

PLANNING APPLICATION COVER SHEET**SUBTYPE: Preliminary****PROJECT TYPE: Subdivision****NO. SD25-000008****APPLICATION DATE: 10/01/2025****PROPERTY OWNER: GEORGE H & MARIE N CHALHOUB****APPLICANT: Scott Ritter Hart-Frederick****WORK DESCRIPTION: Chalhoub Fourth Subdivision****SITE ADDRESS: 1322 James Ave NE****PARCEL NUMBER: 0310331002****PROPOSED SUBDIVISION NAME: Chaloub Fourth Subdivision****NUMBER OF BUILDABLE LOTS: 2****NUMBER OF NON BUILDABLE LOTS: 4****Planning, Development and Sustainability****913 S. Dubuque St. Iowa City, IA 52240****planning@johnsoncountyiowa.gov. 319-356-6083****<https://www.johnsoncountyiowa.gov/pds>**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

22 September 2025

Mr. Josh Busard
Johnson County Zoning Director

Re: Chalhoub Fourth Subdivision, for George & Marie Chalhoub,
a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Chalhoub's. At this time they would like to split off these portions of their property for this estate planning, no improvements at this time. These lots have access to James Avenue NE with water and septic to be established on each lot.

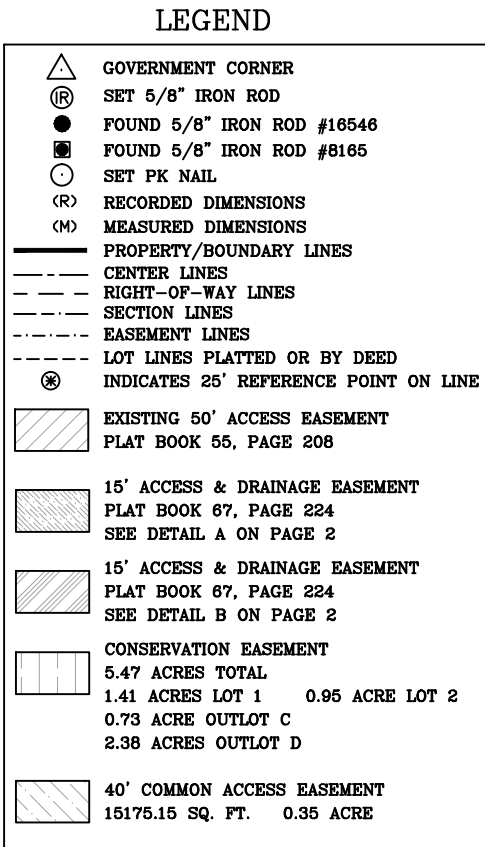
If you have questions or if you require further information you may contact myself, Attorney: Allison Goertz or George & Marie Chalhoub.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. & Mrs. Chalhoub
Ms. Allison Goertz
HFCfile

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215



NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
CE1	N 55°17'13" W	35.42'	CE17	N 46°19'33" W	31.28'
CE2	N 51°21'47" W	55.33'	CE18	N 30°23'42" W	14.52'
CE3	N 59°48'59" W	68.72'	CE19	N 41°48'17" W	16.64'
CE4	N 76°04'33" W	55.76'	CE20	N 54°54'12" W	23.44'
CE5	S 82°17'05" W	52.91'	CE21	S 48°31'28" W	10.54'
CE6	S 85°31'06" W	61.54'	CE22	S 12°06'21" W	4.99'
CE7	S 52°57'29" E	147.56'	CE23	S 06°50'32" E	18.50'
CE8	S 49°41'23" E	53.01'	CE24	S 08°26'06" E	35.34'
CE9	S 57°18'37" E	50.00'	CE25	S 04°11'05" W	32.72'
CE10	S 51°31'26" E	90.31'	CE26	S 10°06'28" W	24.15'
CE11	S 13°27'21" W	9.75'	CE27	S 11°12'51" E	37.02'
CE12	N 56°09'06" W	44.00'	CE28	S 06°28'43" E	42.89'
CE13	N 52°49'15" W	41.03'	CE29	S 17°47'17" E	33.34'
CE14	N 54°59'48" W	53.37'	CE30	S 02°01'30" E	4.94'
CE15	N 60°40'28" W	39.70'	CE31	N 86°46'37" W	50.52'
CE16	N 53°09'07" W	49.28'	CE32	S 49°56'19" W	30.02'

CHALHOUB FOURTH SUBDIVISION

Is Outlot A of Chalhoub Second Subdivision as is recorded in Plat Book 55 on page 208 in the office of the Johnson County Recorder containing 35.61 acres of which 0.04 acre is existing county road right of way and being subject to all easements and restrictions of record.

