

Office Use Only	2/5/25	\$	P2C-25-22657
	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):

SE 1/4 of the SE 1/4 of Sec. 11-T79N-R7W Johnson County

Parcel Number(s): 1111476001

Proposed Subdivision Name: Carex Hills

The subdivision contains 9.23 ac total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 9.23

Total non-buildable acres: 0

Current Zoning: C-AG

Proposed Use of the Subdivision: Landscape Business

Chris Thompson

C.Thompson@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Matt Hektoen

mhektoen@spmbllaw.com 319-896-4030

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.

Fiddlehead Gardens LLC

Name of Owner

Name of Applicant (if different)

PO Box 621 Iowa City, IA 52244

Applicant Street Address (including City, State, Zip)

[Redacted]

Applicant Phone

[Redacted]

Applicant Email

[Handwritten Signature]

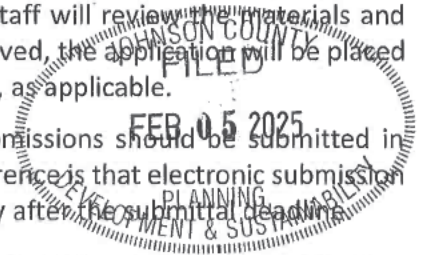
Applicant Signature

**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: \$ <u>540.00</u> )		(1) LSS
This application form with all information completed	LSS	(3)ss
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	LSS	(2) LSS
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)	LSS	(2) LSS
CAD line work of the plat, following the guidelines below	LSS	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	LSS	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	LSS	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	N/A	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	LSS	
<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	LSS	
<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	N/A	
<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	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	LSS	(1) LSS
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System	LSS	
3. draft Owner's Certificate	LSS	
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

February 5, 2025

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

RE: Carex Hills - Preliminary & Final Plat

Dear Josh,

On behalf of Fiddlehead Gardens LLC c/o Curtis and Cassidy Schoenthaler, we are submitting a combined Preliminary and Final Plat for creation of a 1 Lot subdivision located in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec. 11-T79N-R7W IWW Road SW in Johnson County, Iowa. The property was previously approved for rezoning from Ag to C-Ag and is 9.23 acres in size.

Stormwater for the subdivision has been deferred to building time and a site plan for Lot 1 will be submitted subsequently to this application for review. An offsite access easement is being established to allow one access point to the 40 acre parcel of which this property is derived from, as required by the conditional zoning. A ROW permit has been approved by Johnson County Secondary Roads and is attached for review. A new well and septic system will need to be installed to service this lot, and a sensitive areas report has been included for review.

Please let us know if you have any questions or concerns.

Respectfully submitted,

Christopher A. Thompson, P.E.

10656-002\_Letter of Intent\_Sub.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

**From:** Auditor Real Estate <AuditorRealEstate@johnsoncountyiowa.gov>  
**Sent:** Wednesday, January 29, 2025 10:14 AM  
**To:** Lacey Stutzman  
**Subject:** RE: Auditors Cert - Carex Hills



Yes, that name is acceptable and available. Thanks

Nichole Glick  
Account Clerk II  
Johnson County Auditor – Real Estate  
913 S. Dubuque St.  
Iowa City, IA 52240  
319-688-8118



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**From:** Lacey Stutzman <[L.Stutzman@mmsconsultants.net](mailto:L.Stutzman@mmsconsultants.net)>  
**Sent:** Wednesday, January 29, 2025 10:12 AM  
**To:** Auditor Real Estate <[AuditorRealEstate@johnsoncountyiowa.gov](mailto:AuditorRealEstate@johnsoncountyiowa.gov)>  
**Subject:** RE: Auditors Cert - Carex Hills

**CAUTION:** This email originated from outside of Johnson County! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Understandable, could we get maybe an email stating that the name is acceptable and available? We'll probably wait until the parcel is transferred so the legal description is consistent on all of the subdivision documents.

