing residence and a new buildable lot. This parcel has access to Mohawk Rd. NE with water and septic established for Lot 1, Lot 2 has a new drive permit, attached.

If you have questions or if you require further information you may contact myself, Attorney: Jim Houghton or Carla Werning.

Respectfully Submitted,

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

C: Mrs. Carla Werning
Mr. Jim Houghton
HFCfile



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER
AICP, CFM
ASSISTANT DIRECTOR



WAIVER RESPONSE

Date: July 26th, 2024
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Environmental Regulations Coordinator
Re: Waiver Request for 3186 Mohawk Road NE (PPN 0314176001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 3186 Mohawk Road NE (PPN 0314176001). After review, the PDS Administrative Officer has issued the following decision on the request:

Request to waive Stormwater Management: With Building Permit

- Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: Approved

- Waiver has been requested and approved for all sensitive areas.
- This subdivision is exempt from the Historic Properties requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Environmental Regulations Coordinator

Office Use Only	7/25/24 Date Filed	PDS-24-28552 Application Number
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JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Sensitive Areas Ordinance



Type of Development Application: subdivision

Street Address or Layman's Description: 3186 Mohawk Rd NE, Solon, IA

Parcel Number(s): 0314176001

Please check all sensitive areas for which waiver is being requested:

- | | | | | |
|---|--|--|--|---|
| <input type="checkbox"/> Critical Wildlife Habitat | <input type="checkbox"/> Historic Properties | <input type="checkbox"/> Prairie & Prairie Remnant | <input type="checkbox"/> Savanna & Savanna Remnant | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Stream Corridors, Watercourses, and Surface Water Bodies | <input type="checkbox"/> Floodplain & Floodway | <input type="checkbox"/> Wetlands | <input type="checkbox"/> Woodlands | |

Justification for granting this waiver request should be attached hereto. See back of this page.

The undersigned hereby requests waiver from the Sensitive Areas Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Carla Werning
Name of Applicant

carlawerning@ruhlhomes.com
Applicant Email Address

319.360.9173
Applicant Phone

Name of Owner (if different)

Owner Email Address

3186 Mohawk Rd NE, Solon, IA
Owner Mailing Address (include City, State, Zip)

Carla Werning
Applicant Signature

dotloop verified
07/24/24 1:23 PM CDT
UWRX-PSWB-YOSC-WGSY

Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE PARTIAL APPROVAL** DENY

[Signature] 7/26/24
ADMINISTRATIVE OFFICER DATE

**See accompanying letter for explanation for specific requirements.



Initial or check each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

- A waiver request fee of \$50 due at time of submittal.
- A written narrative explaining the request.
- Supporting documentation to justify waiver approval for each sensitive area for which waiver is being requested (see below).

Examples of supporting information for each of the sensitive areas is listed below. Information additional to this may be necessary to sufficiently illustrate the absence of sensitive areas. If provided information does not confirm the absence of the sensitive area(s), the waiver request will be denied. The list below is meant to illustrate *potential* supporting information, and should not be construed as a complete list, or that including the provided items will guarantee waiver approval. **Please initial or check each sensitive area for which material has been provided in support of the waiver request.**

- Critical Wildlife Habitat:** documentation, such as aerial photographs, showing absence of potential habitat for Threatened and Endangered species.
- Floodplain and Floodway:** FEMA map showing absence of floodplain and floodway.
- Historic Properties:** letter from the Office of the State Archaeologist indicating that survey is not warranted. Residential subdivisions which propose no more than one buildable lot and no more than three outlots are exempt from Historic Properties requirements.
- Prairie and Prairie Remnant:** aerial photographs showing history of row crops.
- Savanna and Savanna Remnant:** aerial photographs showing absence of open-grown trees.
- Significant Slopes:** soil survey map showing absence of soils characterized by excessive slopes and/or contour map showing slopes less than 25%.
- Stream Corridors, Watercourses, and Surface Water Bodies:** U.S. Geological Survey Quadrangle Map showing absence of a blue line river, stream, or drainageway, and aeriels showing the absence of watercourses and surface water bodies.
- Wetlands:** National Wetlands Inventory (NWI) map showing absence of wetlands, soil survey map showing absence of hydric soils, and contour map showing absence of a geomorphic setting supportive of wetlands (e.g. depression, drainageway, surface water body, etc.).
- Woodlands:** aerial photographs showing absence or sparse distribution of trees.

