

Office Use Only	11-14-24	\$540.00	P2C-24-28623
	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):

SW 1/4 of NE 1/4 of Sec. 26-T81N-R5W on White Oak Ave NE, Solon

Parcel Number(s): 0126151001

Proposed Subdivision Name: White Oak Corner Addition

The subdivision contains 4.70 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 4.42 Total non-buildable acres: .28

Current Zoning: Agricultural

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.

Tony Serbousek c/o Jerry Serbousek

Name of Owner

Name of Applicant (if different)

1904 White Oak Ave NE, Solon IA 52333

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Applicant Signature

*by Salwa POA*

**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)**

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.

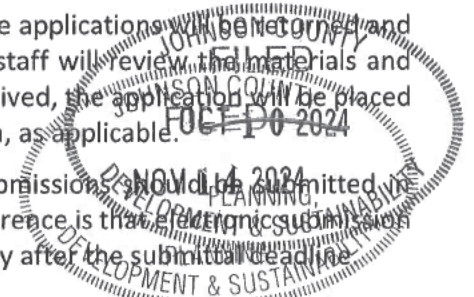
If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, but will be accepted until 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: \$ <sup>540.00</sup> )		(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	
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	ly	(1) ly
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.)	ly	

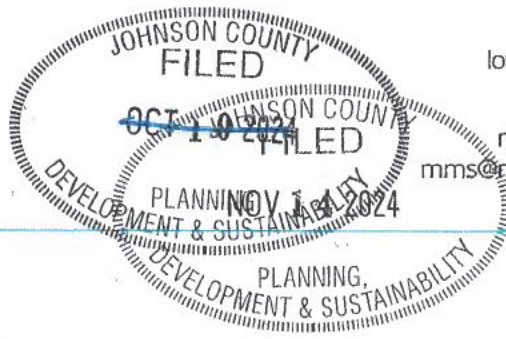
**Electronic Submission Requirements for CAD line work:**

- 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

October 10, 2024

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

RE: White Oak Corner Addition

Dear Josh:

Tony Serbousek desires to complete a farmstead split from his property located at White Oak Avenue NE, Solon, IA 52333.

This subdivision request is solely to split 4.70 acres from the rest of the farmland, no construction is planned at this time.

When a future home is constructed, a new septic system and well will be installed. At home construction time, a new driveway access will be applied for from Secondary Roads. This access will be in the northwest corner of the parcel from White Oak Avenue NE.

This subdivision was approved by the Board of Supervisors in January 2020, but was not recorded.

Please feel free to contact me if you have further questions.

Respectfully submitted,

Mark A. Stein, PLS

T:\3323\3323-002\3323-002LetterofIntent2.docx

Environmental Specialists

Landscape Architects

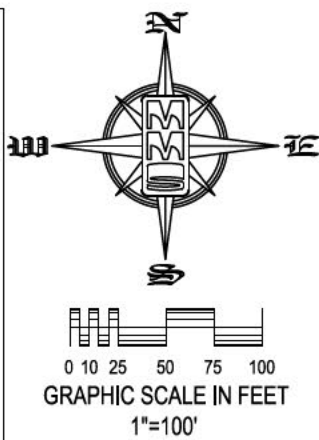
Land Planners

Land Surveyors

Civil Engineers

**PRELIMINARY AND FINAL PLAT  
WHITE OAK CORNER ADDITION  
(A FARMSTEAD SPLIT)  
JOHNSON COUNTY, IOWA**

<b>LOCATION:</b> A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SEC. 26-T81N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA	
<b>LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:</b> RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	
<b>SURVEY REQUESTED BY:</b> TONY SERBOUSEK	
<b>PROPRIETOR OR OWNER:</b> TONY SERBOUSEK	
<b>DATE OF SURVEY:</b> SEPTEMBER 9, 2019	
<b>DOCUMENT RETURN INFORMATION:</b> LAND SURVEYOR	



