PLANNING APPLICATION COVER SHEET

SUBTYPE: Combined PROJECT TYPE: Subdivision

NO. SD25-000007

APPLICATION DATE: 10/01/2025

PROPERTY OWNER: DELBERT E & MARY M WEBER REVOC

APPLICANT: Lacey Stutzman, MMS Consultants

WORK DESCRIPTION: Iowa Meadows Part Two - Farmstead Split

SITE ADDRESS: N/A

PARCEL NUMBER: 1113377001

PROPOSED SUBDIVISION NAME: Iowa Meadows Part Two

NUMBER OF BUILDABLE LOTS: 1

NUMBER OF NON BUILDABLE LOTS: 0



Planning, Development and Sustainability

913 S. Dubuque St. Iowa City, IA 52240

planning@johnsoncountyiowa.gov. 319-356-6083

https://www.johnsoncountyiowa.gov/pds

1 of 1 10/3/2025, 4:20 PM

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 Iowa Meadows Part Two

Dear Josh,

On behalf of Mary and Delbert Weber we are submitting a combined Preliminary and Final Plat to facilitate a farmstead split on their property located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 79, Range 7 West.

The subdivision will consist of 1 buildable lot 5.00 acres in size and be accessed from Slothower Road via 40' wide access easement over an existing driveway onto Slothower Road. The property is currently being used for row crops, a new well and septic system will be installed at building time.

The parent farm consists of the following parcels via the deed recorded in Book 628, Page 75 on January 17th, 1983:

- 1113351001
- 1113377001
- 1113376003
- 1113302001
- 1113301003

Respectfully submitted,

Lacey S. Stutzman

12258-003_Letter of Intent_Farmsplit.docx

PRELIMINARY AND FINAL PLAT LOCATION: APPLICANT: DELBERT E WEBER & MARY M WEBER A PORTION OF THE SOUTHEAST QUARTER OF THE 17752 25TH STREET **IOWA MEADOWS PART TWO** SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 79 MECHANICSVILLE, IOWA 52307 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA SUBDIVIDER'S ATTORNEY: ROBERT N. DOWNER LAND SURVEYOR: (A FARMSTEAD SPLIT) SHUTTLEWORTH & INGERSOLL RICHARD R. NOWOTNY P.L.S 235 6TH STREET SE JOHNSON COUNTY, IOWA MMS CONSULTANTS INC. 1917 CEDAR RAPIDS, IOWA 52401 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PROPRIETOR OR OWNER: PHONE: 319-351-8282 DELBERT E WEBER & MARY M WEBER REVOCABLE TRUST 17752 25TH STREET I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct MECHANICSVILLE, IOWA 52307 DATE OF SURVEY: personal supervision and that I am duly icensed Professional Land DOCUMENT RETURN INFORMATION: -PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282 07-30-2025 PROFESSIONAL AND Surveyor under the laws of the LAND SURVEYOR LICENSE **RICHARD DESCRIPTION - IOWA MEADOWS PART TWO** RICHARD R. NOV LEGEND AND NOTES **NOWOTNY** A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF CONGRESSIONAL CORNER, FOUND
CONGRESSIONAL CORNER, REESTABLISHED
CONGRESSIONAL CORNER, RECORDED LOCATION 17916 SECTION 13, TOWNSHIP 79 NORTH, RANGE 7 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: - PROPERTY CORNER(S), FOUND (as noted) AWO - PROPERTY CORNERS SET COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 79 sheets covered by this seal: (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS") NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; - CUT "X" THENCE S88°59'35"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 300.05 PROPERTY &/or BOUNDARY LINES FEET; THENCE N00°01'03"E, ALONG A LINE PARALLEL WITH AND 300.00 FEET CONGRESSIONAL SECTION LINES NORMALLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SOUTHWEST - RIGHT-OF-WAY LINES - CENTER LINES **SEAL** QUARTER, 413.14 FEET, TO THE POINT OF BEGINNING; THENCE S78°48'45"W, 143.91 - LOT LINES, INTERNAL FEET; THENCE S54°51'00"W, 139.44 FEET; THENCE N65°47'07"W, 112.01 FEET; THENCE LOT LINES, PLATTED OR BY DEED S24°14'52"W, 80.15 FEET; THENCE S65°42'23"W, 210.32 FEET; THENCE N00°01'03"E, EASEMENT LINES, WIDTH & PURPOSE NOTED CENTER 500.15 FEET; THENCE S89°58'57"E, 581.89 FEET; THENCE S00°01'03"W, 278.11 FEET, TO - EXISTING EASEMENT LINES, PURPOSE NOTED (R) (M) - RECORDED DIMENSIONS THE POINT OF BEGINNING. SECTION 13-T79N-R7W Signed before me this _____ day of _____,20___ - MEASURED DIMENSIONS OF THE FIFTH P.M. - CURVE SEGMENT NUMBER FOUND 5/8" REBAR +3" DEEP SAID IOWA MEADOWS PART TWO CONTAINS 5.00 ACRES, AND IS SUBJECT TO UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS W/ YELLOW PLASTIC CAP 13287 EASEMENTS AND RESTRICTIONS OF RECORD. Notary Public, in and for the State of Iowa. BOOK 42, PAGE 256 DELBERT E WEBER REVOCABLE TRUST MARY M WEBER REVOCABLE TRUST OUTLOT B COUNTRY CLUB OWA MEADOWS ESTATES SIXTH NOTE: IN ACCORDANCE WITH THE PLAT THEREOF ALL BEARINGS ARE BASED ON IOWA STATE PLANE RECORDED IN THE RECORDS OF THE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION JOHNSON COUNTY RECORDER'S OFFICE. USING THE IOWA REAL TIME NETWORK (RTN), THE DISTANCES SHOWN ON THE PLAT ARE GROUND IN ACCORDANCE WITH THE PLAT DISTANCES AND NOT GRID DISTANCES THEREOF RECORDED IN PLAT BOOK 58 AT PAGE 21 OF THE RECORDS CIT OF THE JOHNSON COUNTY RECORDER'S OFFICE. NOTE: S00*01'03"W ALL FOUND PROPERTY CORNERS ARE 5\8" REBAR P WITH LS CAP 17916 UNLESS OTHERWISE NOTED. DELBERT E WEBER REVOCABLE TRUST MARY M WEBER REVOCABLE TRUST 0 10 25 50 75 100 **GRAPHIC SCALE IN FEET** 1"=100' N00°01'03"E S89*58'57"E S89*58'57"E 40.00 EXST 40.00 DESCRIPTION - 40.00' WIDE ACCESS AND UTILITY EASEMENT WIDE ACCESS ROAD COMMENCING AT THE SOUTH QUARTER CORNER OF ,8 SECTION 13, TOWNSHIP 79 NORTH, RANGE 7 WEST OF THE 72.08 FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; N89°58'57"W THENCE S88°59'35"W, ALONG THE SOUTH LINE OF SAID 40.00' WIDE ACCESS SOUTHWEST QUARTER, 300.05 FEET; THENCE N00°01'03"E, AND UTILITY EASEMENT ALONG A LINE PARALLEL WITH AND 300.00 FEET NORMALLY DISTANT WESTERLY FROM THE EAST LINE OF SAID SOUTHWEST QUARTER, 691.25 FEET, TO THE POINT OF DELPERT E WEBER REVOCABLE TRUST OUTLOT C BEGINNING; THENCE N89°58'57"W, 40.00 FEET; THENCE MARY M WEBER REVOCABLE TRUST N00°01'03"E, 248.68 FEET; THENCE S89°58'57"E, 72.08 FEET SLOTH THENCE N00°01'03"E, 15.60 FEET; THENCE S89°58'57"E, 40.00 FEET; THENCE S00°01'03"W, 55.60 FEET; THENCE N89°58'57"W IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN THE RECORDS OF THE 72.08 FEET; THENCE S00°01'03"W, 208.68 FEET, TO THE POINT OF BEGINNING. JOHNSON COUNTY RECORDER'S OFFICE S89°58'57"E 581.89 SAID 40.00' WIDE ACCESS AND UTILITY EASEMENT CONTAINS COUNTRY CLUB -POINT OF 0.31 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. **BEGINNING** N89°58'57' 40.00' ESTATES THIRD 40.00' WIDE ACCESS AND UTILITY EASEMENT IN ACCORDANCE WITH THE PLAT THEREOF DELBERT E WEBER REVOCABLE TRUST RECORDED IN PLAT BOOK 54 AT PAGE 22| MARY M WEBER REVOCABLE TRUST OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE. PLAT APPROVED BY: 5.00 AC -POINT OF 217,799 SF JOHNSON COUNTY BOARD OF SUPERVISORS: **BEGINNING** CHAIRPERSON DATE S78°48'45"W V65.47.07"W LOCATION MAP - NOT TO SCALE UNINCORPORATED JOHNSON COUNTY -S24°14'52"W 80.15' IOWA P CITY POINT OF SOUTHWEST CORNER COMMENCEMENT SECTION 13-T79N-R7W OF THE FIFTH P.M. FOUND REBAR ±12" DEEP W/ CITY OF ORANGE PLASTIC LS CAP 17774 S88*59'35"W IOWA CITY BOOK 52, PAGE 342 300.05 SOUTH LINE OF THE SOUTHWEST QUARTER IN ACCORDANCE WITH THE N88°59'35"E SOUTH 1/4 CORNER OF THEREOF RECORDED IN PLAT BOOK 2633.43 UNINCORPORATED 64 AT PAGE 141 OF THE RECORDS JOHNSON COUNTY OF THE JOHNSON COUNTY SECTION 13-T79N-R7W OF THE FIFTH P.M. WARREN LACINA, ANDREA LACINA, FOUND SCM ±10" DEEP SANDRA LACINA & BRIAN DEMPSEY BOOK 36, PAGE 157 MMS PART 12258-003 FINAL PLA PRELIMINARY AND JOHNSON COUNTY **ENVIRONMENTAL SPECIALISTS** CONSULTANTS, INC _ANDSCAPE ARCHITECTS PER RRN REVIEW MEADOWS TWO 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282 LAND SURVEYORS CIVIL ENGINEERS LAND PLANNERS of: