

Office Use Only	4/2/25	\$ 540-	P2C-25-28685
	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):

Lying South of 250th St. NW, 472' west of Kral Enterprises Subdivision

Parcel Number(s): 0608327001 & 0608351001

Proposed Subdivision Name: Beer Kral Subdivision

The subdivision contains 3.06 total acres divided into 1 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 0

Total buildable acres: 3.00

Total non-buildable acres: 0

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Thomas Buchanan

Name of Attorney

office@eeblaw.com

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.

Katherine Kral

Name of Owner

Name of Applicant (if different)

2447 250th St. NW North Liberty, IA. 52317

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Katherine Kral

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: \$ <u>540</u>)		(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	JSR	
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	
<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	JSR	
<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	JSR	
<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	JSR	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. <u>draft Owner's Certificate</u>	TB	
4. <u>draft Title Opinion</u>		
5. <u>draft Treasurer's Certificate</u>		
6. <u>draft Subdivider's Agreement</u>		
7. <u>draft Fence Agreement</u>		
8. <u>Others as applicable (easement agreements, Homeowners Association docs, etc.)</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.



13 March 2024

Mr. Josh Busard

Johnson County Zoning Director

Re: Beer Kral Subdivision, for Katherine Kral,
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a
Farmstead Split application for the Katherine Kral.

At this time she would like to split off this portion of her property for a new
residence and area around for her daughters family, Ashley & Josh Beer.
This lot has an approved access to 250th St. NW, permit #2025-003, with
water and septic to be established.

If you have questions or if you require further information you may contact
myself, Attorney: Tom Buchanan, Katherine Kral or Josh Beer.

Respectfully Submitted,

J. Scott Ritter, LLS

Hart-Frederick Consultants P.C.

C: Ms. Katherine Kral

Mr. Thomas Buchanan

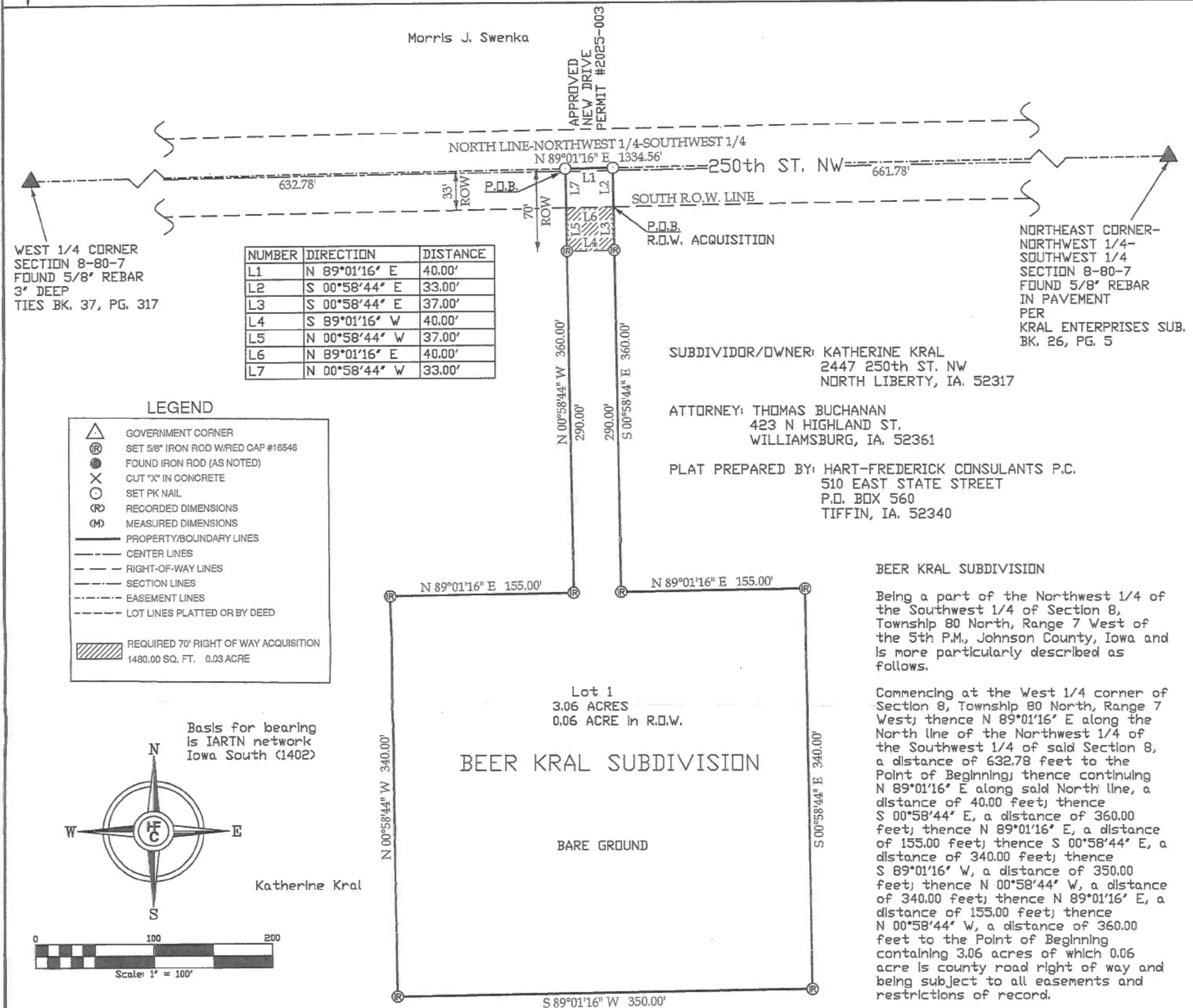
Mr. Josh Beer

HFCfile



INDEX LEGEND
LOCATION: NORTHWEST 1/4-SOUTHWEST 1/4
SECTION 8, T-80-N, R-7-W
REQUESTOR: KATHERINE KRAL
PROPRIETOR: KATHERINE KRAL
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

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



SUBDIVIDOR/OWNER: KATHERINE KRAL
2447 250th ST. NW
NORTH LIBERTY, IA. 52317

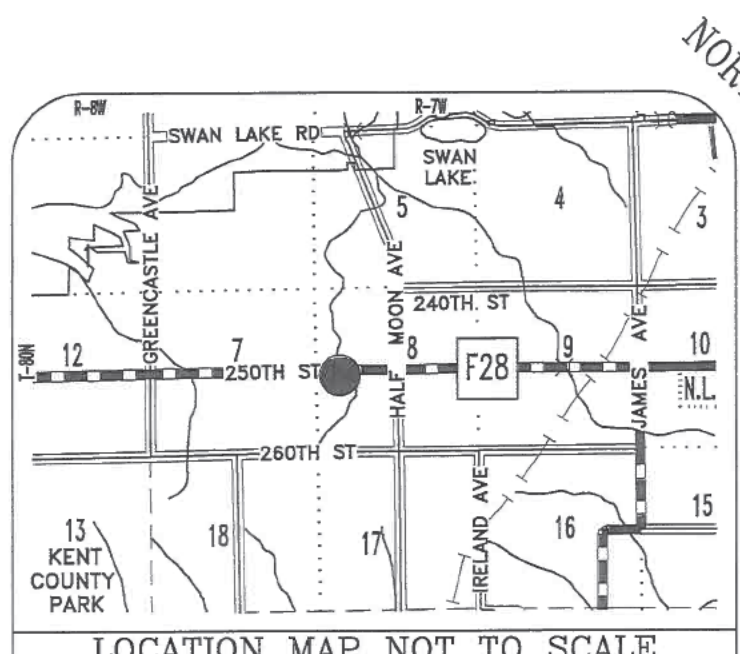
ATTORNEY: THOMAS BUCHANAN
423 N HIGHLAND ST.
WILLIAMSBURG, IA. 52361

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

BEER KRAL SUBDIVISION

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the West 1/4 corner of Section 8, Township 80 North, Range 7 West; thence N 89°01'16" E along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 8, a distance of 632.78 feet to the Point of Beginning; thence continuing N 89°01'16" E along said North line, a distance of 40.00 feet; thence S 00°58'44" E, a distance of 360.00 feet; thence N 89°01'16" E, a distance of 155.00 feet; thence S 00°58'44" E, a distance of 340.00 feet; thence S 89°01'16" W, a distance of 350.00 feet; thence N 00°58'44" W, a distance of 340.00 feet; thence N 89°01'16" E, a distance of 155.00 feet; thence N 00°58'44" W, a distance of 360.00 feet to the Point of Beginning containing 3.06 acres of which 0.06 acre is county road right of way and being subject to all easements and restrictions of record.



NORTHWEST 1/4-SOUTHWEST 1/4

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as Commencing at the West 1/4 corner of said Section 8; thence N 89°01'16" E along the North line Northwest 1/4 of the Southwest 1/4 of said Section 8, a distance of 672.78 feet; thence S 00°58'44" E, a distance of 33.00 feet to a point on the existing South right of way line for 250th Street NW, being the Point of Beginning; thence continuing S 00°58'44" E, a distance of 37.00 feet; thence S 00°58'44" W, a distance of 40.00 feet; thence N 00°58'44" W, a distance of 37.00 feet to a point on said South right of way line; thence N 89°01'16" E along said South right of way line, a distance of 40.00 feet to the Point of Beginning containing 0.03 acre.

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

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.
Iowa License Number: 16546
My license renewal date is December 31, 2026.
Pages covered by this seal: **THIS SHEET ONLY**



Parent Parcel is found as a Warranty Deed in Book 1857 on page 196, dated Jan. 10, 1995, containing 77.13 acres.

PRELIMINARY & FINAL PLAT BEER KRAL SUBDIVISION A FARMSTEAD SPLT PART OF NW 1/4-SW 1/4 OF SECTION 8, T-80-N, R-7-W JOHNSON COUNTY, IOWA		
DATE: 02/25	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 257018	