- NOTES: 1) THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 26-T81N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA, BEARS S02°21'01"E BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION ON SEPTEMBER 9, 2019. THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.
- 2) THE PARENT PARCEL OF 400± ACRES IS DESCRIBED IN A WARRANTY DEED IN TRUST RECORDED IN BOOK 2675, PAGE 217 AND AN AFFIDAVIT IN AID OF TITLE RECORDED IN BOOK 2873, PAGE 135, IN THE JOHNSON COUNTY RECORDER'S OFFICE.
- 3) PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH WAS RECORDED WITH THE LEGAL DOCUMENTS FOR WHITE OAK CORNER ADDITION.
- 4) THIS PLAT WAS PREVIOUSLY APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS IN 2020, BUT IT WAS NEVER RECORDED.

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

**OWNER/SUBDIVIDER:**  
TONY SERBOUSEK  
1648 SOMERSET LANE  
IOWA CITY, IOWA 52240

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

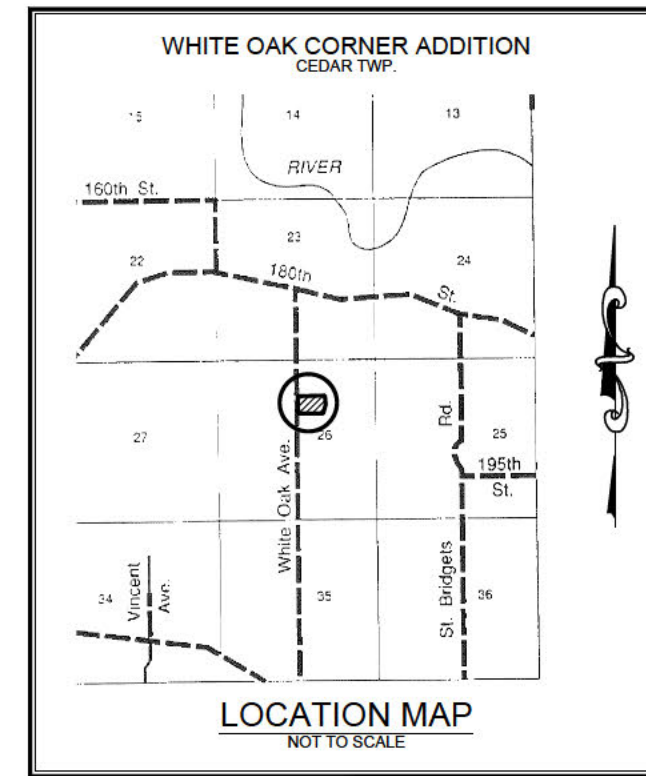
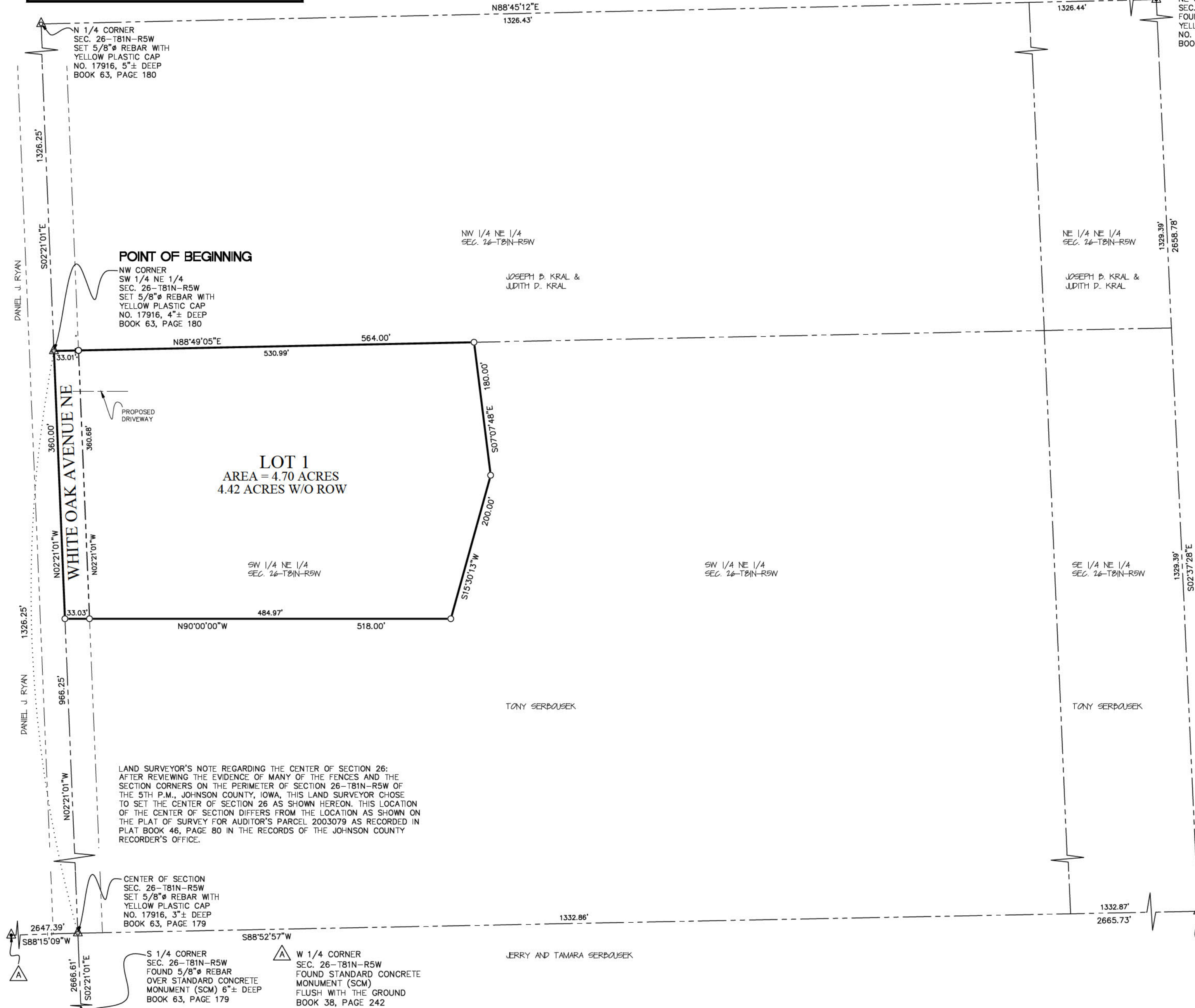
**LEGAL DESCRIPTION**

