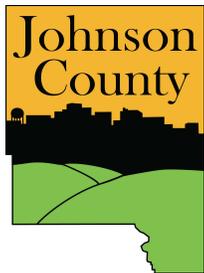


**PLANNING APPLICATION COVER SHEET****PROJECT TYPE: Rezoning****NO. REZ25-000008****APPLICATION DATE: 12/03/2025****PROPERTY OWNER: JEFF & GRETCHEN SWAN****APPLICANT: Scott Ritter****WORK DESCRIPTION: Residential Subdivision / Rezone A to R****SITE ADDRESS: 2729 Newport Rd NE****PROPERTY INFORMATION**

<b>Parcel ID (PPN)</b>	<b>Acres in Parcel</b>	<b>Current zoning classification</b>	<b>Proposed zoning district classification</b>
0713328001	1.74	A - Agricultural	R - Residential

**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>**



2 December 2025

Mr. Josh Busard  
Johnson County Zoning Director

Re: Rezoning A to R for Blue Stem Properties LLC, Jeff Swan,  
a Residential Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Rezoning application for the Blue Stem Properties LLC. At this time they would like to rezone this portion of their property for this existing residence and area around. This parcel has access to Newport Rd NE with water and septic established.

If you have questions or if you require further information you may contact myself, Attorney: Patrick Ford or Jeff Swan.

Respectfully Submitted,

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

C: Mr. Jeff Swan  
Mr. Pat Ford  
HFCfile



# HART-FREDERICK CONSULTANTS P.C.

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



## REZONE A to R

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

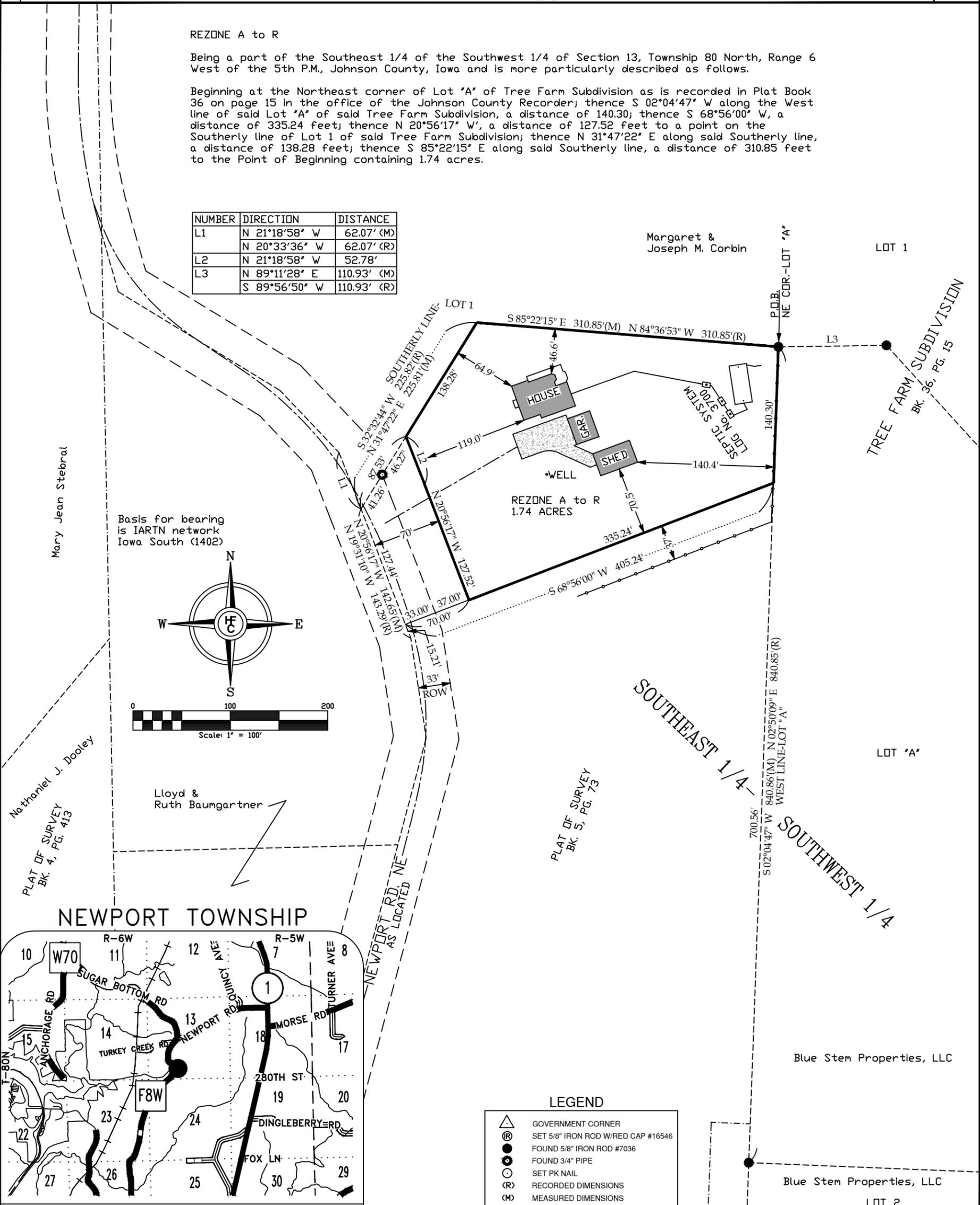
Beginning at the Northeast corner of Lot 'A' of Tree Farm Subdivision as is recorded in Plat Book 36 on page 15 in the office of the Johnson County Recorder; thence S 02°04'47" W along the West line of said Lot 'A' of said Tree Farm Subdivision, a distance of 140.30; thence S 68°56'00" W, a distance of 335.24 feet; thence N 20°56'17" W', a distance of 127.52 feet to a point on the Southerly line of Lot 1 of said Tree Farm Subdivision; thence N 31°47'22" E along said Southerly line, a distance of 138.28 feet; thence S 85°22'15" E along said Southerly line, a distance of 310.85 feet to the Point of Beginning containing 1.74 acres.

NUMBER	DIRECTION	DISTANCE
L1	N 21°18'58" W	62.07' (M)
	N 20°33'36" W	62.07' (R)
L2	N 21°18'58" W	52.78'
L3	N 89°11'28" E	110.93' (M)
	S 89°56'50" W	110.93' (R)

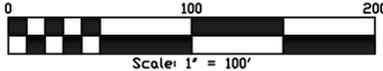
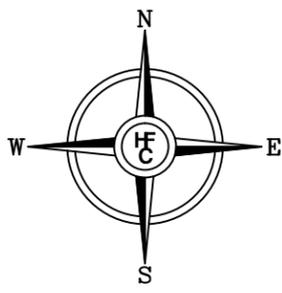
Margaret & Joseph M. Corbin

LOT 1

TREE FARM SUBDIVISION  
BK. 36, PG. 15



Basis for bearing is IARTN network Iowa South (1402)



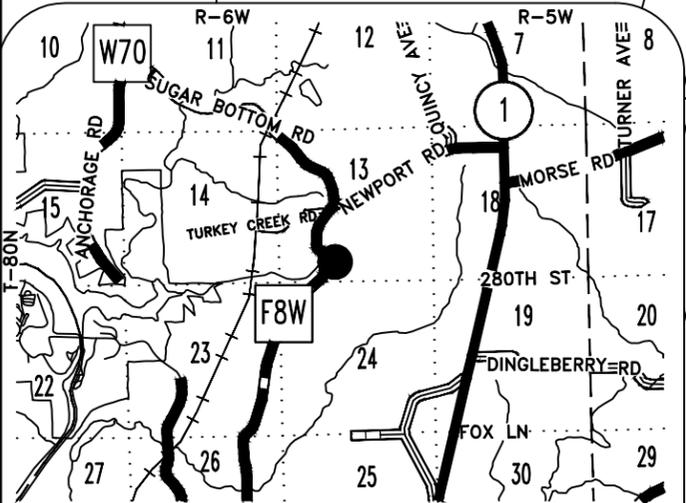
Mary Jean Stebrna

Nathaniel J. Dooley  
PLAT OF SURVEY BK. 4, PG. 413

Lloyd & Ruth Baumgartner

PLAT OF SURVEY BK. 5, PG. 73

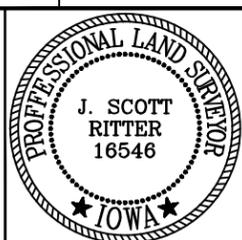
## NEWPORT TOWNSHIP



LOCATION MAP NOT TO SCALE

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



### LEGEND

- △ GOVERNMENT CORNER
- Ⓡ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #7036
- FOUND 3/4" PIPE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- · - · - RIGHT-OF-WAY LINES
- · - · - SECTION LINES
- · - · - EASEMENT LINES
- · - · - LOT LINES PLATTED OR BY DEED
- EXISTING BUILDINGS
- ▨ CONCRETE SURFACE

Blue Stem Properties, LLC

Blue Stem Properties, LLC

LOT 2

REZONING EXHIBIT  
REZONE A to R  
PART OF THE SE 1/4-SW 1/4  
OF SECTION 13, T-80-N, R-6-W  
JOHNSON COUNTY, IOWA

DATE: 12/25	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 257191	