Office Use Only	7/25/24 Date Filed	PDS-24-28552 Application Number
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JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: Subdivision

Street Address or Layman's Description: 3186 Mohawk Rd NE, Solon, IA

Parcel Number(s): 0314176001

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Carla Werning

carlawerning@ruhlhomes.com

Name of Applicant

Applicant Email Address

Applicant Phone

Name of Owner (if different)

Owner Email Address

3186 Mohawk Rd NE, Solon, IA

Owner Mailing Address (include City, State, Zip)

Carla Werning
dotloop verified
07/24/24 1:22 PM CDT
WLFM-3E2T-L7DC-70JY

07/24/2024

Applicant Signature

Date

ADMINISTRATIVE OFFICER'S DECISION: APPROVE WITH BUILDING PERMIT** DENY

[Signature] 7/26/24
ADMINISTRATIVE OFFICER DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

_____ A waiver request fee of \$50 due at time of submittal.

_____ A written narrative explaining the request.



SECONDARY ROADS DEPARTMENT

JOHNSON COUNTY ENGINEER
Greg S. Parker, PE

ASSISTANT COUNTY ENGINEER
Rob Winstead, PE & PLS

ASSISTANT COUNTY ENGINEER
Ed Bartels, PE & PLS

ASSISTANT COUNTY ENGINEER
Paul Wittau, PE

ASSISTANT TO THE ENGINEER
Jesse Ward EI

MAINTENANCE SUPERINTENDENT
Kevin Braddock

ASSISTANT MAINTENANCE SUPERINTENDENT
Shannon Smith

**ROADSIDE VEGETATION MANAGER/
WEED COMMISSIONER**
Chris Henze

4810 Melrose Avenue West, Iowa City, Iowa 52246

Phone: 319.356.6046

FAX: 319.339.6133

www.johnsoncountyiowa.gov

July 31, 2024

Jeffrey and Carla Werning
3186 Mohawk Rd. NE
Solon, IA. 52333

Your Permit To Perform Work Within County Right Of Way (2024-034) to add a driveway on Mohawk Rd NE between 3186 and 3212 has been approved.

Make sure to follow the Driveway And Field Entrance Information and refer to the Entrance Cross Section. The driveway will require a 15 inch by 30 foot culvert minimum. The driveway will need to be 4 feet from the cross tube that goes under Mohawk.

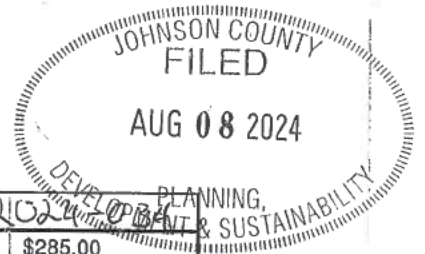
When you are working within the county right of way you are required to use the correct traffic control. If you have any questions you can call 319-356-6046.



Shannon Smith

Assistant Maintenance Superintendent
ssmith@johnsoncountyiowa.gov
Johnson County Secondary Roads Department
4810 Melrose Avenue West
Iowa City, Iowa 52246
319.356.6046 319.339.6133 (fax)





SECONDARY ROAD DEPARTMENT
4810 MELROSE AVENUE WEST
IOWA CITY, IOWA 52246
TEL (319) 356-6046 FAX (319) 339-6133

Permit #	21024
Fee	\$285.00
Cash/Check	<input type="checkbox"/>
Credit Card accepted by contacting our office	<input type="checkbox"/>

*Permit Fee is Non-Refundable

PERMIT TO PERFORM WORK WITHIN COUNTY RIGHT OF WAY

NO PERMIT WILL BE REVIEWED UNTIL CERTIFICATE OF INSURANCE AND PAYMENT HAS BEEN RECEIVED

PLEASE PRINT

APPLICANT NAME: Jeffrey & Carla Werning
MAILING ADDRESS: 3186 Mohawk Rd. NE
CITY, STATE, ZIP: Solon, IA. 52333
PHONE NUMBER(S): Carla 319-360-9173

ADDRESS/LOCATION OF PROPOSED WORK: 3186 Mohawk Rd. NE See attached sketch

SECTION 14 TOWNSHIP B1 RANGE 7 1/4 SECTION NE

SUBDIVISION NAME: none LOT #: none

ZONING APPLICATION #: not applied for yet

DETAILED DESCRIPTION OF PROPOSED WORK (driveway entrance, field entrance, pave driveway, clean ditch, cut brush, 50-50 rock sharing, etc.) Drive entrance proposed property split, for this subdivision Mohawk has a required 70' right of way applicants would like a 2nd drive, for new right of way will go through septic field & geo field. New drive will pass over these.

