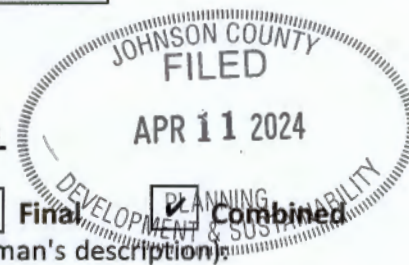


Office Use Only	4/11/24	\$600	P2C-24-28514
	Date Filed	Fee	Application Number



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):

2661 Woodfield Ln NE, North Liberty

Parcel Number(s): 0716251008

Proposed Subdivision Name: Leroy's Landing

The subdivision contains 3.03 total acres divided into 3 total lots as follows:

Buildable Lots: 2

Non-buildable outlots: 1

Total buildable acres: 2.85

Total non-buildable acres: 0.17

Current Zoning: R

Proposed Use of the Subdivision: Residential

Mark Stein, Lacey Stutzman

L.Stutzman@mmsconsultants.net 319-351-2249

Name of Engineer/Surveyor

Contact Email and Phone

Matt Adam

madam@spmbllaw.com 319-248-6316

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.

Michael And Kayla Melloy

Tyler Riddle

Name of Owner

Name of Applicant (if different)

2346 Mormon Trek Blvd, Iowa City, IA 52246

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)



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

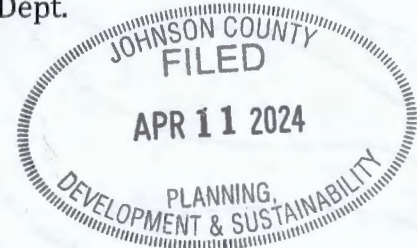
1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

April 10, 2024

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



RE: Letter of Intent for Leroys Landing

Dear Josh:

We are submitting a combined Preliminary and Final Plat for Leroys Landing on behalf of Tyler Riddle, Melloy, Michael Melloy and Kayla Melloy for the property located at 2661 Woodfield Ln NE, North Liberty, which is owned by Michael and Kayla Melloy. The subdivision would create 1 additional buildable lot for a total of 2 Lots and 1 Outlot to be designated for infrastructure. The property currently contains an existing home built in 1979, and the intent is to demolish the existing house and build two new homes, one on each newly defined buildable lot.

There is an existing well on site that will continue to be utilized by Lot 1 and by Lot 2 in the future. Since the exact location of the new dwellings and future water line for use by Lot 2 are not know, an easement will not be created until such time.

A new septic system will be installed to service the lots, located within Outlot"A".

Access will continue to be utilized from Woodfield Lane NE, an offsite access easement and access easement agreement have been drafted to provide continued access across the existing driveway for Lot 1 and Lot 2. An access easement and access easement agreement specific for the use by Lot 2 across Lot 1 have been drafted and provided with this application.

A sensitive areas report and phase I archeological survey have been compiled and are attached to this application for review. A waiver of stormwater requirements was submitted and approved in September of 2023.

Respectfully submitted,

Lacey Stutzman, Project Manager

LOCATION:	TYLER RIDDLE
A PORTION OF LOT 1 AND OUTLOT A OF VINCENT VIEW ACRES, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 60 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA	PROPRIETOR OR OWNER: MICHAEL AND KAYLA MELLOTT PO BOX 5865 CONVILLE, IOWA 52241
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	DATE OF SURVEY: SEPTEMBER 13, 2023
RICHARD R. NOWOTNY, P.L.S. MMS CONSULTANTS, INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	
DOCUMENT RETURN INFORMATION:	
LAND SURVEYOR	

EASEMENT EXHIBIT

ACCESS EASEMENT

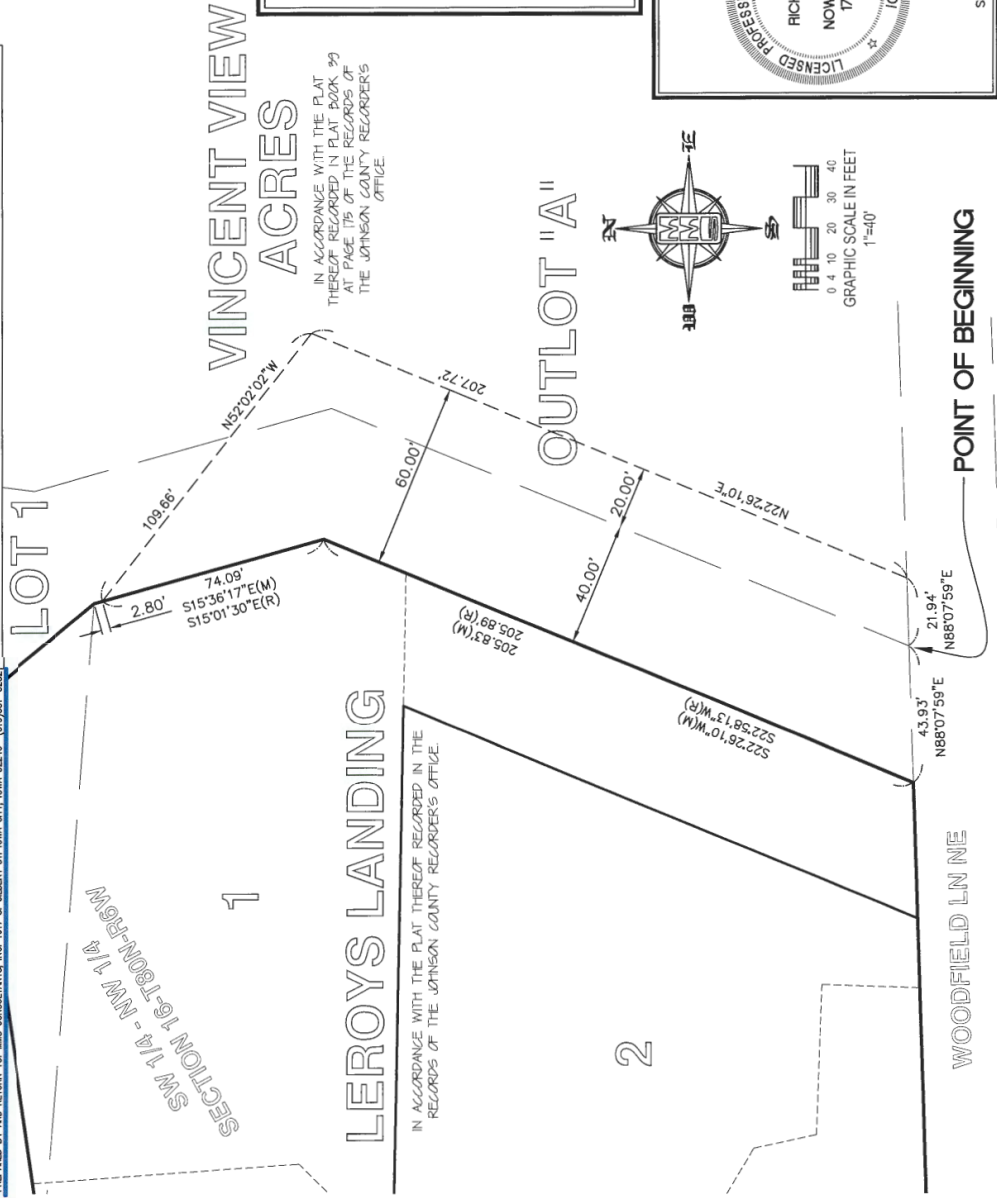
JOHNSON COUNTY, IOWA

CENTERLINE DESCRIPTION - ACCESS EASEMENT

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF VINCENT VIEW ACRES, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 39 AT PAGE 175 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N88°07'59"E, 21.94 FEET, ALONG A SOUTHERLY LINE OF OUTLOT A OF VINCENT VIEW ACRES, JOHNSON COUNTY, IOWA AS RECORDED IN PLAT BOOK 39 AT PAGE 175 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N22°26'10"E, 207.72 FEET; THENCE N52°02'02"W, TO A POINT ON A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 109.66 FEET; THENCE S15°36'17"E, ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 74.09 FEET; THENCE S22°26'10"W ALONG A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 205.83 FEET; THENCE N88°07'59"E, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 43.89 FEET TO THE POINT OF BEGINNING.

