

Office Use Only	1/2/25	\$	P2C-25 28647
	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):
 4779 180th St. NE

Parcel Number(s): 0130101001 & 0130176001

Proposed Subdivision Name: _____

The subdivision contains 10 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 4.16

Total non-buildable acres: 3.98

Current Zoning: A Proposed Use of the Subdivision: Residential

Scott Ritter
 Name of Engineer/Surveyor

sritter@hart-frederick.com
 Contact Email and Phone

James Houghton
 Name of Attorney

jhoughton@iclaw.net
 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.

Marcus A. Divoky
 Name of Owner

Name of Applicant (if different)

4779 180th St. NE Solon, IA. 52333
 Applicant Street Address (including City, State, Zip)

[Redacted]
 Applicant Phone

[Redacted]
 Applicant Email

Marcus A. Divoky
 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 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: \$ <u>560</u>)		(1)
This application form with all information completed	<u>JSR</u>	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	<u>JSR</u>	(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)	<u>JSR</u>	(2)
CAD line work of the plat, following the guidelines below	<u>JSR</u>	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	<u>JSR</u>	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	<u>JSR</u>	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	<u>N/A</u>	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	<u>JSR</u>	
<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	<u>N/A</u>	
<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>JSR</u>	
<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	<u>N/A</u>	
CAD line work of stormwater infrastructure, following the guidelines below	<u>N/A</u>	
<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 2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	<u>JSR</u>	(1)
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.)	<u>JH</u>	

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.



ENGINEERS & SURVEYORS

30 December 2024

Mr. Josh Busard
Johnson County Zoning Director

Re: Sandhill Subdivision, for Marcus Divoky,
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for the Marcus Divoky. At this time he would like to split off this portion of his property for a new house and area around. This subdivision has access to 180th St. NE with a water system and septic to be established.

