

**PLANNING APPLICATION COVER SHEET****SUBTYPE: Combined****PROJECT TYPE: Subdivision****NO. SD25-000006****APPLICATION DATE: 10/01/2025****PROPERTY OWNER: MATTHEW J & ANNE M ADAM****APPLICANT: Lacey Stutzman MMS Consultants****WORK DESCRIPTION: A L Ranch Subdivision****SITE ADDRESS: 2916 Highway 1 NE****PARCEL NUMBER: 0819302002****PROPOSED SUBDIVISION NAME: A L Ranch Subdivision****NUMBER OF BUILDABLE LOTS: 1****NUMBER OF NON BUILDABLE LOTS: 3****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****[planning@johnsoncountyiowa.gov](mailto:planning@johnsoncountyiowa.gov). 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



# 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

October 1, 2025

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

RE: Letter of Intent for A L Ranch Subdivision

Dear Josh,

We are submitting a combined Preliminary and Final Plat on behalf of Matt Adam to resubdivide Lot 7 of Highland Heights Subdivision Part Two and Outlot A of Furrows Edge – Part II. The intent is to plat 1 lot which encompasses all of the buildings and place the remaining ground into three outlots, creating no new buildable lots.

Both Lot 7 of Highland Heights Subdivision Part Two and Outlot A of Furrows Edge – Part II are currently zoned R3. An existing well and permitted septic system will serve the lot and access from Highway 1 NE will continue to be utilized. A 20.00' Wide Access Easement has been established across Outlot C from and for Lot 1 to an existing field drive access off of Dingleberry Rd NE. We have requested that stormwater be waived until building time, a partial waiver and report for sensitive areas have also been submitted.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman', is written over a light blue topographic map background.

Lacey S. Stutzman

8406-009\_Letter of Intent\_Subd.docx



# PRELIMINARY AND FINAL PLAT A L RANCH SUBDIVISION

## A RESUBDIVISION OF LOT 7, HIGHLAND HEIGHTS SUBDIVISION, PART TWO AND OUTLOT A OF FURROWS EDGE - PART II JOHNSON COUNTY, IOWA

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

### DESCRIPTION - A L RANCH SUBDIVISION

A RESUBDIVISION OF LOT 7, HIGHLAND HEIGHTS SUBDIVISION, PART TWO, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 35 AT PAGE 225 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, AND, OUTLOT A, FURROWS EDGE - PART II, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 37 AT PAGE 280 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SAID A L RANCH SUBDIVISION CONTAINS 21.01 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

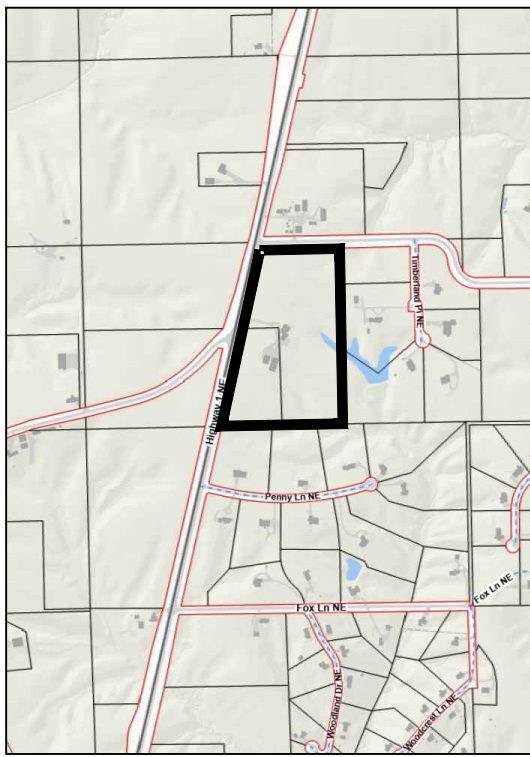
### DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF HIGHLAND HEIGHTS SUBDIVISION, PART TWO IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 35, AT PAGE 225 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S00°51'37"E, ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 20.00 FEET; THENCE S88°43'32"W, 128.71 FEET; THENCE S88°48'17"W, 451.12 FEET, TO A POINT ON THE WESTERLY LINE OF SAID LOT 7; THENCE N08°50'57"E, ALONG SAID WEST LINE, A DISTANCE OF 20.31 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DINGLEBERRY ROAD NE; THENCE N88°48'17"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 447.56 FEET; THENCE N88°43'32"E, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 128.84 FEET, TO THE POINT OF BEGINNING.