DATE THE SITE WILL BE MARKED WITH A FLAG: July 26, 2024

PERSON/CONTRACTOR DOING PROPOSED WORK: Clint Haight Custom Projects and Homes

I, (Print Full Name) Carla Werning, do solemnly swear that I have read the entire permit application and have fully completed all statements and provided all data called for herein truthfully and correctly and I agree to abide by all General Provisions and Special Provisions set forth herein.

S: Carla Werning dotloop verified 07/24/24 1:19 PM CDT SKM5-22X6-NQA4-JZXY

DATE: 07/24/2024

FOR COUNTY USE

PRELIMINARY INSPECTION BY: SS DATE: 7/26/24

FINAL INSPECTION BY: _____ DATE: _____

THE CULVERT DIAMETER REQUIRED AT THIS LOCATION IS _____ INCHES.

THE FOLLOWING SIGNATURE IS YOUR AUTHORITY TO PROCEED WITH THE WORK AS STATED ABOVE AND WITH REGARD TO THE SPECIAL PROVISIONS.

APPROVED BY: [Signature]
COUNTY ENGINEER

DATE: 7/30/24

*APPLICATION IS VALID FOR ONE (1) CALENDAR YEAR FROM APPROVAL DATE

GENERAL PROVISIONS



1. At the time of the application for permit is submitted, the applicant must have on file with Johnson County the **CERTIFICATE OF INSURANCE** from whoever is doing the proposed work.

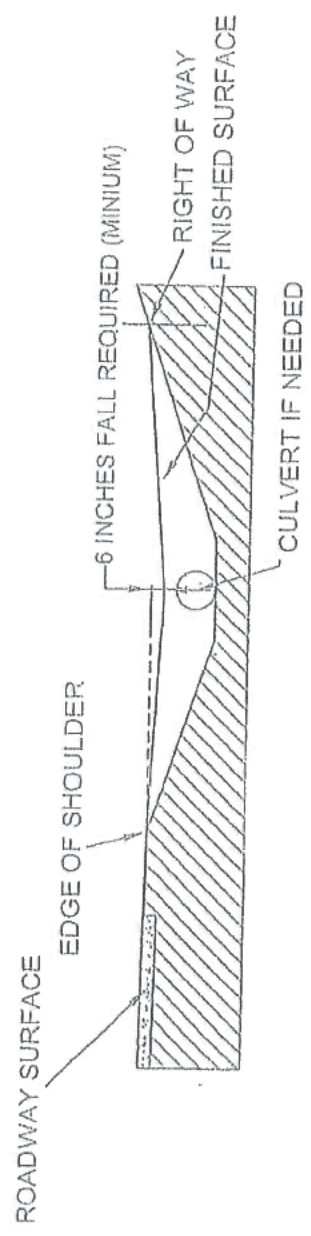
Please note: On the Certificate of Insurance, contractors are required to note the following:

“Johnson County is an additional insured as the County’s interests may appear.”

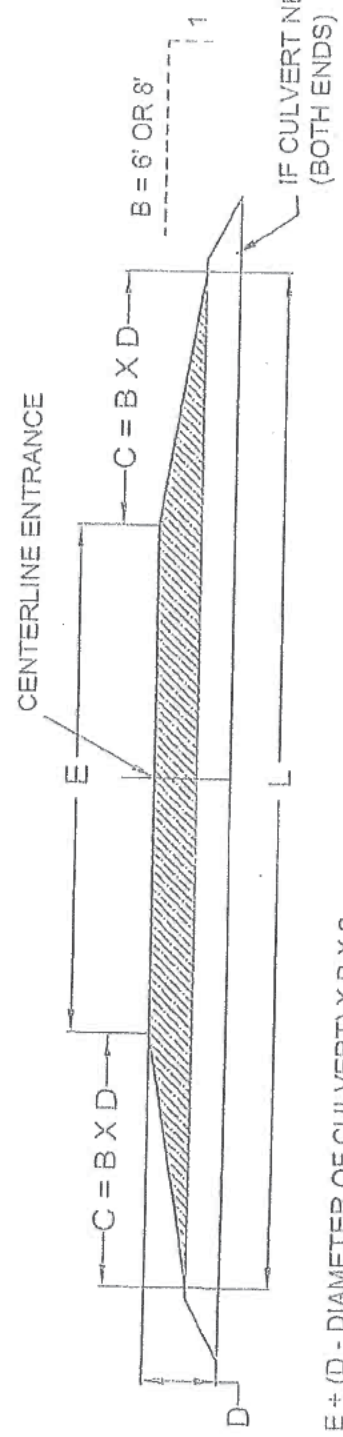
The County may, if deemed unnecessary by the nature of the proposed work, waive the requirement of the County being listed as additional insured.