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

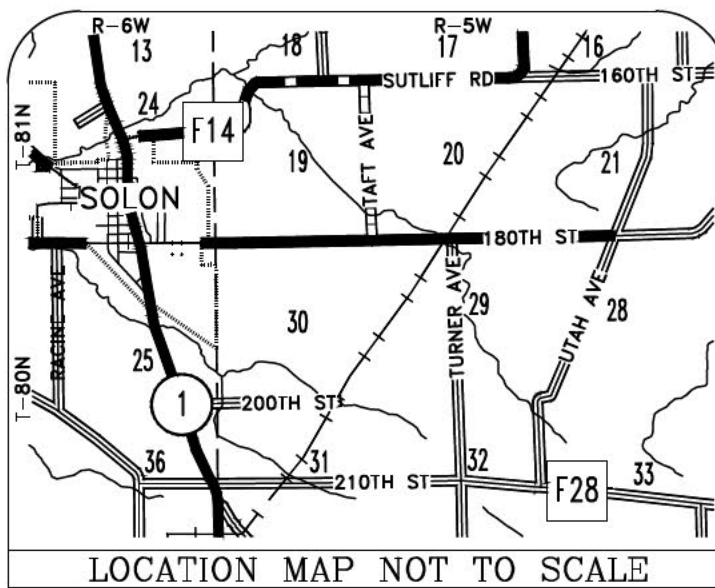
Respectfully Submitted,

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

C: Mr. Marcus Divoky
Mr. James Houghton
HFCfile

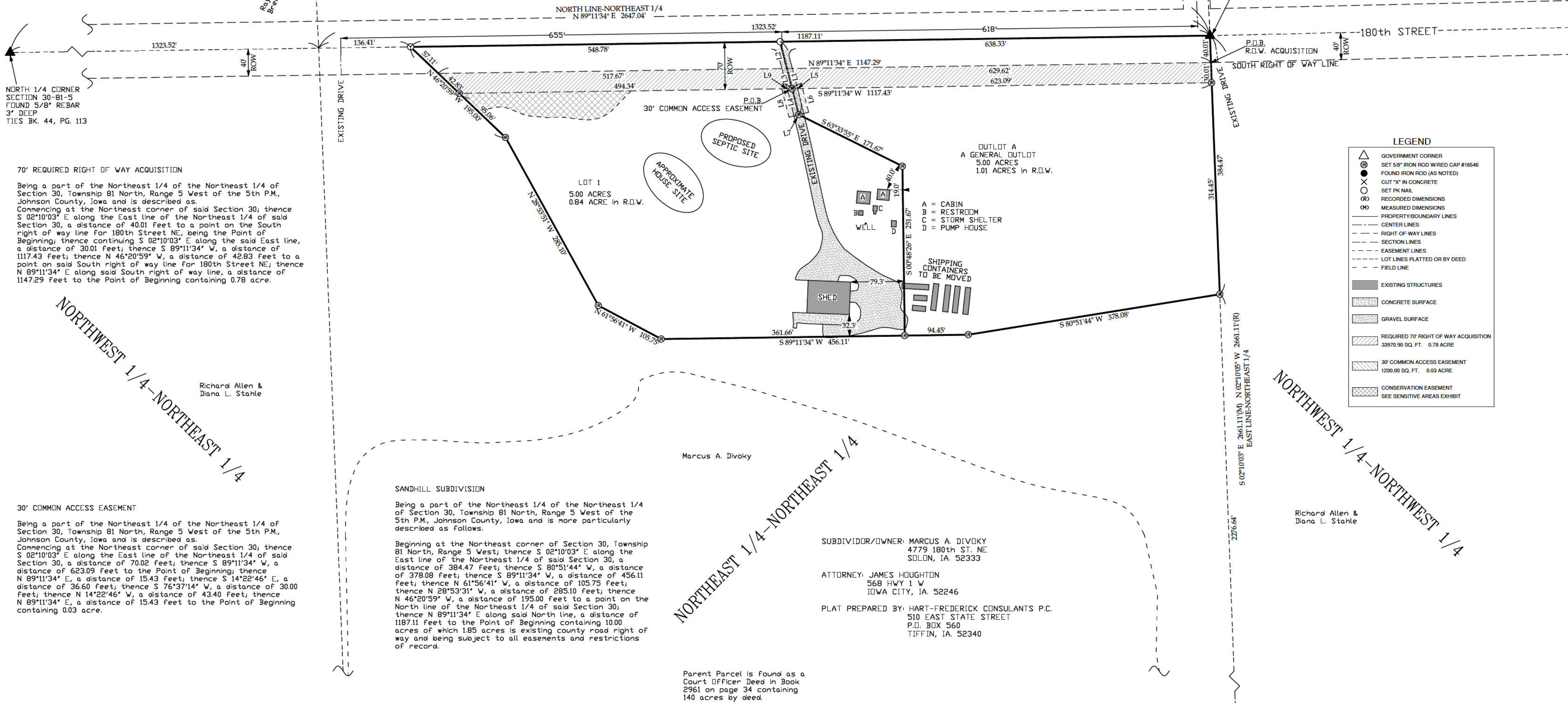
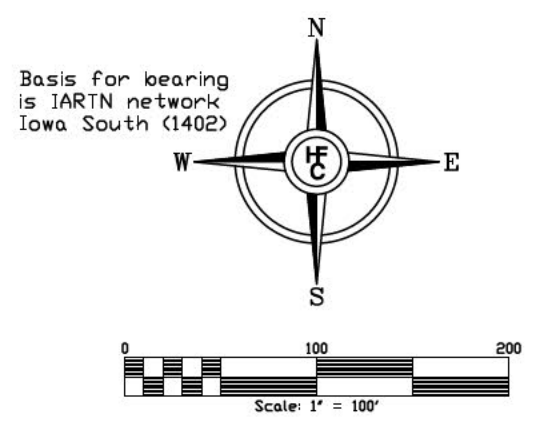
INDEX LEGEND
 LOCATION: NORTHEAST 1/4-NORTHWEST 1/4 SECTION 30, T-81-N, R-5-W
 REQUESTOR: MARCUS DIVOKY
 PROPRIETOR: MARCUS A. DIVOKY
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 RETURN TO: sritter@hart-frederick.com (319) 545-7215

HFC HART-FREDERICK CONSULTANTS P.C.
 www.hart-frederick.com
 510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
 CHAIRPERSON _____ DATE _____