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 26, 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 26, TOWNSHIP 81 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S02°21'01"E, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1326.25 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26 AND THE POINT OF BEGINNING; THENCE N88°49'05"E, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 564.00 FEET; THENCE S07°07'48"E, 180.00 FEET; THENCE S15°30'13"W, 200.00 FEET; THENCE N90°00'00"W, 518.00 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 26; THENCE N02°21'01"W, ALONG SAID WEST LINE, 360.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.70 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

<b>PLAT APPROVED BY:</b>	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE



**LEGEND AND NOTES**

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- CONGRESSIONAL CORNER, RECORDED LOCATION
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNER(S) SET
	(5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- 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 EASEMENT LINES, PURPOSE NOTED
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

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

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

Notary Public, in and for the State of Iowa.

**CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
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[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
12/4/2019	ADDED NOTE PER COUNTY REQUEST -mas
9/17/2024	PER RRN FINAL REVIEW -mas

**PRELIMINARY AND FINAL PLAT  
WHITE OAK CORNER ADDITION  
(A FARMSTEAD SPLIT)**

**A PORTION OF THE  
SW 1/4 OF THE NE 1/4 OF  
SEC. 26-T81N-R5W  
OF THE 5TH P.M.,  
JOHNSON COUNTY,  
IOWA**

**MMS CONSULTANTS, INC.**

Date: 9/12/2019

Surveyed by: GDM/RRN	Field Book No: 1265
Drawn by: MAS	Scale: 1"=100'
Checked by: GDM/RRN	Sheet No: 1
Project No: IOWA CITY 3323-002	of: 1