2. Johnson County, its officers and employees assume no responsibility for property of permit holder by issuance of this permit.
3. The permit holder shall comply with the terms and conditions of the permit and any attached sheets. The permit holder shall take all reasonable precautions to protect and safeguard live and property of the traveling public and adjacent property owners, and shall indemnify and hold harmless Johnson County, its officers and employees for any damages that may be sustained on account of such construction.
4. The permit holder shall be responsible for any damages to the secondary road system of the County. The permit holder shall hold Johnson County, its officers and employees harmless for any damages that may result to the secondary road system of the County, and shall reimburse Johnson County for any expenditure the County may have to make on account of such construction.
5. The permit shall be void in case the construction work performed deviates from the work indicated on the permit. Any construction work that is done that deviates from the permit may be revoked by the County and the costs billed to the permit holder pursuant to Chapter 319, Code of Iowa, as amended by Chapter 1182 of the Laws of the 65th General Assembly. The forgoing shall not limit or restrict any other remedies available to the County.
6. The permit holder must erect and maintain all barricades, warning devices, and signs as required by the Iowa Manual on Uniform Traffic Control Devices.
7. The permit holder must take steps necessary to avoid and reduce inconveniences to traffic whenever possible.
8. The permit holder must notify Secondary Road Department in writing of the fact of the occurrence of any possible reportable accident that occurs while the work is being done.
9. The permit holder is responsible for notifying Secondary Road department within 15 days of completion. The work must be inspected for compliance.
10. No filling will be permitted in the right of way other than that necessary to construct the proposed work.

ENTRANCE CROSS SECTION



(IF SIDE SLOPES REQUIRED THEY SHALL BE 6:1 OR 8:1)



L = E + (D - DIAMETER OF CULVERT) X B X 2

C = LENGTH OF SIDE SLOPE (FROM EDGE OF ENTRANCE TO TOE OF DITCH)

D = DEPTH OF DITCH

E = WIDTH OF DRIVE (20' SINGLE, 40' DOUBLE)

L = LENGTH OF CULVERT

B = 6:1 OR 8:1

EXAMPLE ONLY

E = ENTRANCE WIDTH = 20 FT.

D = DEPTH OF DITCH = 5 FT.

B = SIDE SLOPE = 8 TO 1

CULVERT SIZE = 15 INCHES (1.25 FT.)

5 FT. - 1.25 FT. = 3.75 FT.

3.75 X 8 = 30 FT. X 2 = 60 FT. FOR SIDE SLOPES

60 FT. + 20 FT (SINGLE) = 80 FT TOTAL LENGTH



THIS PAGE FOR COUNTY USE ONLY

SPECIAL PROVISIONS

LOCATION: Mohawk Rd NE between 3186 & 3212

SIGHT DISTANCE: East - 575'
West - 630'

DRAINAGE AREA: 1 acre

SPEED LIMIT: 55 MPH

DAILY TRAFFIC COUNT: 180 cars per day

SIDE SLOPE: 3:1

CULVERT SIZE: 15" x 30' mdn

INSURANCE COMPANY: Hagge Insurance

POLICY NUMBER: 00613 7006

ADDITIONAL INSURED? _____

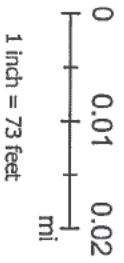
EXPIRATION DATE: 11/12/24



Johnson County GIS Web Printing

My Map

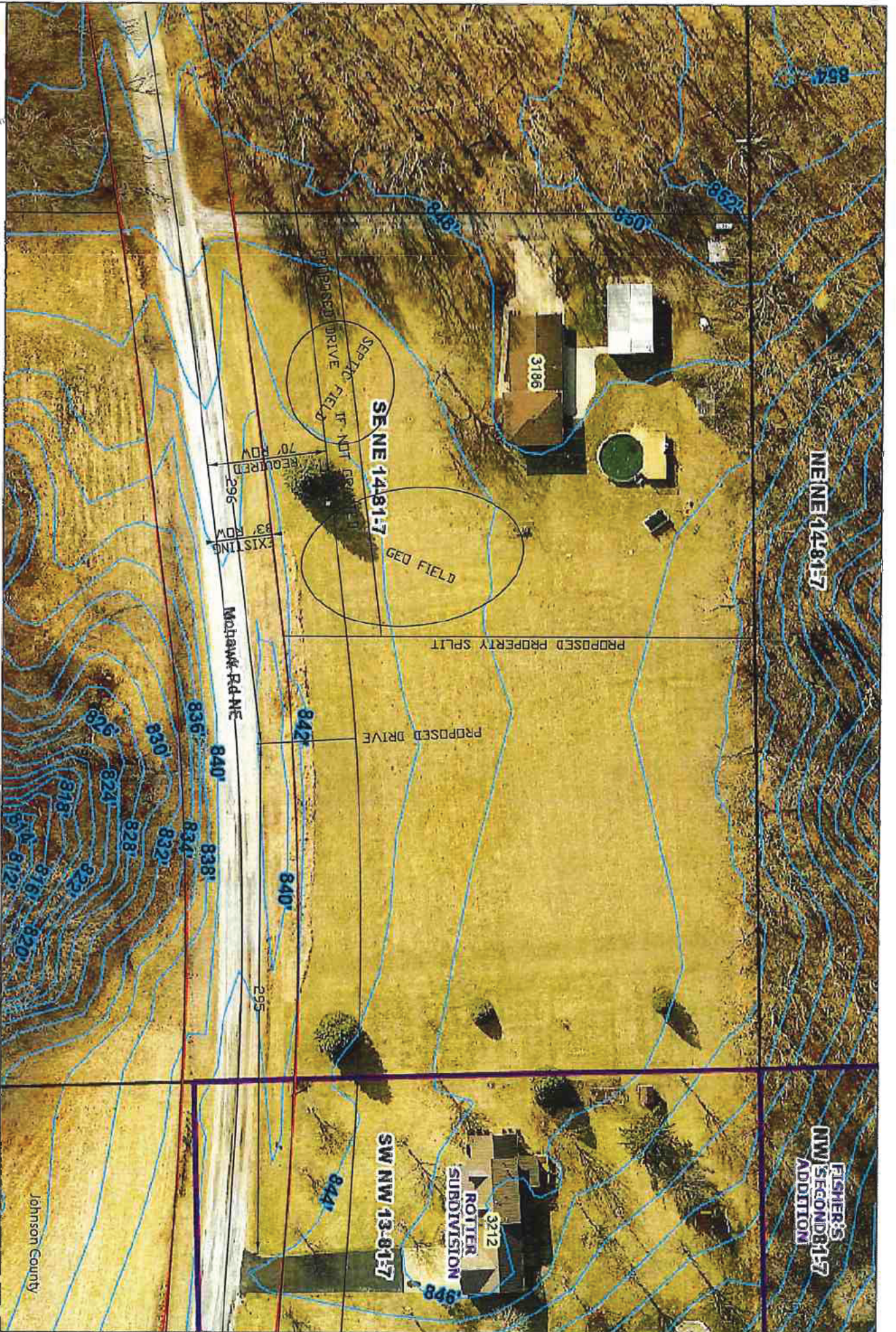
Printed: 7/22/2024



JOHNSON COUNTY
FILED
AUG 08 2024



The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.