Thank you,



**Lacey Sexton Stutzman**

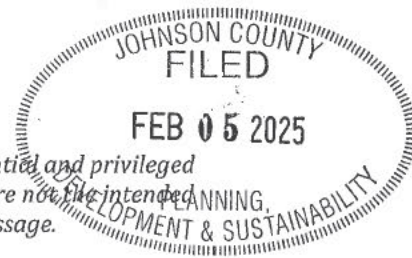
*Project Manager*

Ofc: (319) 351-8282

Cell: (319) 855-2249

[L.stutzman@mmsconsultants.net](mailto:L.stutzman@mmsconsultants.net)

[mmsconsultants.net](http://mmsconsultants.net)



*This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

**From:** Auditor Real Estate <[AuditorRealEstate@johnsoncountyiowa.gov](mailto:AuditorRealEstate@johnsoncountyiowa.gov)>  
**Sent:** Wednesday, January 29, 2025 9:43 AM  
**To:** Lacey Stutzman <[L.Stutzman@mmsconsultants.net](mailto:L.Stutzman@mmsconsultants.net)>  
**Subject:** RE: Auditors Cert - Carex Hills

We cannot process just based on the Auditor's Parcel # as it does not exist yet because a deed hasn't been received to make it a parcel as we require.  
You can send the meets and bounds description instead with that Subdivision Name and then we would process.

Nichole Glick  
Account Clerk II  
Johnson County Auditor – Real Estate  
913 S. Dubuque St.  
Iowa City, IA 52240  
319-688-8118



**From:** Lacey Stutzman <[L.Stutzman@mmsconsultants.net](mailto:L.Stutzman@mmsconsultants.net)>  
**Sent:** Tuesday, January 28, 2025 4:42 PM  
**To:** Auditor Real Estate <[AuditorRealEstate@johnsoncountyiowa.gov](mailto:AuditorRealEstate@johnsoncountyiowa.gov)>  
**Subject:** Auditors Cert - Carex Hills

**CAUTION: This email originated from outside of Johnson County! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!**

Please find the attached Auditor's Certificate for Carex Hills, for signature.

Thank you,



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 Iowa City, Iowa 52240  
**319.351.8282**  
 mmsconsultants.net  
 mms@mmsconsultants.net

## LETTER OF TRANSMITTAL

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

Date: 2/5/2025	Project #: 10656-002
From: Chris Thompson	
RE: Carex Hills	

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

COPIES	DATE	PROJECT NO.	DESCRIPTION
3			Application for Subdivision Plat Approval & \$580.00 fee
2			Letter of Intent
1			Road Resolution
1			Email from County Auditor approving name
2			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 checked="" type="checkbox"/> For review & comment | <input type="checkbox"/> Prints returned after loan to us | <input type="checkbox"/> Other                          |

REMARKS:

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

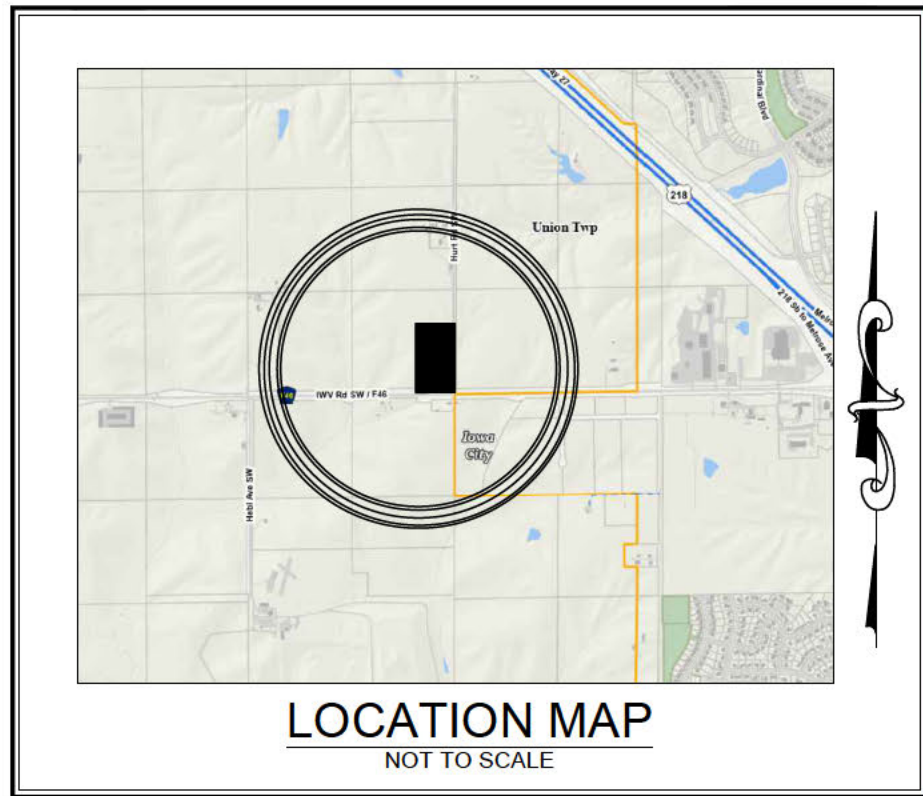
# PRELIMINARY AND FINAL PLAT CAREX HILLS JOHNSON COUNTY, IOWA

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

<b>LOCATION:</b> AUDITOR'S PARCEL 2025007, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	<b>SUBDIVIDERS:</b> FIDDLEHEAD GARDENS LLC PO BOX 621 IOWA CITY, IOWA 52244
<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>SUBDIVIDERS' ATTORNEY:</b> MATTHEW J. HEKTOEN SIMMONS PERRINE MOYER BERGMAN PLC 115 3RD STREET SE, SUITE 1200 CEDAR RAPIDS, IA 52401
<b>DATE OF SURVEY:</b> SEPTEMBER 24, 2024	<b>PROPRIETOR OR OWNER:</b> FIDDLEHEAD GARDENS LLC PO BOX 621 IOWA CITY, IOWA 52244
	<b>DOCUMENT RETURN INFORMATION:</b> LAND SURVEYOR

NOTE:  
ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.

NOTE:  
ALL PROPERTY CORNERS FOUND ARE 5/8" REBAR W/ YELLOW PLASTIC LS CAP 17916 UNLESS OTHERWISE NOTED.



