

Office Use Only	6/4/25	\$	P2C-25-28722
	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):

2488 SUGAR BOTTOM RD. NE, SOLON, IA. 52333. W1/2 NW1/4, SECTION 11, T80N, R6W, NEWPORT TWP.

Parcel Number(s): 0711 251 001

Proposed Subdivision Name: SHIMA SECOND SUBDIVISION

The subdivision contains 2.99 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.00

Total non-buildable acres: 1.99

Current Zoning: R (Amended)

Proposed Use of the Subdivision: SINGLE FAMILY RESIDENTIAL

THOMAS ANTHONY

Name of Engineer/Surveyor

TANTHONY@SHOEMAKER-HAALAND.COM

Contact Email and Phone

KANDIE GELNER

Name of Attorney

KGELNER@KENNEDYLAWYERS.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.

SHIMA FARM LEGACY LLC, C/O MICHAEL & KAYLEEN GARDNER

Name of Owner

same

Name of Applicant (if different)

2407 SUGAR BOTTOM RD. NE, SOLON, IA. 52333.

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

Kayleen R Gardner 5/2/2025

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>560.00</u>)		(1) TA
This application form with all information completed	TA	(3)
Brief cover letter explaining the application and describing lots, road(s), provision of water, septic, etc.	TA	(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)	TA	(2)
CAD line work of the plat, following the guidelines below	TA	
Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver	TA	
CAD line work of the Sensitive Areas Exhibit, following the guidelines below	TA	
Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver	TANA	
Proof of application to Johnson County Public Health for a Public Health Zoning Application	TA	
<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	NA	
<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	NA	
<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	NA	
CAD line work of stormwater infrastructure, following the guidelines below	NA	
<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	TA	(1)
2. <u>SIGNED</u> and notarized Resolution Affirming the Stability of the Road System		
3. draft Owner's Certificate	ATTORNEY LIST	
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.



160 Holiday Road
Coralville, Iowa 52241
319.351.7150



June 4, 2025

Johnson County Board of Supervisors
Johnson County Planning and Zoning Commission
Johnson County PDS Staff
913 Dubuque St., Suite 204
Iowa City, Iowa 52240

RE: SHIMA SECOND SUBDIVISION APPLICATION - Letter of Intent

Dear Board members, Commissioners, and Staff:

On behalf of Shima Farm Legacy LLC, c/o Michael and Kayleen Gardner, we are submitting this two-lot combined Preliminary and Final Subdivision Plat for your review and subsequent approval. The subject property is located at 2488 Sugar Bottom Rd NE, in Section 11 of Newport TWP.

This Subdivision application is following the recently submitted Amended Zoning Application #PZC-25-28706.

The current home, driveway, well, and septic system all fit within the 1.00 net acre Lot 1.

The current machine shed building fits within the 1.11 net acre Lot A.

Lot 1 has Septic Permit #3390 and Well Permit #880215.

Both lots contain some SAO woodlands and critical slopes, which are included in a Conservation Easement, as shown on the Plat.

Seventy feet of Road Easement is being dedicated along the Plat frontage.

Please give this application favorable review and approval.

Thank you.

A handwritten signature in blue ink that reads 'Thomas Anthony'.

Thomas Anthony, LLS

Licensed Land Surveyor
Survey Department Manager



Engineering | 3D Scanning | Land Surveying
D: 319.383.7823+O: 319.351.7150+C: 319.430.6905
tanthony@shoemaker-haaland.com

cc: Michael and Kayleen Gardner

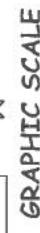
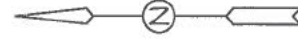
Cedar Rapids

Coralville

Keokuk

PRELIMINARY & FINAL PLAT - SHIMA SECOND SUBDIVISION

Curve	Radius	Length	CHB	CH	DELTA
C1	1590.06'	114.33'	N12° 41' 21"W	114.30'	4°07'10"
C2	1557.06'	111.95'	N12° 41' 22"W	111.93'	4°07'10"
C3	1520.06'	91.64'	N13° 01' 19"W	91.63'	3°27'15"