SAID ROAD RIGHT-OF-WAY ACQUISITION CONTAINS 0.25 ACRE, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

### LOT 1 DVORSKY'S CENTURY FARM

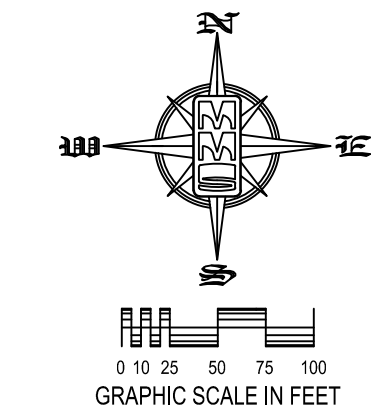
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 31 AT PAGE 227 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.



LOCATION MAP  
NOT TO SCALE

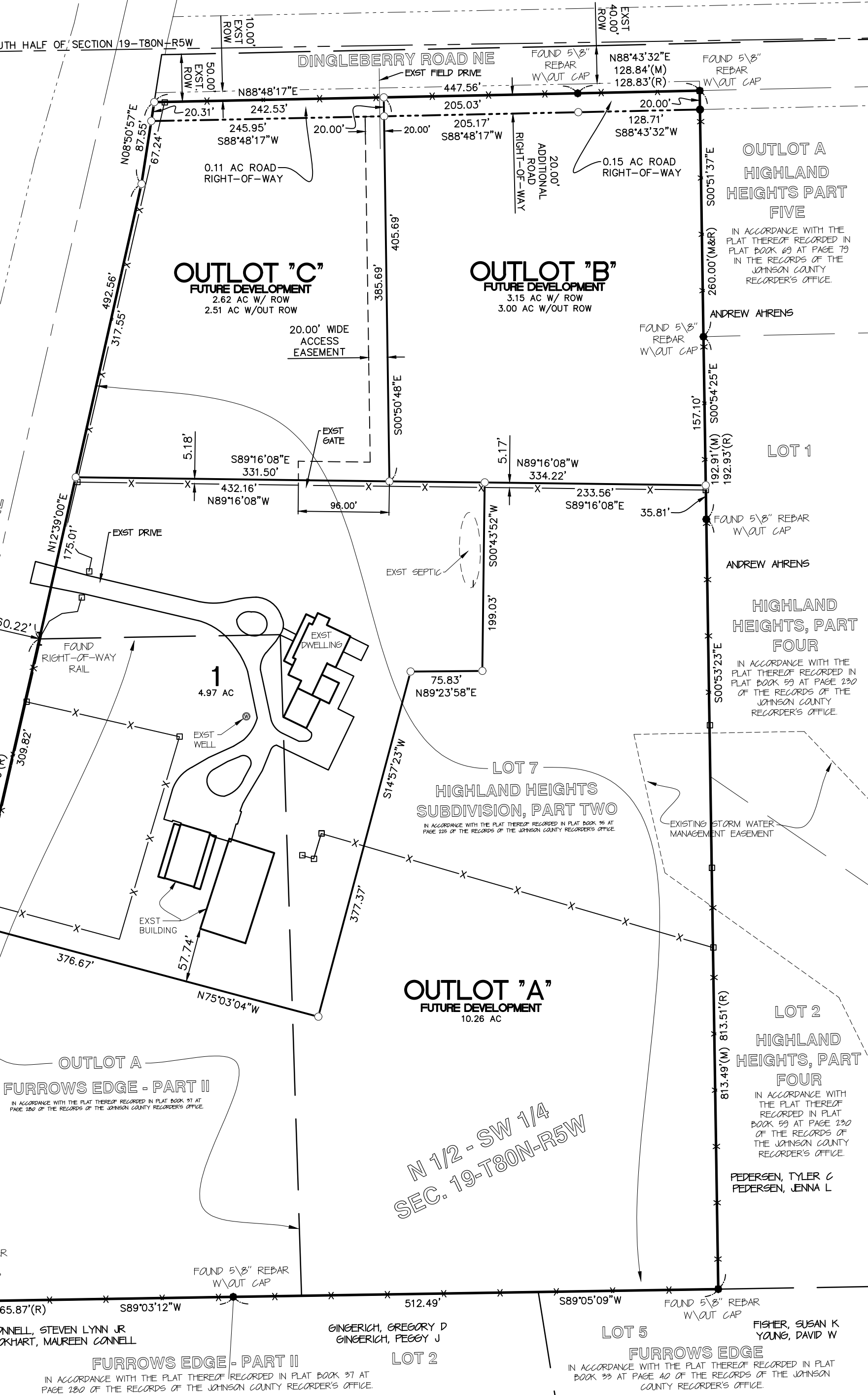
### LEGEND AND NOTES

- 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



N 1/2 - SW 1/4  
SEC. 19-T80N-R5W

HIGHWAY 1 NE



LOCATION: A RESUBDIVISION OF LOT 7 OF HIGHLAND HEIGHTS SUBDIVISION, PART TWO AND OUTLOT A OF FURROWS EDGE - PART II, LOCATED IN THE N 1/2 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	SUBDIVIDERS: MATTHEW J. ADAM 2916 HIGHWAY 1 NE IOWA CITY, IOWA 52240
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDERS' ATTORNEY: MATTHEW J. ADAM 1150 5TH STREET #170 CORALVILLE, IOWA 52241
SURVEY REQUESTED BY: MATTHEW ADAM	PROPRIETOR OR OWNER: MATTHEW J. AND ANNE M. ADAM 2916 HIGHWAY 1 NE IOWA CITY, IOWA 52240
DATE OF SURVEY: SEPTEMBER 25, 2025	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

NOTES:  
