

Office Use Only	9/12/24	\$	P2C-24-28586
	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):

Part of Outlot A of Shagbark Acres at Shagbark Ln NE, Solon

Parcel Number(s): 0222151004

Proposed Subdivision Name: Shagbark Acres 2nd Subdivision

The subdivision contains 1.89 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 1.89

Total non-buildable acres: 0

Current Zoning: Residential

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

Gregg Geerdes

geerdeslaw@peoplepc.com, 319-341-3304

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.

Richard & Joyce Barta Revocable Trust

Name of Owner

Name of Applicant (if different)

4150 Shagbark Ln NE, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Richard Barta

Applicant Signature

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.

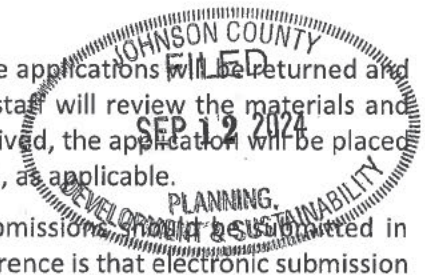
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 12:00 p.m. the day after the 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: \$ ^{540.00})		(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	67	
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 <u>public county road</u> : copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads		
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		
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		
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	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.)	ly	

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

September 12, 2024

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

RE: Shagbark Acres 2nd Subdivision

Dear Josh,

On behalf of Richard Barta, we are filing a one lot subdivision application to create a new buildable lot. The goal is to make a portion of Outlot A, the tract of land shown on a Plat of Survey recorded in Plat Book 59 Page 305 in the records of the Johnson County Recorder's Office, and Auditor's Parcel 2024049 into Lot 1 of Shagbark Acres 2nd Subdivision, a buildable lot.

There is an existing driveway and well already being utilized.

Please feel free to contact us with any questions.

Respectfully submitted,

Mark A. Stein, PLS

T:\0436\0436-002\0436-002LetterofIntent_Farmsplit.docx

T:\0436\0436-002\0436-002LetterofIntent_Farmsplit.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



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LETTER OF TRANSMITTAL

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

Date: 9/12/24	Project #: 0436-002
From: MMS Consultants, Inc.	
RE: Shagbark Acres 2nd Subdivision	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3	9/12/24	0436-002	Application for Subdivision Plat Approval & Client Check for \$540.00 fee
2	9/12/24	0436-002	Letter of Intent
1	9/12/24	0436-002	Road Resolution
1	9/12/24	0436-002	Certificate of County Auditor
2	9/12/24	0436-002	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

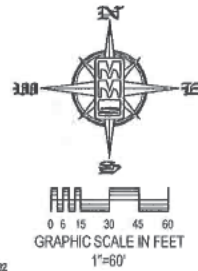
Land Surveyors

Civil Engineers

PRELIMINARY AND FINAL PLAT
SHAGBARK ACRES 2ND SUBDIVISION

A REPLAT OF A PORTION OF OUTLOT A SHAGBARK ACRES SUBDIVISION, AUDITOR'S PARCEL 2024049 AND THE TRACT OF LAND SHOWN IN PLAT BOOK 59, PAGE 305 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, LOCATED IN THE S 1/2 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SEC. 22-T81N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

PLAT PREPARED BY: MMS CONSULTANTS INC. 1917 S. GILBERT STREET IOWA CITY, IA 52240
OWNER/SUBDIVIDER: RICHARD AND JOYCE BARTA REVOCABLE TRUST 4150 SHAGBARK LANE NE SOLON, IOWA 52333
OWNER'S ATTORNEY: GREGG GEERDES DEY BUILDING 105 IOWA AVENUE, SUITE 234 IOWA CITY, IOWA 52240



LOCATION:
A PORTION OF OUTLOT A OF SHAGBARK ACRES SUBDIVISION AND AUDITOR'S PARCEL 2024049 AND THE TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY AS RECORDED IN PLAT BOOK 59, PAGE 305, ALL LOCATED IN THE S 1/2 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SEC. 22-T81N-R6W 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:
RICHARD J. BARTA