NUMBER	DIRECTION	DISTANCE
L1	S 14°22'46" E	112.01'
L2	S 14°22'46" E	41.15'
L3	S 14°22'46" E	30.86'
L4	S 14°22'46" E	40.00'
L5	N 89°11'34" E	15.43'
L6	S 14°22'46" E	36.60'
L7	S 76°37'14" E	30.00'
L8	N 14°22'46" W	43.40'
L9	N 89°11'34" E	15.43'



NORTH 1/4 CORNER SECTION 30-81-5 FOUND 5/8" REBAR 3" DEEP TIES BK. 44, PG. 113

P.O.B. NORTHEAST CORNER SECTION 30-81-5 FOUND 5/8" REBAR 3" DEEP TIES BK. 61, PG. 113

Daryl J. & Virginia L. Steiniorech

70' REQUIRED RIGHT OF WAY ACQUISITION
 Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as:
 Commencing at the Northeast corner of said Section 30, thence S 02°10'03" E along the East line of the Northeast 1/4 of said Section 30, a distance of 40.01 feet to a point on the South right of way line for 180th Street NE, being the Point of Beginning; thence continuing S 02°10'03" E along the said East line, a distance of 30.01 feet; thence S 89°11'34" W, a distance of 1117.43 feet; thence N 46°20'59" W, a distance of 42.83 feet to a point on said South right of way line for 180th Street NE; thence N 89°11'34" E along said South right of way line, a distance of 1147.29 feet to the Point of Beginning containing 0.78 acre.

30' COMMON ACCESS EASEMENT
 Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as:
 Commencing at the Northeast corner of said Section 30, thence S 02°10'03" E along the East line of the Northeast 1/4 of said Section 30, a distance of 70.02 feet; thence S 89°11'34" W, a distance of 623.09 feet to the Point of Beginning; thence N 89°11'34" E, a distance of 15.43 feet; thence S 14°22'46" E, a distance of 36.60 feet; thence S 76°37'14" W, a distance of 30.00 feet; thence N 14°22'46" W, a distance of 43.40 feet; thence N 89°11'34" E, a distance of 15.43 feet to the Point of Beginning containing 0.03 acre.

SANDHILL SUBDIVISION
 Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:
 Beginning at the Northeast corner of Section 30, Township 81 North, Range 5 West; thence S 02°10'03" E along the East line of the Northeast 1/4 of said Section 30, a distance of 384.47 feet; thence S 80°51'44" W, a distance of 378.08 feet; thence S 89°11'34" W, a distance of 456.11 feet; thence N 61°56'41" W, a distance of 105.75 feet; thence N 28°53'31" W, a distance of 285.10 feet; thence N 46°20'59" W, a distance of 195.00 feet to a point on the North line of the Northeast 1/4 of said Section 30, thence N 89°11'34" E along said North line, a distance of 1187.11 feet to the Point of Beginning containing 10.00 acres of which 1.85 acres is existing county road right of way and being subject to all easements and restrictions of record.

SUBDIVIDOR/OWNER: MARCUS A. DIVOKY
 4779 180th ST. NE
 SOLON, IA. 52333
 ATTORNEY: JAMES HOUGHTON
 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

Parent Parcel is found as a Court Officer Deed in Book 2961 on page 34 containing 140 acres by deed.

LEGEND

- △ GOVERNMENT CORNER
- ⊗ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ⊗ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - FIELD LINE
- EXISTING STRUCTURES
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE
- ▨ REQUIRED 70' RIGHT OF WAY ACQUISITION 33970.90 SQ. FT. 0.78 ACRE
- ▨ 30' COMMON ACCESS EASEMENT 1200.00 SQ. FT. 0.03 ACRE
- ▨ CONSERVATION EASEMENT SEE SENSITIVE AREAS EXHIBIT

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.



PRELIMINARY & FINAL PLAT SANDHILL SUBDIVISION A PART OF THE NE 1/4-NE 1/4 OF SECTION 30, T-81-N, R-5-W JOHNSON COUNTY, IOWA
 DATE: 01/25 | DRN: JSR | APP: _____
 FLD BK: GPS | PROJ. NO: 247228

EAST 1/4 CORNER SECTION 30-81-5 FOUND SCM 3" EXPOSED TIES BK. 44, PG. 113