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

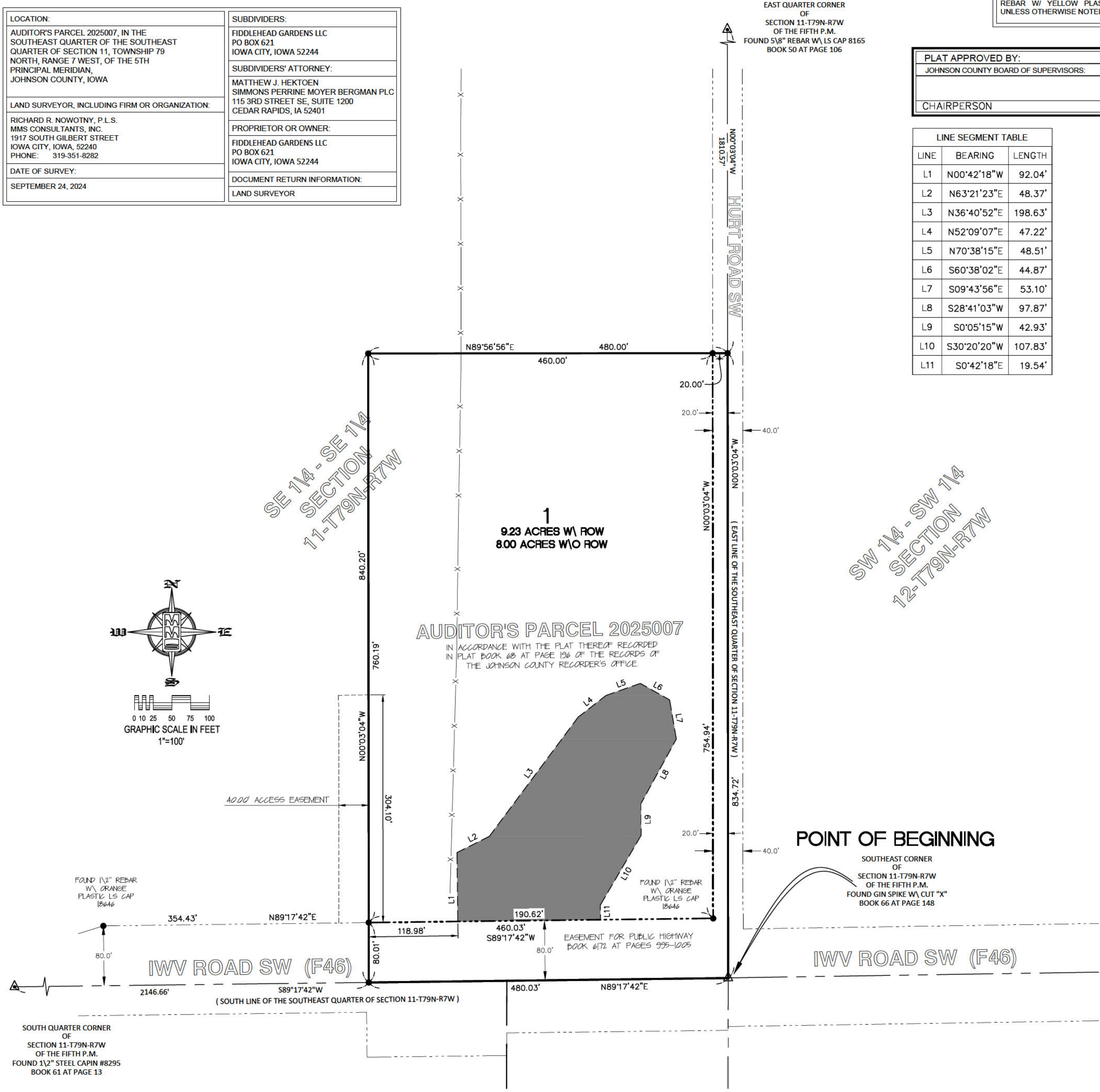
LINE	BEARING	LENGTH
L1	N00°42'18"W	92.04'
L2	N63°21'23"E	48.37'
L3	N36°40'52"E	198.63'
L4	N52°09'07"E	47.22'
L5	N70°38'15"E	48.51'
L6	S60°38'02"E	44.87'
L7	S09°43'56"E	53.10'
L8	S28°41'03"W	97.87'
L9	S0°05'15"W	42.93'
L10	S30°20'20"W	107.83'
L11	S0°42'18"E	19.54'

### DESCRIPTION - CAREX HILLS

AUDITOR'S PARCEL 2025007, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 68, AT PAGE 196, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, CONTAINING 9.23 ACRES, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**MMS**  
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



CONSERVATION EASEMENT

- NOTES:
- BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (NORTH 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.
  - SEE THE SENSITIVE AREAS REPORT WHICH IS RECORDED WITH THE PLAT DOCUMENTS FOR THIS PRELIMINARY AND FINAL PLAT OF CAREX HILLS, JOHNSON COUNTY, IOWA, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- FENCE CORNER / FENCE POST
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS EMBOSSED WITH "MMS 17916")
	- 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 FENCE LINE(S)
	- 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.

**RICHARD R. NOWOTNY**  
P.L.S. Iowa Lic. No. 17916  
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.

## PRELIMINARY AND FINAL PLAT

## CAREX HILLS

JOHNSON COUNTY  
IOWA

### MMS CONSULTANTS, INC.

Date:	1-15-2025
Designed by:	CAT
Field Book No.:	1396/1397
Drawn by:	LSS
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	10656-002
of:	1