

Permit #: SD25-000002

Project #: 25-000096

Status: Online Application Received

Address: 4575 500 ST SE 

Description: Oberman Subdivision

Permit	Reviews	Documents	Inspections
--------	---------	-----------	-------------

Permit #: SD25-000002

Permit Type: Subdivision

Sub Type: Combined

Issue Date:

Expiration Date:

Please provide the following information on the parent parcel(s) to be platted (subdivided or combined)  
your PPN and zoning can be found on the Johnson County Property Information Viewer <https://gis.johnsoncountyiowa.gov/pds>

PROPERTY INFORMATION

PARCEL ID (PPN)	ACRES IN PARCEL	CURRENT ZONING CLASSIFICATION
1513101002	7.81	A - Agricultural

SUBDIVISION INFORMATION

Proposed Subdivision Oberman Subdivision

Name:

Number of buildable Lots: 1

Total acres in buildable lots: 1.68

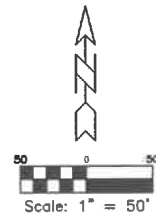
Number of non-buildable 0

outlots:

Total acres in non-buildable 0

outlots:

## OBERMAN SUBDIVISION



## LEGEND

- INDICATES 1/2" X 24" IRON PIN  
W/CAP #23732 SET
- INDICATES IRON PIN FOUND
- (R) INDICATES RECORDED DISTANCE
- ALL DISTANCES ARE MEASURED  
UNLESS OTHERWISE NOTED

## PERIMETER DESCRIPTION:

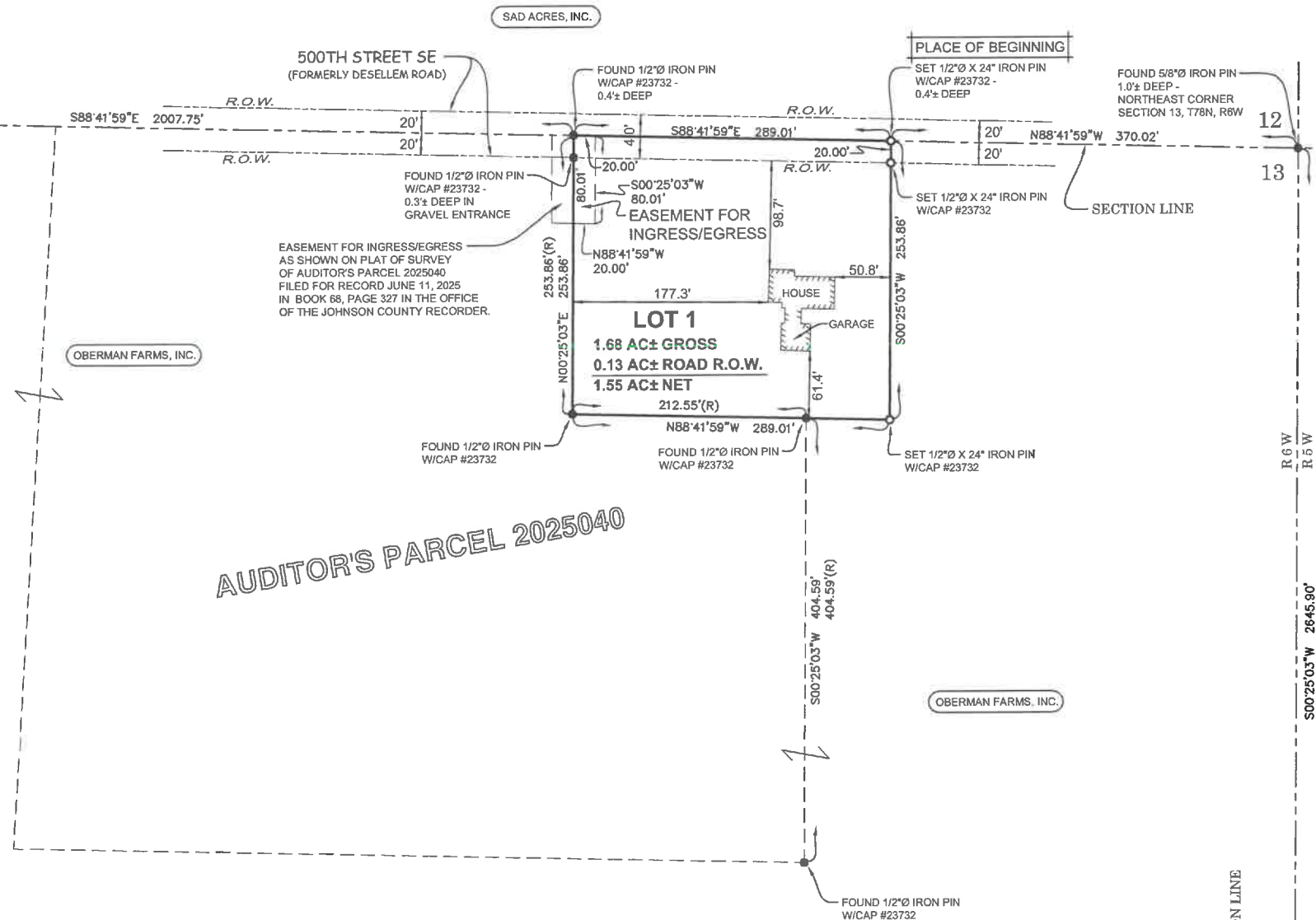
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;  
THENCE N88°41'59"W 370.02' ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 TO THE PLACE OF BEGINNING;  
THENCE S00°25'03"W 253.86';  
THENCE N88°41'59"W 289.01';  
THENCE N00°25'03"E 253.86' TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13;  
THENCE S88°41'59"E 289.01' ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 TO THE PLACE OF BEGINNING, CONTAINING 1.68 ACRES MORE OR LESS, SUBJECT TO ESTABLISHED ROAD AND SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.

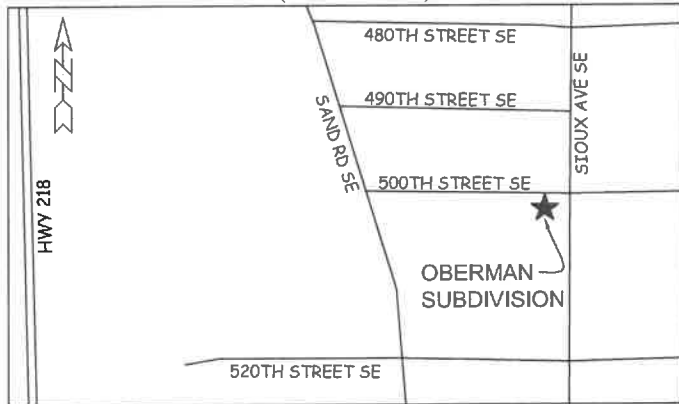
## INGRESS/EGRESS EASEMENT DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13;  
THENCE N88°41'59"W 639.03' ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13 TO THE PLACE OF BEGINNING;  
THENCE S00°25'03"W 80.01';  
THENCE N88°41'59"W 20.00';  
THENCE N00°25'03"E 80.01' TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13;  
THENCE S88°41'59"E 20.00' ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 TO THE PLACE OF BEGINNING, CONTAINING 0.04 ACRES MORE OR LESS, SUBJECT TO ESTABLISHED ROAD AND SUBJECT TO EASEMENTS, AGREEMENTS OR RESTRICTIONS OF RECORD.



AUDITOR'S PARCEL 2025040

LOCATION MAP  
(NOT TO SCALE)

## NOTES:

- REFER TO PLAT OF SURVEY OF AUDITOR'S PARCEL 2025040 FILED FOR RECORD JUNE 11, 2025 IN BOOK 68, PAGE 327 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.
- REFER TO WARRANTY DEED TO OBERMAN FARMS, INC. FILED FOR RECORD JULY 9, 1982 IN DEED BOOK 616, PAGE 335 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.
- REFER TO CORRECTIVE WARRANTY DEED TO OBERMAN FARMS, INC. FILED FOR RECORD OCTOBER 11, 2017 IN BOOK 5712, PAGE 610 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.
- THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST BEARS N88°41'59"W BASED ON IARCS ZONE 10 (CEDAR RAPIDS), HORIZONTAL DATUM: NAD 83 (NA2011) EPOCH 2010.00 AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

## OWNER &amp; SUBDIVIDER:

OBERMAN FARMS, INC.  
C/O JAKE THOMSEN  
2075 WILLOW AVE  
AINSWORTH, IOWA 52201

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.

DATE: 7/8/25  
MATT D. CLOVER, P.L.S., 23732  
MY LICENSE RENEWAL DATE IS DEC. 31, 2025  
SHEETS COVERED BY THIS SEAL: 1



© 2025 KLINGNER & ASSOCIATES P.C.  
This document shall not be used for any purpose or project for which it is not intended. Klingner & Associates P.C. and their Divisions shall be indemnified by the client and held harmless from all claims, damages, liabilities, losses and expenses, including attorneys' fees and costs, arising out of such misuse or reuse of this document. In addition, unauthorized reproduction of this document, in part or as a whole, is prohibited.

NON-REDUCED SHEET SIZE: 30"x42"  
FULL-SIZED DRAWING HAS BEEN PREPARED USING STANDARD SCALES, REDUCED SIZE DRAWING MAY NOT CONFORM TO STANDARD SCALES.

DRAWN: GEP CHECKED: HPC BOOK: 384A PAGE: 13 NO. REVISIONS:

**KLINGNER & ASSOCIATES, P.C.**  
Engineers • Architects • Surveyors

Burlington, Iowa  
610 N 4th Street, Suite 100  
319.752.3603

www.klingner.com

Quincy, IL - Hannibal, MO  
Galesburg, IL - Pella, IA - Des Moines, IA  
Columbus, MO - Carthage, IL

## PRELIMINARY AND FINAL PLAT

OBERMAN SUBDIVISION

DATE: 7/8/25  
DRAWING NO.  
8243-1  
25-2055  
SHEET NO.  
1 OF 1

FOR COUNTY RECORDER'S USE ONLY

FOR CITY / COUNTY OFFICIAL'S USE ONLY

## INDEX LEGEND

LOCATION: PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA

REQUESTOR: OBERMAN FARMS, INC.

PROPRIETOR: OBERMAN FARMS, INC.

SURVEYOR: MATT CLOVER

COMPANY: KLINGNER &amp; ASSOCIATES, P.C.

610 N. 4TH ST., SUITE 100

BURLINGTON, IA 52601

mcclover@klingner.com / (319-752-3603)

RETURN TO: MATT CLOVER AT ABOVE ADDRESS