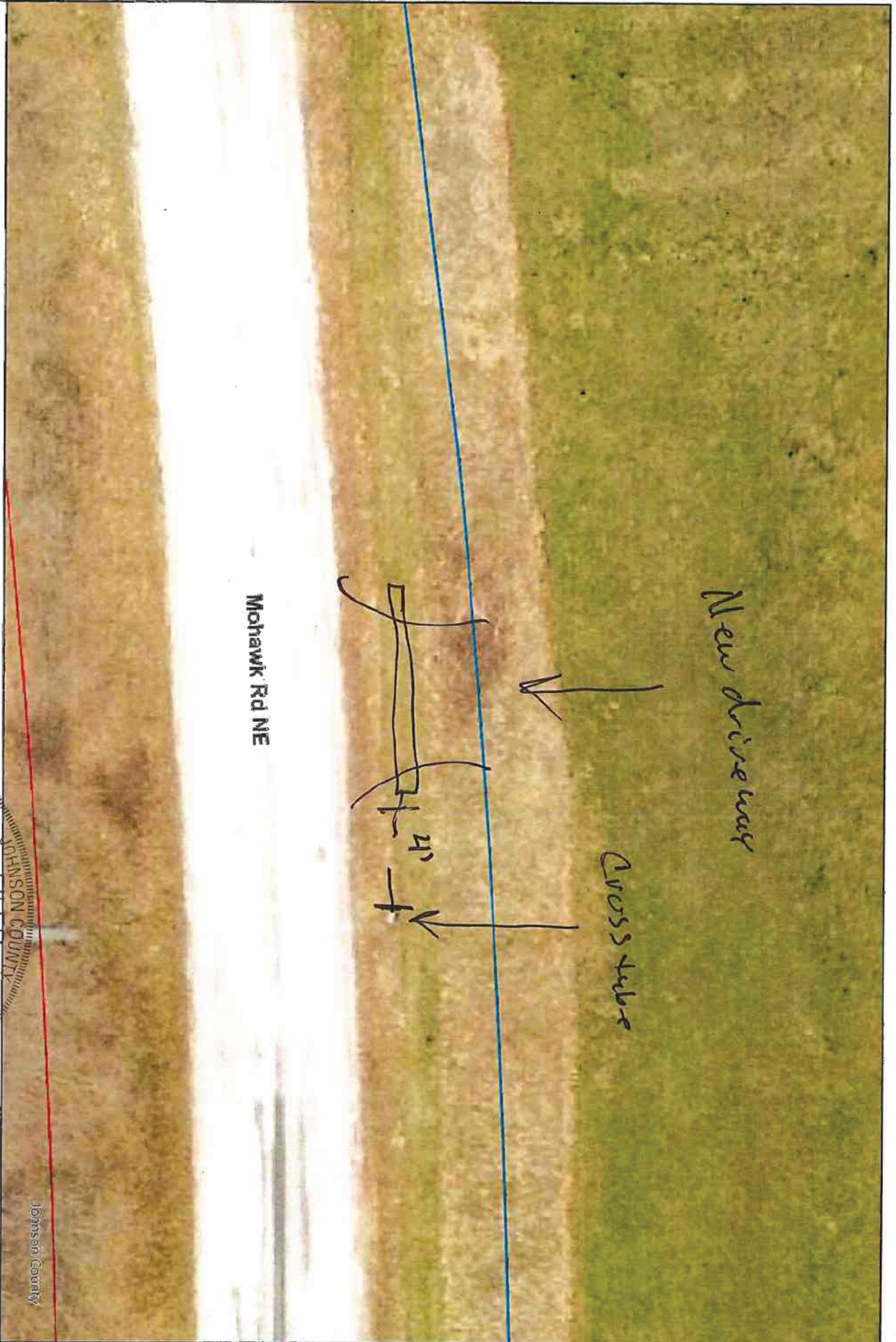




Johnson County GIS
Web Printing

My Map

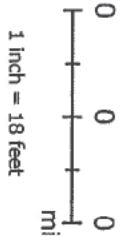
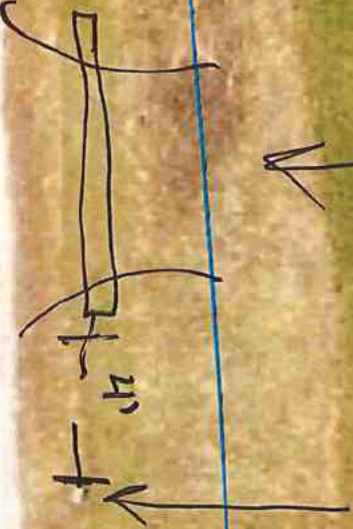
Printed: 7/30/2024



