

Office Use Only	7/2/25 Date Filed	\$ Fee	P2C-25-28745 Application Number
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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):

Lot 3 Ever Tree Farm Estates

Parcel Number(s): 0324330001

Proposed Subdivision Name: Ever Tree Farm Estates Part Two

The subdivision contains 19.98 total acres divided into 3 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 1

Total buildable acres: 6.43

Total non-buildable acres: 13.55

Current Zoning: AR

Proposed Use of the Subdivision: Residential

David M. West, PLS

d.west@mmsconsultants.net, 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Matthew Evans

mevans@iclaw.net, 319-351-8600

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.

Natalie Hempy

Name of Owner

Name of Applicant (if different)

3220 Ever Tree Ln NE, Solon, IA 52333

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email

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>600.00</u>)		(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	ly	
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	
<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>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>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		
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	ly	
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

July 1, 2025

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

RE: Ever Tree Farm Estates Part Two

Dear Josh,

On behalf of Natalie Hempy we are filing a Preliminary and Final Plat application of Ever Tree Farm Estates Part Two. This is a re-subdivision of Lot 3 of Ever Tree Farm Estates which is zoned AR, consists of 19.98 acres containing 2 buildable lots and a Preservation Outlot. The intent is to create one additional lot and place the remaining sloped and forested ground into preservation.

The proposed lots contain no buildings, well or septic. Individual wells and septic systems will be installed at building time. The subdivision falls within the 3-acre septic system density area of Johnson County, both lots are large enough in size for individual systems under the density requirement.

Lot 1 will utilize existing access on to Ever Tree Lane NE, Lot 2 has been approved for a new driveway onto Lake Manor Road NE via the Secondary Roads Department. A waiver that stormwater requirements be deferred to building permit time has been approved for the subdivision, a full sensitive areas report has been provided with this application.

Please feel free to contact us with any questions.

Respectfully submitted,

David M. West, P.L.S.

PRELIMINARY & FINAL PLAT
EVER TREE FARM ESTATES PART TWO
(A RESUBDIVISION OF LOT 3 EVER TREE FARM ESTATES)
JOHNSON COUNTY, IOWA

DESCRIPTION: EVER TREE FARM ESTATES PART TWO

LOT 3, EVER TREE FARM ESTATES, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN BOOK 54 AT PAGE 210, PLAT RECORDS OF JOHNSON COUNTY, IOWA LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5th P.M., CONTAINING 19.98 ACRES, AT THE TIME OF SURVEY, WHICH INCLUDES 1.73 ACRES OF COUNTY ROAD RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION: CONSERVATION EASEMENT

THAT PORTION OF LOT 1 AND LOT 2 OF EVER TREE FARM ESTATES PART TWO, ACCORDING TO THE FINAL PLAT THEREOF, LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5th P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 2 AND THE EASTERLY RIGHT-OF-WAY LINE OF LAKE MANOR ROAD NE AS PRESENTLY LOCATED; THENCE S55°00'00"E ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 341.60 FEET TO THE POINT OF BEGINNING; THENCE S62°14'31"E, 118.96 FEET; THENCE N47°58'54"E, 63.44 FEET; THENCE N31°57'09"E, 72.93 FEET; THENCE N29°37'38"W, 69.88 FEET; THENCE N47°27'03"W, 112.71 FEET; THENCE N49°53'42"W, 164.62 FEET; THENCE N32°00'59"W, 54.70 FEET; THENCE N17°14'35"E, 88.89 FEET; THENCE S74°02'15"E, 65.45 FEET; THENCE N79°50'41"E, 49.09 FEET; THENCE N54°59'20"E, 34.61 FEET; THENCE N83°22'20"E, 18.73 FEET; THENCE S27°04'15"E, 41.49 FEET; THENCE N54°59'20"E, 50.48 FEET; THENCE S27°04'15"E, 21.87 FEET; THENCE S43°06'14"E, 84.52 FEET; THENCE S55°19'50"E, 33.90 FEET; THENCE S69°10'09"E, 35.67 FEET; THENCE S59°54'11"E, 95.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE S07°19'17"E ALONG SAID EAST LINE, 190.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S62°10'56"W ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 329.38 FEET; THENCE N55°00'00"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 131.36 FEET TO THE POINT OF BEGINNING, CONTAINING 2.77 ACRES, AT THE TIME OF SURVEY AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

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

OWNER/SUBDIVIDER:
NATALIE L. HEMPY
3220 EVER TREE LANE NE
SOLON, IOWA 52333

OWNERS' ATTORNEY:
MATTHEW EVANS
ANDERSON & HOUGHTON, LLP
568 HWY 1 WEST
IOWA CITY, IA 52246

NOTES:

1) BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN) WITH DATUM NAD83 (2011) EPOCH 2010.000 IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.

