

**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000002****APPLICATION DATE: 02/04/2026****PROPERTY OWNER: PRAIRIE CONEFLOWER RANCH LLC****APPLICANT: Lacey Stutzman****WORK DESCRIPTION: Prairie 2020 - Farmstead Split****SITE ADDRESS:****PARCEL NUMBER: 0235127001****PROPOSED SUBDIVISION NAME: Prairie 2020****PROPERTY INFORMATION**

<b>Parcel ID (PPN)</b>	<b>Acres in Parcel</b>	<b>Current zoning classification</b>
0226376002	1.75	A - Agricultural
0235201001	40	A - Agricultural
0235276001	39	A - Agricultural
0235127001	19	A - Agricultural

**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

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mms@mmsconsultants.net

February 4, 2026

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

RE: Prairie 2020 (Farmstead Split)

Dear Josh,

On behalf of Prairie Coneflower Ranch, LLC, we are submitting a combined Preliminary and Final Plat for Prairie 2020 (a Farmstead Split), consisting of 1 lot, 5.00 acres in size, and located to the west of Quincy Road NE.

A ROW permit has been submitted and approved to utilize an existing field entrance to the southeast onto Quincy Road NE. A 40.00' Wide Access and Utility Easement has been provide on the plat to facilitate access to the lot across the unplatted farm ground. The property is currently being used for row crops, a new well and septic system will be installed at building time.

Stormwater Management has been waived until Building Permit time, a Sensitive Areas Report waiver has been approved.

The parent farm of  $\pm 100$  acres consists of the following parcels via the deed recorded in Book 545, Page 287 on June 11th, 1979:

- 0226376002
- 0235201001
- 0235276001
- 0235127001

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lacey S. Stutzman'.

Lacey S. Stutzman

6973-011Letter of Intent\_Waivers\_FS\_PrairieConeflowerRanch.docx





CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

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

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Date	Revision
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# PRELIMINARY AND FINAL PLAT PRAIRIE 2020 (A FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA

## DESCRIPTION - PRAIRIE 2020

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S00°58'04"E, ALONG THE WEST SECTION LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 412.73 FEET, TO **THE POINT OF BEGINNING**; THENCE S86°49'53"E, ALONG THE SOUTHERN PERIMETER OF AUDITORS PARCEL 2020058 IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 64 AT PAGE 93 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID SOUTHERN PERIMETER N89°40'48"E, 68.20 FEET; THENCE S00°58'04"E, 606.54 FEET; THENCE S89°54'59"W, 355.65 FEET, TO A POINT ON SAID WEST SECTION LINE; THENCE N00°58'04"W, ALONG SAID WEST SECTION LINE, 622.61 FEET, TO **THE POINT OF BEGINNING**.

SAID PRAIRIE 2020 CONTAINS 5.00 ACRES, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

## DESCRIPTION - 40.00' WIDE ACCESS AND UTILITY EASEMENT

**BEGINNING** AT THE NORTHERN CORNER OF LOT 1, PRAIRIE 2020; THENCE N89°40'48"E, ALONG THE SOUTHERN PERIMETER OF AUDITORS PARCEL 2020058 IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 64 AT PAGE 93 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, 178.78 FEET; THENCE CONTINUING ALONG SAID SOUTHERN PERIMETER S89°19'03"W, 96.42 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF QUINCY ROAD NE; THENCE S00°40'40"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 298.11 FEET; THENCE S00°56'44"E, ALONG SAID RIGHT-OF-WAY LINE, 457.16 FEET; THENCE S89°54'59"W, 40.00 FEET; THENCE N00°56'44"W, 456.65 FEET; THENCE N00°40'40"W, 258.20 FEET; THENCE S89°19'03"W, 56.54 FEET; THENCE S89°40'48"W, 178.45 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE N00°58'04"W, ALONG SAID EAST LINE 40.00 FEET, TO **THE POINT OF BEGINNING**.

SAID 40.00' WIDE ACCESS AND UTILITY EASEMENT CONTAINS 0.91 ACRE, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

## LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
  - CONGRESSIONAL CORNER, REESTABLISHED
  - CONGRESSIONAL CORNER, RECORDED LOCATION
  - PROPERTY CORNER(S), FOUND (as noted)
  - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
  - 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 EASEMENT LINES, PURPOSE NOTED
  - RECORDED DIMENSIONS
  - MEASURED DIMENSIONS
  - CURVE SEGMENT NUMBER
- 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 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 or sheets covered by this seal:

Seal: RICHARD R. NOWOTNY 17916 IOWA

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

Notary Public, in and for the State of Iowa.

LOCATION: A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 81 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	APPLICANT: PRAIRIE CONEFLOWER RANCH, LLC 4220 210TH STREET NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	SUBDIVIDER'S ATTORNEY: MATTHEW G. BARND BRADLEY & RILEY PC 2007 1ST AVE SE CEDAR RAPIDS, IOWA 52402
DATE OF SURVEY: 01-06-2026	PROPRIETOR OR OWNER: PRAIRIE CONEFLOWER RANCH, LLC 4220 210TH STREET NE SOLON, IOWA 52333
	DOCUMENT RETURN INFORMATION: LAND SURVEYOR

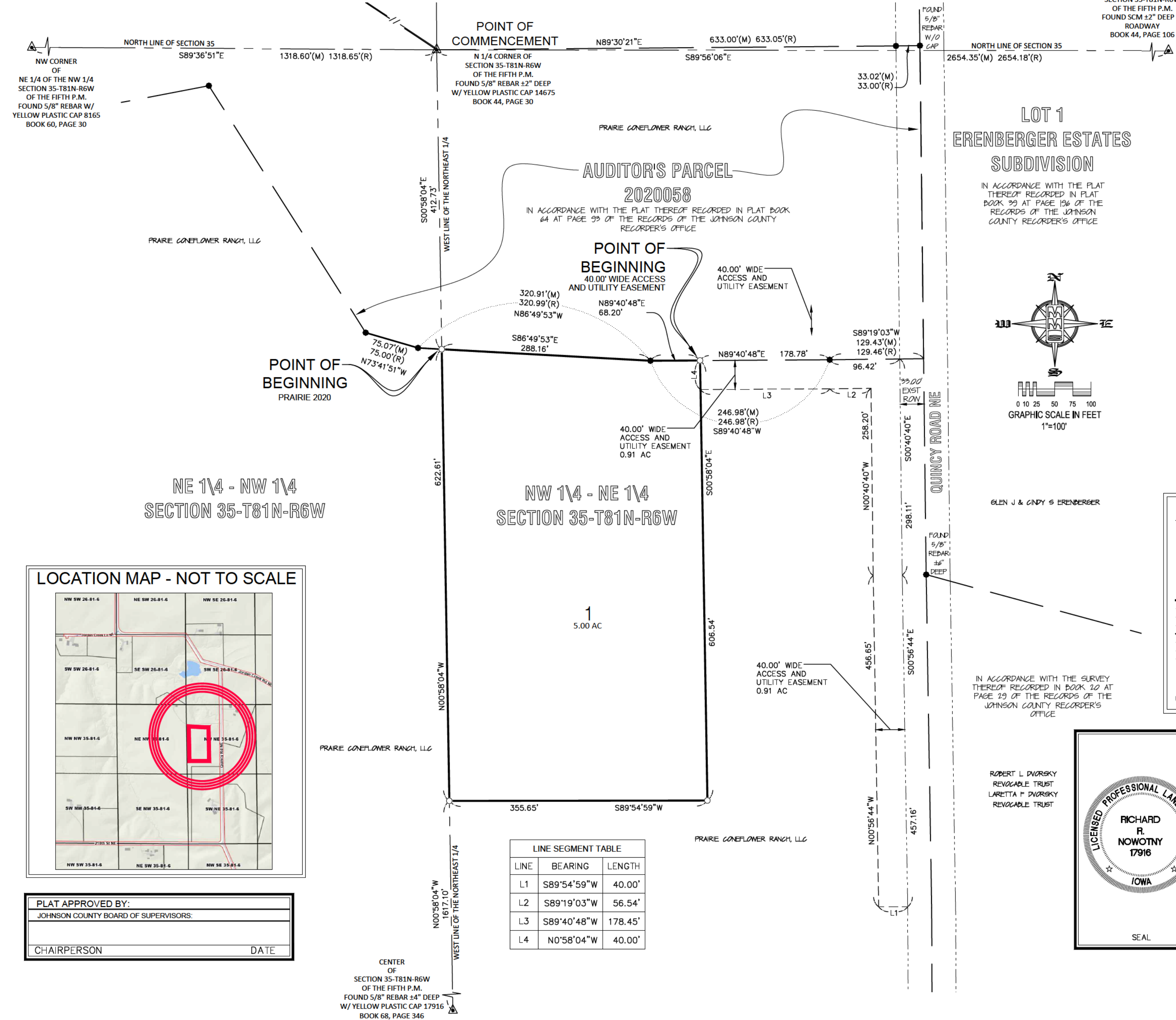
## NOTES:

- ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES AND NOT GRID DISTANCES.
- THE PARENT PARCEL OF 100 ACRES ± IS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 545, PAGE 287 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE, DATED JUNE 11, 1979. THE PARENT PARCEL WILL CONTAIN 95 ACRES ± AFTER APPROVAL OF THE FARMSTEAD SPLIT.

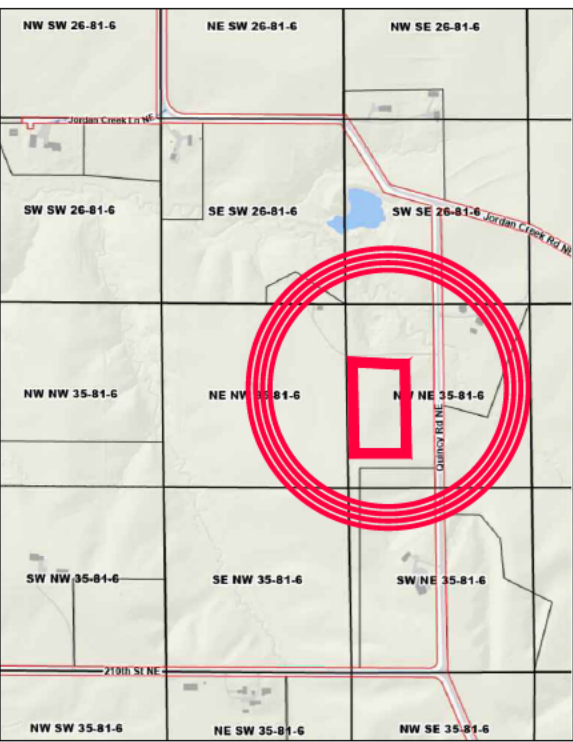
## NOTE:

ALL FOUND PROPERTY CORNERS ARE 5/8" REBAR WITH LS CAP 8295 UNLESS OTHERWISE NOTED.

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



## LOCATION MAP - NOT TO SCALE



PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

CENTER OF SECTION 35-T81N-R6W OF THE FIFTH P.M.  
FOUND 5/8" REBAR ±4" DEEP  
W/ YELLOW PLASTIC CAP 17916  
BOOK 68, PAGE 346

## PRELIMINARY AND FINAL PLAT

## PRAIRIE 2020

A PORTION OF THE NW 1/4 - NE 1/4 OF SEC. 35-T81N-R6W OF THE 5TH P.M.

JOHNSON COUNTY  
IOWA

MMS CONSULTANTS, INC.

Date:	1/16/2026
Surveyed by:	RRN
Field Book No:	1435
Drawn by:	LSS
Scale:	1" = 100'
Checked by:	RRN
Project No:	6973-011
Sheet No:	1
of:	1