LEGEND

FND. PK NAIL

● FND. 5/8" REBAR

UNLESS NOTE

© FND. PIPE

X FND. CUT X

FUND. CONC. MC

FND. R.O.W. RA
SET 5/9" DEPA

SET J/O KEB
W/CAP 8295

☒ SET MAGNET

SET CUT X

☒ SET SEC COR

☐ COMPUTED SEQ

NOT FOUND O

 Δ COMPUTED RO

() RECORDED DIA
OP DV DC

— OR BK. - PG.
EV DROPTV

EX. PROPERTY /
SECTION / TNE

— R.O.W. LINE

— PLATLINE

— EASEMENT LINE

LOT A

TOTAL AREA=
61449 SF = 1.41 AC
ROW AREA=
13118 SF = 0.30 AC
NET AREA = 1.11 AC

OWNER:
SHIMA F

OWNER: CLITAN FARM LLC

W1/4 CORNER
SEC 11-80-06
FND W.P.A. CONC. MON.
(31-240)(38-52)
(WPA BK 15 - PG 15)

OWNER:
JOHNSON COUNTY

SCOTTS LANE NE

FND CAP#7036
38' OF SEC COR

C & GS #80610
CONC MONI

OWNER:
WAYNE LARSEN

LOT 1
SWADTZENDRIBERG

**AUD.—
PARCEL
A
(31-239)
1991**

Shoemaker & Haaland
Consulting Engineers • Land Surveyors

160 Holiday Road
Coralville, Iowa 52241
Phone: 319.351.7150
www.shoemaker-haaland.com

PRELIMINARY & FINAL PLAT
SHIMA SECOND SUBDIVISION

W1/2 NW1/4 SECTION 11-80-06
JOHNSON COUNTY, IOWA

DWN.: EWA SURVEY DATE(S): APRIL, 2025
CHK.: TJA PLAT DATE: 6/4/2025
SCALE: 1" = 60' REV. DATE:

SHPE JOB # 25003

SHEET 2 OF 2

2:2025/25003 GARDNER FARM/DRAWING\$BASE\$25003 POS.DWG, 11X17 2 OF 2, 6/4/2025 10:31:52 AM

Index Legend

Location: W1/2 NW1/4, SEC. 11-80-06

Requestor: Michael & Kaleen Gardner
Proprietor: SHIMA FARM LEGACY LLC
Surveyor: Thomas Anthony, L.L.S. 8295
Surveyor Company: Shoemaker & Haaland, P.E.
Return To: 160 Holiday Road, Coralville, IA 52241
Phone: (319) 351-7150

PRELIMINARY &
FINAL PLAT
SHIMA SECOND
SUBDIVISION

FOR RECORDER'S USE ONLY

EXHIBIT "A" - LEGAL DESCRIPTION - SHIMA SECOND SUBDIVISION

A portion of the W1/2 NW1/4, Section 11, T.80N., R.06W., of the Fifth P.M., Johnson County, Iowa, being a portion of the realty recorded in Bk. 6537 - Pg.76, Johnson County Recorder's Office, described as follows: Commencing at a WPA concrete monument found marking the SW corner of said W1/2 NW1/4, Section 11, as recorded in PBk. 31 - Pg. 240 and PBk. 38 - Pg. 52; Thence N88° 24' 57"E - 170.80 ft., along the south line of said W1/2 NW1/4, Section 11, to the centerline of the Public Rd., as referenced for ROW Easement Parcel 2, recorded in PBk. 50 - Pg. 154, which is also the NW corner of Lot A, Swartzendruber's Subdivision, as recorded in PBk. 19 - Pg. 5, which also is the Point of Beginning of the Parcel herein described; Thence N14° 44' 57"W - 433.70 ft., along said centerline, to the beginning of a curve; Thence NW'ly - 114.33 ft., along said centerline, along a 1590.06 ft. radius curve concave NE'ly, with central angle of 4° 07' 10" and chord of N12° 41' 21"W - 114.30 ft.; Thence N79° 22' 18"E - 33.00 ft., to a found rebar with JoCo Cap marking the southernmost corner of said ROW Parcel 2; Thence S75° 11' 10"E - 254.49 ft.; Thence S01° 52' 14"E - 168.40 ft.; Thence S26° 33' 11"E - 330.27 ft., to a found rebar on the south line of said W1/2 NW1/4, Section 11, marking the NE corner of said Lot A, Swartzendruber's Subdivision, and marking the NW corner of Lot 1, Shima Subdivision, (aka Plat for a Portion of NW1/4 SW1/4, Section 11-80-06), as recorded in PBk. 9 - Pg. 28; Thence S88° 24' 57"W - 296.19 ft., along said south line, to the Point of Beginning.

Total Parcel area is 2.99 acres which includes 0.88 acre of public road ROW Easement along the western boundary frontage.

LEGAL DESCRIPTION - DEDICATION OF RIGHT-OF-WAY EASEMENT FOR PUBLIC ROAD FOR SHIMA SECOND SUBDIVISION - LOT 1 and LOT A

A portion of the W1/2 NW1/4, Section 11, T.80N., R.06W., of the Fifth P.M., Johnson County, Iowa, being a portion of the realty recorded in Bk. 6537 - Pg.76, Johnson County Recorder's Office, described as follows:

Commencing at a WPA concrete monument found marking the SW corner of said W1/2 NW1/4, Section 11, as recorded in PBk. 31 - Pg. 240 and PBk. 38 - Pg. 52; Thence N88° 24' 57"E - 170.80 ft., along the south line of said W1/2 NW1/4, Section 11, to the centerline of the Public Rd., as referenced for ROW Easement Parcel 2, recorded in PBk. 50 - Pg. 154, which is also the NW corner of Lot A, Swartzendruber's Subdivision, as recorded in PBk. 19 - Pg. 5, which also is the Point of Beginning of the ROW Parcel herein described;

Thence N14° 44' 57"W - 433.70 ft., along said centerline, to the beginning of a curve;

Thence NW'ly - 114.33 ft., along said centerline, along a 1590.06 ft. radius curve concave NE'ly, with central angle of 4° 07' 10" and chord of N12° 41' 21"W - 114.30 ft.; Thence N79° 22' 18"E - 33.00 ft., to a found rebar with JoCo Cap marking the southernmost corner of said ROW Parcel 2; Thence S75° 11' 10"E - 41.09 ft.; Thence SE'ly - 91.64 ft., along a 1520.06 ft. radius curve concave NE'ly, with central angle of 3° 27' 15" and chord of S13° 01' 19"E - 91.63 ft.; Thence S14° 44' 57"E - 450.07 ft., to a point on the south line of said W1/2 NW1/4, Section 11; Thence S88° 24' 57"W - 71.89 ft., along said south line, to the Point of Beginning.

Said total Dedication Parcel area is 0.88 acres which includes an unknown area that may have been dedicated by ROW Petition #H10, signed by Geo. Shima Jan. 22,1945, on file in the Johnson County Auditor's Office.

LEGAL DESCRIPTION - SENSITIVE AREAS - CONSERVATION EASEMENT TRACT A - CRITICAL SLOPES

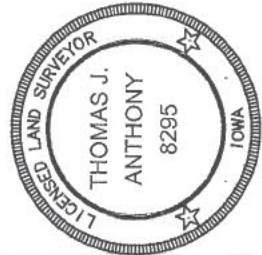
A portion of Lot 1, Shima Second Subdivision, according to the recorded Plat thereof, described as follows: Commencing at the NE corner of said Lot 1; Thence N75° 11' 11"W - 30.03 ft., along the north line of said Lot 1, to the Point of Beginning; Thence N53° 28' 53"W - 21.18 ft.; Thence S89° 59' 09"W - 48.94 ft.; Thence N60° 00' 11"W - 94.58 ft.; Thence N20° 53' 17"W - 5.28 ft., to said north line of Lot 1; Thence S75° 11' 11"E - 154.90 ft., along said north line, to the Point of Beginning.
Said Tract A contains 0.062 acre.

LEGAL DESCRIPTION - SENSITIVE AREAS - CONSERVATION EASEMENT TRACT B - WOODLANDS, CRITICAL SLOPES, and BUFFER

A portion of Lot 1 and Lot A, Shima Second Subdivision, according to the recorded Plat thereof, described as follows: Commencing at the NE corner of said Lot 1; Thence S01° 52' 14"E - 118.40 ft., along the east line of said Lot 1, to the NE corner of the Woodland Buffer, and the Point of Beginning; Thence S01° 52' 14"E - 50.00 ft., along said east line, to the SE corner of said Woodland Buffer, which is also the SE corner of said Lot 1, and the NE corner of said Lot A; Thence S26° 33' 11"E - 330.27 ft., along the east line of said Lot A, to the SE corner thereof; Thence S88° 24' 57"W - 224.30 ft., along the south line of said Lot A, to the ROW Easement line of the Public Road; Thence N14° 44' 57"W - 183.85 ft., along said ROW Easement line; Thence S28° 09' 24"E - 117.98 ft., to the SW corner of the existing workshop; Thence S60° 29' 41"E - 60.65 ft., to the SE corner of said workshop; Thence N29° 30' 37"E - 42.59 ft., to the NE corner of said workshop; Thence N60° 29' 41"W - 60.65 ft., to the NW corner of said workshop; Thence N39° 57' 09"W - 134.04 ft., to said ROW Easement line; Thence N14° 44' 57"W - 86.20 ft., along said ROW Easement line, to the SW corner of said Woodland Buffer; Thence N14° 44' 57"W - 51.32 ft., along said ROW Easement line, to the NW corner of said Woodland Buffer; Thence N88° 16' 00"E - 166.26 ft., along the north line of said Woodland Buffer, to the Point of Beginning.
Said Tract B contains 1.350 acre.

NOTES:

Sugar Bottom Rd. NE was originally established as Dodt Rd. / Prairie Du Chien Rd circa Sept. 1876, in Aud. Rd Bk 4 - Pg 656 and 659, with no width given. Road Petition #H10 in the Auditor's Office, dated Jan 22, 1945, signed by Geo. Shima grants 66 ft. of ROW. The alignment for this Plat centerline is taken from the Acquisition Plat recorded in PBk 50 - Pg 154. The dimensions and legal description for the ROW dedication are part of this Plat Approval.



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 Land Surveyor under the laws of the State of Iowa.

Thomas J. Anthony
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: Sheet 1 of 2 and 2 of 2.

Date

APPROVAL

CHAIRPERSON
JOHNSON COUNTY
BOARD OF SUPERVISORS

DATE:

Shoemaker & Haaland
Consulting Engineers • Land Surveyors
160 Holiday Road
Coralville, Iowa 52241
Phone: 319.351.7150
www.shoemaker-haaland.com

PRELIMINARY & FINAL PLAT
SHIMA SECOND SUBDIVISION

W1/2 NW1/4 SECTION 11-80-06
JOHNSON COUNTY, IOWA

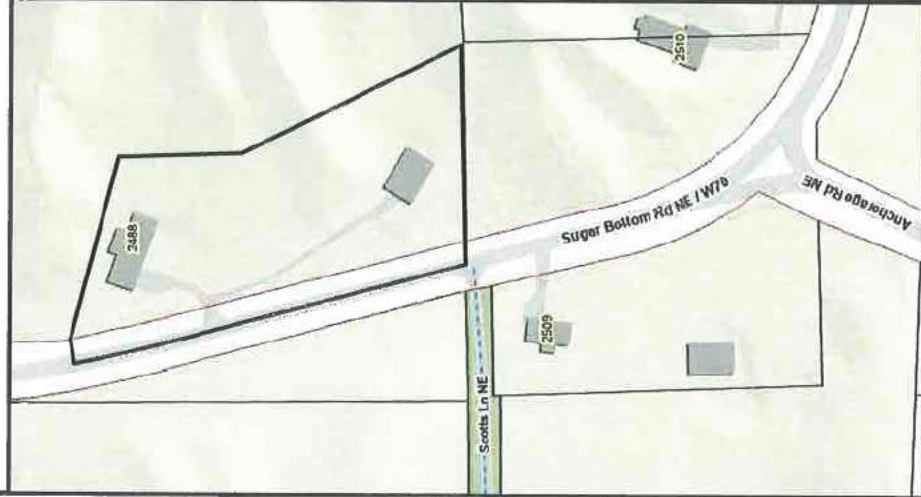
DWN.: EWA
CHK.: TJA
SCALE:
FIELD BK.:

SURVEY DATE(S): APRIL, 2025
PLAT DATE: 6/4/2025
REV. DATE:

SHPE JOB # 25003

SHEET 1 OF 2

LOCATION MAP



PLANNING & SUSTAINABILITY
DEVELOPMENT
JUN 04 2025
JANSON COUNTY
FILED



Shoemaker & Haaland
Consulting Engineers • Land Surveyors
160 Holiday Road
Coralville, Iowa 52241
Phone: 319.351.7150
www.shoemaker-haaland.com

SHPE JOB # 25003

SHIMA SECOND SUBDIVISION

SENSITIVE AREAS SITE PLAN

LEGAL DESCRIPTION - SENSITIVE AREAS - CONSERVATION EASEMENT

TRACT A - CRITICAL SLOPES

A portion of Lot 1, Shima Second Subdivision, according to the recorded Plat thereof, described as follows: Commencing at the NE corner of said Lot 1; Thence N75° 11' 11"W - 30.03 ft., along the north line of said Lot 1, to the Point of Beginning; Thence N53° 28' 53"W - 21.18 ft.; Thence S89° 59' 09"W - 48.94 ft.; Thence N60° 00' 11"W - 94.58 ft.; Thence N20° 53' 17"W - 5.28 ft., to said north line of Lot 1; Thence S75° 11' 11"E - 154.90 ft., along said north line, to the Point of Beginning.

Said Tract A contains 0.062 acre.

LEGAL DESCRIPTION - SENSITIVE AREAS - CONSERVATION EASEMENT

TRACT B - WOODLANDS, CRITICAL SLOPES, and BUFFER

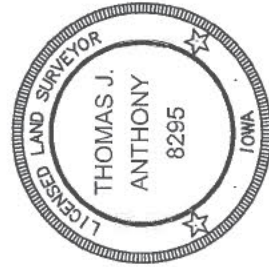
A portion of Lot 1 and Lot A, Shima Second Subdivision, according to the recorded Plat thereof, described as follows: Commencing at the NE corner of said Lot 1; Thence S01° 52' 14"E - 118.40 ft., along the east line of said Lot 1, to the NE corner of the Woodland Buffer, and the Point of Beginning; Thence S01° 52' 14"E - 50.00 ft., along said east line, to the SE corner of said Woodland Buffer, which is also the SE corner of said Lot 1, and the NE corner of said Lot A; Thence S26° 33' 11"E - 330.27 ft., along the east line of said Lot A, to the SE corner thereof; Thence S88° 24' 57"W - 224.30 ft., along the south line of said Lot A, to the ROW Easement line of the Public Road; Thence N14° 44' 57"W - 183.85 ft., along said ROW Easement line; Thence S28° 09' 24"E - 117.98 ft., to the SW corner of the existing workshop; Thence S60° 29' 41"E - 60.65 ft., to the SE corner of said workshop; Thence N29° 30' 37"E - 42.59 ft., to the NE corner of said workshop; Thence N60° 29' 41"W - 60.65 ft., to the NW corner of said workshop; Thence N39° 57' 09"W - 134.04 ft., to said ROW Easement line; Thence N14° 44' 57"W - 86.20 ft., along said ROW Easement line, to the SW corner of said Woodland Buffer; Thence N14° 44' 57"W - 51.32 ft., along said ROW Easement line, to the NW corner of said Woodland Buffer; Thence N88° 16' 00"E - 166.26 ft., along the north line of said Woodland Buffer, to the Point of Beginning.