LOCATION:

LOT 3 EVER TREE FARM ESTATES LOCATED IN THE WEST 1/2 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5th P.M., JOHNSON COUNTY, IOWA

LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:

DAVID M. WEST, P.L.S.
MMS CONSULTANTS, INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240
PHONE: 319-351-8282

SURVEY REQUESTED BY:

TALLY HEMPY

PROPRIETOR(S) OR OWNER(S):

NATALIE L. HEMPY

DATE(S) OF SURVEY:

MAY 22, 2025

DOCUMENT RETURN INFORMATION:

LAND SURVEYOR

LEGEND AND NOTES

- CONGRESSIONAL CORNER
- FOUND IRON RAIL
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- FOUND PIPE(S), (as noted)
- PROPERTY CORNERS SET (5/8" x 24" REBAR WITH ORANGE PLASTIC CAP "MMS 15749")
- SET MAG NAIL OR GIN SPINDLE
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- FENCE LINES
- LOT LINES, PLATTED OR BY DEED
- EASEMENT LINES, WIDTH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- COMPUTED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	125°55'17"	39.19'	43.95'	20.00'	35.63'	N67°27'46"E
C1(R)	127°00'28"(R)	40.12'(R)	44.33'(R)	(M&R)	35.80'(R)	S67°35'59"W(R)
C2	15°32'54"	58.02'	115.33'	425.00'	114.98'	S56°42'29"E
C4(R)	15°32'39"(R)	58.01'(R)	115.30'(R)	(M&R)	114.95'(R)	S56°40'07"E(R)
C3	29°30'49"	46.10'	90.14'	175.00'	89.15'	S49°40'00"E
C6(R)	29°31'06"(R)	(M&R)	90.16'(R)	(M&R)	89.16'(R)	S49°40'53"E(R)
C4	52°12'14"	7.35'	13.67'	15.00'	13.20'	S08°48'15"E
C8(R)	52°01'12"(R)	7.32'(R)	13.62'(R)	(M&R)	13.16'(R)	N08°54'44"W(R)
C5	67°53'19"	33.65'	59.24'	50.00'	55.84'	S17°02'20"E
C9(R)	67°54'33"(R)	33.67'(R)	59.26'(R)	(M&R)	55.85'(R)	S16°51'24"E(R)

Line Table

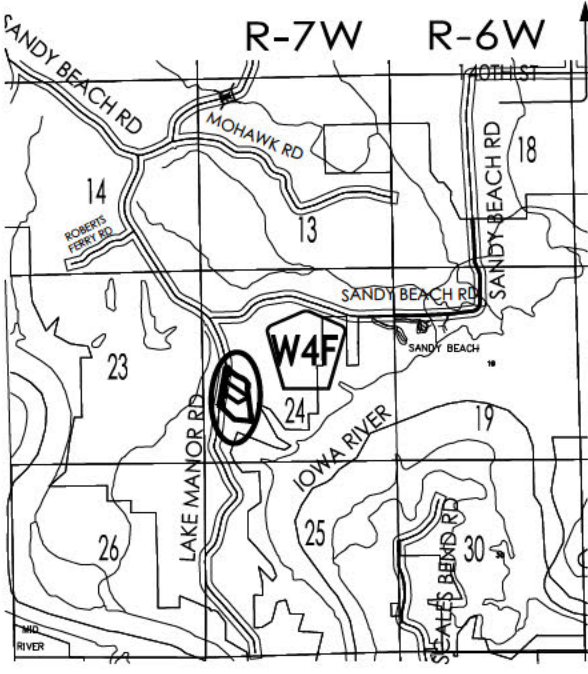
Line #	Direction	Length
L1	S55°00'00"E	341.60'
L2	S62°14'31"E	118.96'
L3	N47°58'54"E	63.44'
L4	N31°57'09"E	72.93'
L5	N29°37'38"W	69.88'
L6	N47°27'03"W	112.71'
L7	N49°53'42"W	164.62'
L8	N32°00'59"W	54.70'
L9	N17°14'35"E	88.89'
L10	S74°02'15"E	65.45'

Line Table

Line #	Direction	Length
L11	N79°50'41"E	49.09'
L12	N54°59'20"E	34.61'
L13	N83°22'20"E	18.73'
L14	S27°04'15"E	41.49'
L15	N54°59'20"E	50.48'
L16	S27°04'15"E	21.87'
L17	S43°06'14"E	84.52'
L18	S55°19'50"E	33.90'
L19	S69°10'09"E	35.67'
L20	S59°54'11"E	95.33'

LOCATION MAP

1" = 1 MILE



EVER TREE FARM ESTATES PT. TWO - JEFFERSON TWP.

PLAT APPROVED BY:

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 Licensed Professional Land Surveyor under the laws of the State of Iowa.

DAVID M. WEST
P.L.S. License No. 15749
My license renewal date is December 31, 2026.

Pages on sheets covered by this seal:



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
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www.mmsconsultants.net

Date: 06/30/25
Revision: INTERNAL REVIEW - dmw

PRELIMINARY & FINAL PLAT
EVER TREE FARM ESTATES PART TWO
JOHNSON COUNTY, IOWA

WEST 1/2 OF THE SW 1/4
SEC. 24-T81N-R7W OF THE 5th P.M.

MMS CONSULTANTS, INC.

Date: JUNE 2, 2025

Surveyed by: JRD

Field Book No: 1415

Drawn by: DMW

Scale: 1" = 100'

Checked by: DMW/ERN

Street No: 1

Project No: 8506-004

of: 1