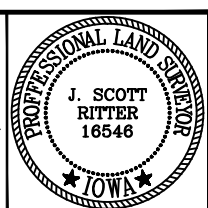
NUMBER	DIRECTION	DISTANCE
L1	N 89°55'05" W	122.90'
L2	S 61°04'38" W	54.61'
L3	N 89°42'06" E	73.00'
L4	N 00°17'54" W	50.00'
L5	N 89°42'06" E	91.78'
L6	N 56°01'11" E	20.00'
L7	N 13°18'19" E	20.00'
L8	N 83°21'50" E	20.00'
L9	N 25°06'56" E	20.00'
L10	S 17°14'17" E	40.00'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	235.75	245°35'08"	55.00	92.47	S 50°01'52" E
C2	71.20	74°10'24"	55.00	66.33	S 35°40'30" W
C3	40.94	42°38'51"	55.00	40.04	S 22°44'07" E
C4	123.61	128°45'53"	55.00	99.19	N 71°33'31" E
C5	22.89	65°35'08"	20.00	21.66	N 39°58'08" E
C6	84.18	44°14'55"	109.00	82.10	S 85°06'50" E
C7	33.35	17°31'58"	109.00	33.22	N 81°31'42" E
C8	50.82	26°42'57"	109.00	50.37	S 76°20'51" E
C9	22.00	11°33'59"	109.00	21.97	S 84°30'42" W
C10	67.23	27°16'18"	141.25	66.60	S 76°38'16" E

40' COMMON ACCESS EASEMENT

Being a part of Tract A, Chalhoun Second Subdivision as is recorded in Plat Book 55 on page 208 in the Office of the Johnson County Recorder and is described as:
Commencing at the Southwest corner of said Tract A of Chalhoun Second Subdivision; thence N 89°42'06" E along the South line of said Tract A, a distance of 183.00 feet; thence S 62°59'22" E along said South line, a distance of 246.25 feet; thence N 72°45'43" E along said South line, a distance of 585.73 feet to the Point of Beginning; thence Northerly 71.20 feet along the arc of a 55.00 foot radius curve, concave Westerly, thence 66.33 foot chord to the N 35°44'05" E, thence N 72°45'43" E, a distance of 365.00 feet; thence 171.00 feet, a distance of 40.00 feet to a point on the South line of said Tract A of Chalhoun Second Subdivision; thence S 72°45'43" W along said South line, a distance of 418.41 feet to the Point of Beginning containing 0.35 acre.

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



J. Scott Ritter, P.L.S. Date
Iowa License Number: 16546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY

FINAL PLAT (PAGE 1 of 3) CHALHOUB FOURTH SUBDIVISION A RESUBDIVISION OF OUTLOT A, CHALHOUB SECOND SUBDIVISION JOHNSON COUNTY, IOWA		
DATE: 09/25	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO:	257152

DATE:	DRN:	APP:
FLD BK:	PROJ. NO:	



HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560

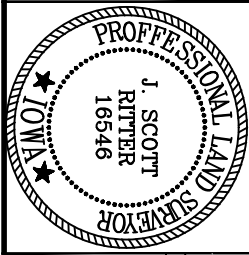
www.hart-frederick.com
Phone: (319) 545-7215 www.hart-frederick.com



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

J. Scott Ritter, P.L.S.
Iowa License Number: 16546
My license renewal date is December 31, 2026.
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Date



28
29
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DATE: FLD BK: DRN: PROJ. NO: APP:

FINAL PLAT
SENSITIVE AREAS EXHIBIT
(PAGE 3 of 3)
CHALHOUB FOURTH SUBDIVISION
A RESUBDIVISION OF OUTLOT A OF
CHALHOUB SECOND SUBDIVISION
JOHNSON COUNTY, IOWA