Said Tract B contains 1.350 acre.

SENSITIVE AREAS NOTES:

1. A Conservation Easement Agreement has been prepared to protect Sensitive Areas, associated Buffers, and contains a listing of allowed and/or prohibited uses within said Easement Agreement. Said Agreement is to be recorded with the Subdivision Documents.
2. The Conservation Easement must be flagged prior to any onsite land disturbance within the Easement area.
3. Any modifications to said Agreement must receive prior review and approval from the County.
4. Any impacts contrary to said Agreement constitutes a violation of the approved Sensitive Areas Report and are subject to legal proceedings initiated by the County.
5. In accordance with ESA Section 7, consultation guidance should be followed to minimize potential risk to High Potential Zone for Rusty Patch Bumble Bee.
6. A colored version of the SAO Exhibits and Report are available at the Johnson County PDS Office.

Line Chart			Line Chart			Curve Table					
Line	Bearing	Length	L18	S26° 33' 11"E	116.46'	Curve	Radius	Length	CHB	CH	DELTA
L1	S01° 52' 14"E	118.40'	L19	S26° 33' 11"E	128.34'	C4	75.36'	67.44'	S30° 20' 52"E	65.22'	51°16'28"
L2	N75° 11' 10"W	30.03'	L20	S26° 33' 11"E	41.02'	C5	20.82'	32.42'	N19° 58' 51"E	29.24'	89°14'13"
L3	S53° 28' 53"W	21.18'	L21	S89° 48' 08"E	27.40'	C6	44.31'	54.20'	S25° 11' 40"W	50.89'	70°05'06"
L4	S89° 59' 09"W	48.94'	L22	S45° 19' 07"E	4.44'						
L5	N60° 00' 11"W	94.58'	L23	N84° 07' 26"E	17.07'						
L6	N20° 53' 17"W	5.28'	L24	S39° 39' 03"W	45.75'						
L7	S75° 11' 10"E	154.90'	L25	S26° 33' 11"E	7.82'						
L8	N88° 16' 00"E	166.26'	L26	S88° 24' 57"W	224.30'						
L9	S14° 44' 57"E	51.32'	L27	N14° 44' 57"W	183.85'						
L10	N88° 16' 00"E	154.82'	L28	S28° 09' 24"E	117.98'						
L11	S01° 52' 14"E	50.00'	L29	S60° 29' 41"E	60.65'						
L12	S26° 33' 11"E	36.63'	L30	N29° 30' 37"E	42.59'						
L13	S55° 01' 31"W	52.54'	L31	N60° 29' 41"W	60.65'						
L14	S88° 58' 05"W	29.66'	L32	N39° 57' 09"W	134.04'						
L15	S68° 52' 16"E	59.68'	L33	N14° 44' 57"W	86.20'						
L16	N27° 17' 43"E	15.11'	L34	N88° 16' 00"E	154.82'						
L17	N77° 03' 13"E	41.95'									



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 Land Surveyor under the laws of the State of Iowa.

Thomas J. Anthony
My license renewal date is December 31, 2026
Pages or sheets covered by this seal: Sheet 1 of 3, 2 of 3, and 3 of 3.

Date

Shoemaker & Haaland
Consulting Engineers • Land Surveyors

160 Holiday Road
Coralville, Iowa 52241
Phone: 319.351.7150
www.shoemaker-haaland.com

**CRITICAL SLOPES,
WOODLANDS AND BUFFER**

**SHIMA SECOND SUBDIVISION
JOHNSON COUNTY, IOWA**

EXHIBIT 3 OF 3

DWN: EWA
CHK: TJA
SCALE: 1" = 50'
FIELD BK:
SURVEY DATE(S): APRIL, 2025
PLAT DATE: 6/4/2025
REV. DATE:

SHPE JOB # 25003

SHEET 3 OF 3