PROPRIETOR OR OWNER:
RICHARD J. BARTA AS TRUSTEE OF THE RICHARD AND JOYCE BARTA REVOCABLE TRUST DATED JULY 22, 2002

DATES OF THE SURVEY:
APRIL 19, 2024 AND AUGUST 2, 2024

DOCUMENT RETURN INFORMATION:
LAND SURVEYOR



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

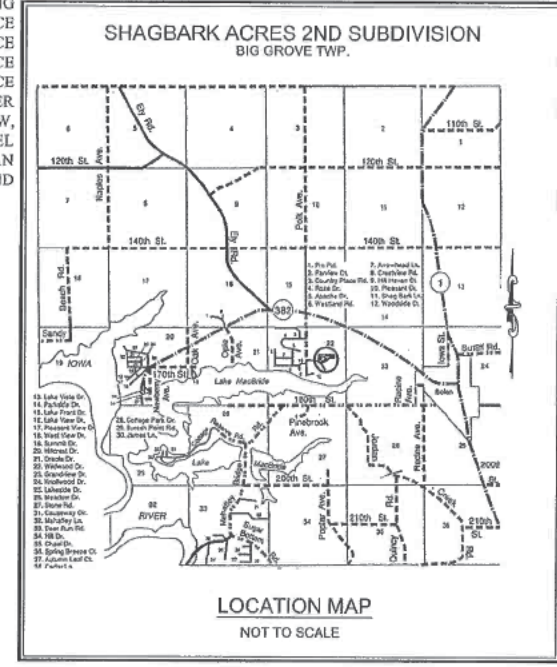
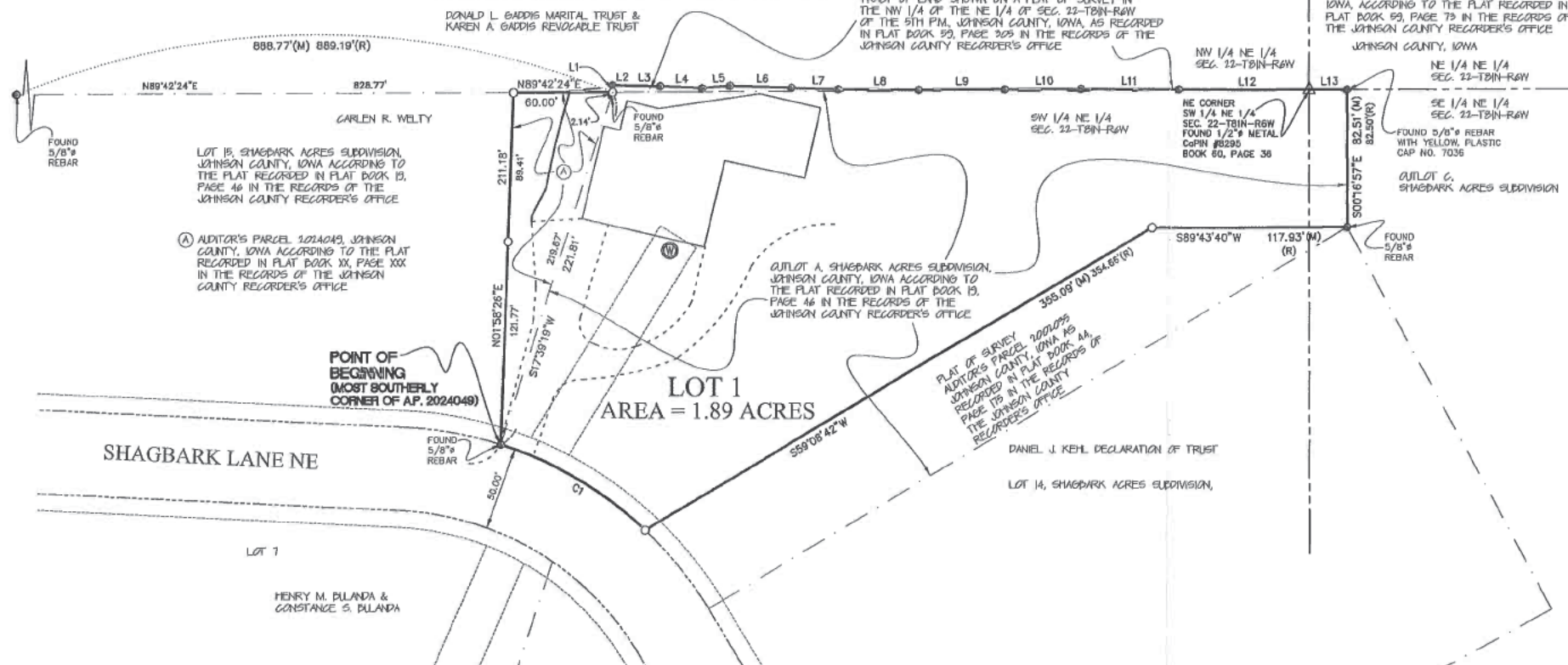
PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE

DESCRIPTION
A PORTION OF OUTLOT A OF SHAGBARK ACRES SUBDIVISION AND AUDITOR'S PARCEL 2024049 AND THE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY AS RECORDED IN PLAT BOOK 59, PAGE 305 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, ALL LOCATED IN THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF AUDITOR'S PARCEL 2024049, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK XX, PAGE XXX IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N01°58'26"E, ALONG THE WEST LINE OF SAID AUDITOR'S PARCEL 2024049, A DISTANCE OF 211.18 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE N89°42'24"E, ALONG THE NORTH LINE OF SAID PARCEL, 60.00 FEET TO THE NORTHWEST CORNER OF OUTLOT A OF SHAGBARK ACRES, JOHNSON COUNTY, IOWA ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 19, PAGE 46 IN SAID RECORDER'S OFFICE; THENCE N17°39'19"E, ALONG THE WESTERLY LINE OF A TRACT OF LAND SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 59, PAGE 305 IN SAID RECORDER'S OFFICE, 4.43 FEET; THENCE S88°08'35"E, ALONG THE NORTH LINE OF SAID TRACT, 12.36 FEET; THENCE S89°19'38"E, ALONG SAID NORTH LINE, 15.04 FEET; THENCE S87°07'56"E, ALONG SAID NORTH LINE, 25.00 FEET; THENCE N84°37'01"E, ALONG SAID NORTH LINE, 16.77 FEET; THENCE S88°12'55"E, ALONG SAID NORTH LINE, 37.15 FEET; THENCE S88°31'45"E, ALONG SAID NORTH LINE, 28.20 FEET; THENCE S89°45'21"E, ALONG SAID NORTH LINE, 49.06 FEET; THENCE N89°34'49"E, ALONG SAID NORTH LINE, 51.06 FEET; THENCE N89°20'30"E, ALONG SAID NORTH LINE, 45.96 FEET; THENCE S89°48'21"E, ALONG SAID NORTH LINE, 59.35 FEET; THENCE N89°53'53"E, ALONG SAID NORTH LINE, 78.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE N89°40'53"E, 23.20 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE S00°16'57"E, ALONG THE EAST LINE OF SAID OUTLOT A, 82.51 FEET TO THE NORTHEAST CORNER OF AUDITOR'S PARCEL 2002035, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 44, PAGE 175 IN SAID RECORDER'S OFFICE; THENCE S89°43'40"W, ALONG THE NORTH LINE OF SAID AUDITOR'S PARCEL 2002035, A DISTANCE OF 117.93 FEET; THENCE S59°08'42"W, ALONG THE NORTHWESTERLY LINE OF SAID AUDITOR'S PARCEL 2002035, A DISTANCE OF 355.09 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID OUTLOT A; THENCE NORTHWESTERLY, 102.04 FEET ALONG SAID SOUTHERLY LINE AND AN ARC OF A 225.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, WHOSE 101.17 FOOT CHORD BEARS N59°44'50"W, TO THE POINT OF BEGINNING, CONTAINING 1.89 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNER SET (3/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
- 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 SEQUENCE NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	25°59'02"	51.91'	102.04'	225.00'	101.17'	N59°44'50"W

Line #	Direction	Length	Line #	Direction	Length
L1	N17°39'19"E	4.43'	L1	S19°05'49"W	4.09'
L2	S88°08'35"E	12.36'	L2	N86°49'03"W	12.07'
L3	S89°19'38"E	15.04'	L3	N88°00'06"W	14.88'
L4	S87°07'56"E	25.00'	L4	N85°12'39"W	24.54'
L5	N84°37'01"E	16.77'	L5	S85°38'10"W	16.76'
L6	S88°12'55"E	37.15'	L6	N86°57'20"W	37.71'
L7	S88°31'45"E	28.20'	L7	N87°32'16"W	28.77'
L8	S89°45'21"E	49.06'	L8	N88°37'33"W	48.91'
L9	N89°34'49"E	51.06'	L9	N89°29'36"W	50.67'
L10	N89°20'30"E	45.96'	L10	N89°06'27"W	45.52'
L11	S89°48'21"E	59.35'	L11	N88°04'04"W	60.44'
L12	N89°53'53"E	78.12'	L12	N88°23'24"W	77.51'
L13	N89°40'53"E	23.20'	L13	S88°57'45"W	23.47'

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 PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
2) THE TRACT OF LAND SHOWN ON AUDITOR'S PARCEL, RECORDED IN PLAT BOOK 59, PAGE 305 WAS COMPLETED AS PART OF A RULING IN CIVIL COURT CASE NUMBER 06521 EGC07466 FILED 11/24/2015 WITH THE CLERK OF DISTRICT COURT, JOHNSON COUNTY, IOWA.
3) THE FOUND PINS ALONG THE TRACT OF LAND SHOWN ON THE PLAT OF SURVEY RECORDED IN PLAT BOOK 59, PAGE 305 IN THE JOHNSON COUNTY RECORDER'S OFFICE, WERE 1/2" REBAR PINS WITH NO CAPS, UNLESS NOTED OTHERWISE.
4) THE PIN BETWEEN L2 AND L3 WAS UNABLE TO BE RESET.

AREA SUMMARY

NW 1/4 NE 1/4	0.01 ACRE
SW 1/4 NE 1/4	1.834 ACRES
SE 1/4 NE 1/4	0.044 ACRE
TOTAL	1.89 ACRES

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 of sheets covered by this seal: _____

SEAL

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

Notary Public, in and for the State of Iowa.

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A PORTION OF OUTLOT A OF SHAGBARK ACRES SUBDIVISION AND AUDITOR'S PARCEL 2024049 AND THE TRACT OF LAND AS SHOWN ON THE PLAT OF SURVEY RECORDED IN PLAT BOOK 59, PAGE 305, LOCATED IN THE S 1/2 OF THE NE 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SEC. 22-T81N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: AUGUST 6, 2024

Surveyed by: JRD, RFR
Field Book No: 1393, 1396

Drawn by: MAS
Scale: 1" = 60'

Checked by: GDM, MAS
Sheet No: 1

Project No: 0436-002 of 1