Mohawk Rd NE

New driveway

Cross tie

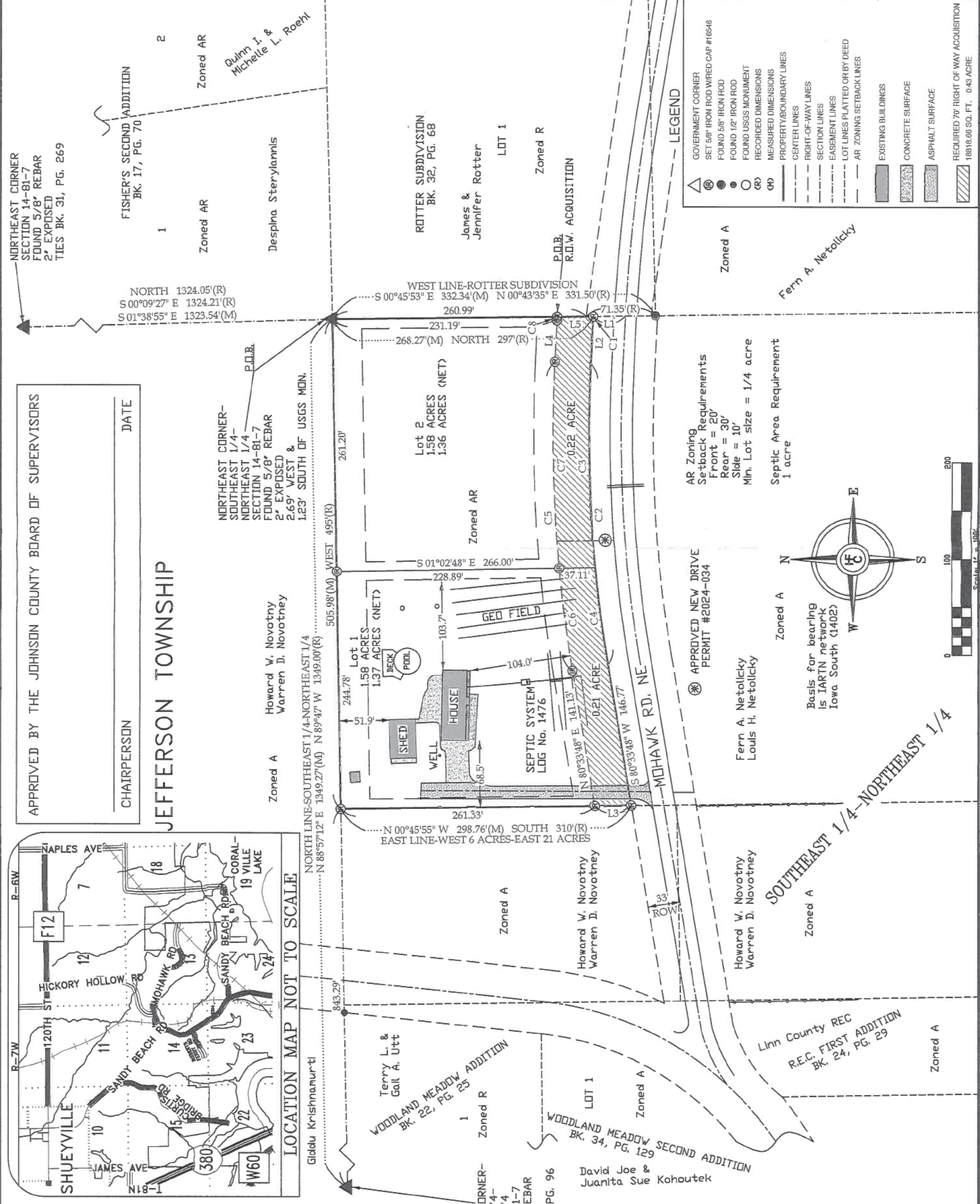
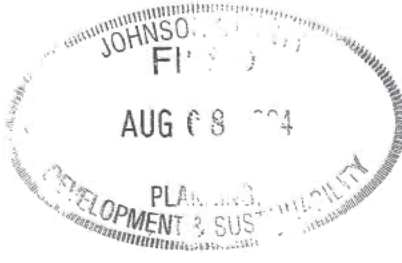


FILED
AUG 08 2024
PLANNING,
DEVELOPMENT & SUSTAINABILITY
JOHNSON COUNTY



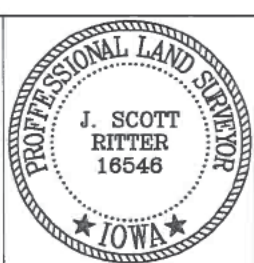
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INDEX LEGEND
 LOCATION: SOUTHEAST 1/4-NORTHEAST 1/4 SECTION 14, T-81-N, R-7-W
 REQUESTOR: JEFF & CARLA WERNING
 PROPRIETOR: JEFFREY B. & CARLA M. WERNING
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215



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)
THE BRIAR PATCH
 PART OF THE SE 1/4-NE 1/4 OF SECTION 14, T-81-N, R-7-W JOHNSON COUNTY, IOWA

DATE: 08/24 DRN: JSR APP: _____
 FLD BK: GPS PROJ. NO: 247135

Iowa License #16546, J. Scott Ritter, P.L.S., Hart-Frederick Consultants P.C.