1) 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.

### DESCRIPTION - 20.00' WIDE ACCESS EASEMENT

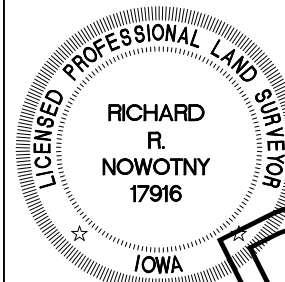
A PORTION OF OUTLOT C OF A L RANCH SUBDIVISION, LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 20.00 FEET OF OUTLOT C LYING SOUTH OF THE PROPOSED RIGHT-OF-WAY OF DINGLEBERRY ROAD NE, AND ALSO THE SOUTH 20.00 FEET OF THE EAST 96.00 FEET OF OUTLOT C.

SAID 20.00 FOOT WIDE ACCESS EASEMENT CONTAINS 0.21 ACRE, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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, in whole 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:

Signed before me this \_\_\_\_ day of \_\_\_\_, 20\_\_.

Notary Public, in and for the State of Iowa.

MMS CONSULTANTS, INC.  
Date: 9/25/2025  
Surveyed by: JD  
Field Book No: 1421  
Drawn by: LSS  
Scale: 1"=100'  
Checked by: RRN  
Sheet No: 1  
Project No: 8046-009

JOHNSON COUNTY  
A L RANCH  
SUBDIVISION

PRELIMINARY AND  
FINAL PLAT

Date  
Revision

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS  
1917 S. GILBERT ST.  
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