SAID ACCESS EASEMENT CONTAINS 14.819 SQUARE FEET, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - CONGRESSIONAL CORNER, REESTABLISHED
 - FENCE CORNER / FENCE POST
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNER, SET
 - (5/8") REBAR PINS WITH "MMS 17916"
 - 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, WITH & PURPOSE NOTED
 - EXISTING FENCE LINES
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
 - C22-1
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.



SEAL

Pages of sheets covered by this seal:



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date Revision



EASEMENT EXHIBIT

ACCESS EASEMENT

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date: 4/04/2024
Surveyed by: RRN Field Book No: 30/1374
Drawn by: LSS Scale: 1"=40'
Checked by: RRN Sheet No: 1
Project No: 2379-044 of: 1

3.03 AC

JOHNSON COUNTY, IOWA

SURVEY REQUESTED BY:	DOCUMENT RETURN INFORMATION:
TYLER RIDDLE	LAND SURVEYOR
DATE OF SURVEY:	
SEPTEMBER 13, 2023	

LEROY'S LANDING

LOCATION MAP
NOT TO SCALE

**LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS**

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282

www.mmsconsultants.net

10

POINT OF BEGINNING

AUDITORS PARCEL 96112

N IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 7 AT PAGE 71 OF THE RECORDS OF THE JOHNSON COUNTY REGISTER'S OFFICE.

SALLY A. GRONE

AUDITORS PARCEL 96113

N IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 7 AT PAGE 71 OF THE RECORDS OF THE JOHNSON COUNTY REGISTER'S OFFICE.

SALLY A. GRONE

PARTIAL LOT 6, SCHOOL COMMISSIONERS SUBDIVISION

N IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 20 OF THE RECORDS OF THE JOHNSON COUNTY REGISTER'S OFFICE.

LOT 7, SCHOOL COMMISSIONERS SUBDIVISION

N IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 8 AT PAGE 21 OF THE RECORDS OF THE JOHNSON COUNTY REGISTER'S OFFICE.

KURTEN JAMES
KATHLEEN VAN DE WALLE

SALLY A. GRONE

WOODFIELD LN NE

30'00' EXIST.
ROADWAY EASEMENT

NO EAST. SIDEWALK EASEMENT (TO BE RELEASED AS REQUIRED) IN PLAT BOOK 10 AT PAGE 20

EXISTING GARAGE

EXISTING HOUSE

APPROX. EXIST. DRIVEWAY

EXISTING DRAINAGE

40.00' WIDE ACCESS EASEMENT

SALLY A. GRONE

RECORD & USE GRAMLAND SURVEYING LTD.

LOT 7, SCHOOL COMMISSIONER'S SUBDIVISION
IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 15 AT PAGE 71 OF THE RECORDS
OF THE JOHNSON COUNTY RECORDER'S OFFICE

LEROYS LANDING

A RESUBDIVISION OF A
SURVEY IN LOT 6 OF
SCHOOL COMMISSIONER'S
SUBDIVISION OF SEC.
16-T80N-R6W, AND
AUDITOR'S PARCEL 96113
EXCEPTING AUDITOR'S
PARCEL 96112

JOHNSON COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	04/01/2024	
Designed by:	LRS	Field Book No: 1374
Drawn by:	LSS	Scale: 1"=60'
Checked by:	RNN	Sheet No: 1
Project No:	2379-044	

2379-044 of: 1