HW 08256 4202/8/8 'D/G 'B/E 22747135 3E12727285 42021 A



HART-FREDERICK CONSULTANTS P.C.



www.hart-frederick.com

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

SUBDIVIDORS/OWNERS: JEFF & CARLA WERNING
3186 MOHAWK RD. NE
SOLON, IA. 52333

ATTORNEY: STEVE ANDERSON
568 HWY 1 W
IOWA CITY, IA. 52246

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

THE BRIAR PATCH

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 81 North, Range 7 West; thence S 00°45'53" E along the West line of Rotter Subdivision as is recorded in Plat Book 32 on page 68 in the office of the Johnson County Recorder, a distance of 268.27 feet to a point on the Northerly right of way line for Mohawk Road NE; thence Westerly along said Northerly right of way 6.07 feet along the arc of a 1942.86 foot radius curve, concave Southerly, whose 6.07 foot chord bears N 87°05'50" W; thence N 87°11'12" W along said Northerly right of way, a distance of 42.50 feet; thence Westerly along said Northerly right of way 313.30 feet along the arc of a 1465.39 foot radius curve, concave Southerly, whose 312.71 foot chord bears S 86°41'18" W; thence S 80°33'48" W along said Northerly right of way, a distance of 146.77 feet to a point on the East line of the West 6 acres of the East 21 acres of the Southeast 1/4 of the Northeast 1/4 of said Section 14; thence N 00°45'55" W along said East line, a distance of 298.76 feet to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 14; thence N 88°57'12" E along said North line, a distance of 505.98 feet to the Point of Beginning containing 3.16 acres and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:
Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 81 North, Range 7 West; thence S 00°45'53" E along the West line of Rotter Subdivision as is recorded in Plat Book 32 on page 68 in the office of the Johnson County Recorder, a distance of 231.19 feet to the Point of Beginning; thence continuing S 00°45'53" E along said West line, a distance of 37.08 feet to a point on the Northerly right of way line for Mohawk Road NE; thence Westerly along said Northerly right of way 6.07 feet along the arc of a 1942.86 foot radius curve, concave Southerly, whose 6.07 foot chord bears N 87°05'50" W; thence N 87°11'12" W along said Northerly right of way, a distance of 42.50 feet; thence Westerly along said Northerly right of way 313.30 feet along the arc of a 1465.39 foot radius curve, concave Southerly, whose 312.71 foot chord bears S 86°41'18" W; thence S 80°33'48" W along said Northerly right of way, a distance of 146.77 feet to a point on the East line of the West 6 acres of the East 21 acres of the Southeast 1/4 of the Northeast 1/4 of said Section 14; thence N 00°45'55" W along said East line, a distance of 37.43 feet; thence N 80°33'48" E, a distance of 141.13 feet; thence Easterly 321.22 feet along the arc of a 1502.39 foot radius curve, concave Southerly, whose 320.60 foot chord bears N 86°41'18" E; thence S 87°11'12" E, a distance of 42.50 feet; thence Easterly 3.75 feet along the arc of a 1979.86 foot radius curve, concave Southerly, whose 3.75 foot chord bears S 87°07'57" E to the Point of Beginning containing 0.43 acre.

NUMBER	DIRECTION	DISTANCE
L1	S 00°45'53" E	33.07'
L2	N 87°11'12" W	42.50'
L3	N 00°45'55" W	37.43'
L4	S 87°11'12" E	42.50'
L5	S 00°45'53" E	37.08'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	6.07	00°10'44"	1942.86	6.07	N 87°05'50" W
C2	313.30	12°15'00"	1465.39	312.71	S 86°41'18" W
C3	211.61	08°16'25"	1465.39	211.42	S 88°40'35" W
C4	101.70	03°58'35"	1465.39	101.68	S 82°33'05" W
C5	321.22	12°15'00"	1502.39	320.60	N 86°41'18" E
C6	107.12	04°05'07"	1502.39	107.10	N 82°36'21" E
C7	214.09	08°09'53"	1502.39	213.91	N 88°43'51" E
C8	3.75	00°06'31"	1979.86	3.75	S 87°07'57" E

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)
THE BRIAR PATCH
PART OF THE SE 1/4-NE 1/4 OF
SECTION 14, T-81-N, R-7-W
JOHNSON COUNTY, IOWA

DATE: 08/24	DRN: JSR	APP: _____
FLD BK: GPS	PROJ. NO: 247135	