

**PLANNING APPLICATION COVER SHEET**

**PROJECT TYPE: Subdivision**

**SUBTYPE: Combined**

**NO. SD26-000004**

**APPLICATION DATE: 03/04/2026**

**PROPERTY OWNER: AARON D SWARTZENTRUBER**

**APPLICANT: Scott Ritter**

**WORK DESCRIPTION: Swartzentruber Acres**

**SITE ADDRESS: 5439 James Ave SW**

**PARCEL NUMBER: 1428101001**

**PROPOSED SUBDIVISION NAME: Swartzentruber Acres**

**PROPERTY INFORMATION**

<b>Parcel ID (PPN)</b>	<b>Acres in Parcel</b>	<b>Current zoning classification</b>
1428101001	38	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>



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

15 January 2026

Mr. Josh Busard  
Johnson County Zoning Director

Re: Swartzentruber Acres, for Jessica Swartzentruber  
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for Jessica Swartzentruber. At this time she would like to split off this portions of the property for a the residence and area around for a Lot 1. This lot has access to James Ave. SW, with water and septic are established.

If you have questions or if you require further information you may contact myself, Attorney: Abigail Brown or Jessica Swartzentruber.

Respectfully Submitted,

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

C: Ms. Jessica Swartzentruber  
Ms. Abigail Brown  
HFCfile

**INDEX LEGEND**

LOCATION: NORTHEAST 1/4-NORTHEAST 1/4  
SECTION 28, T-78-N, R-7-W  
REQUESTOR: JESSICA SWARTZENTRUBER  
PROPRIETOR: AARON D. & JESSICA L. SWARTZENTRUBER  
SURVEYOR: J. SCOTT RITTER, PLS #16546  
COMPANY: HART-FREDERICK CONSULTANTS P.C.  
510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
RETURN TO: sritter@hart-frederick.com (319) 545-7215

**LEGEND**

- △ GOVERNMENT CORNER
- Ⓡ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #16546
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- Ⓡ RECORDED DIMENSIONS
- Ⓜ MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- EXISTING FENCE
- - - FIELD LINE
- EXISTING BUILDINGS
- ▨ CONCRETE SURFACE
- ▩ GRAVEL SURFACE

NORTHEAST CORNER  
SECTION 28-78-7  
FOUND 5/8" REBAR  
3" DEEP  
TIES BK. 37, PG. 227

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

**SWARTZENTRUBER ACRES**

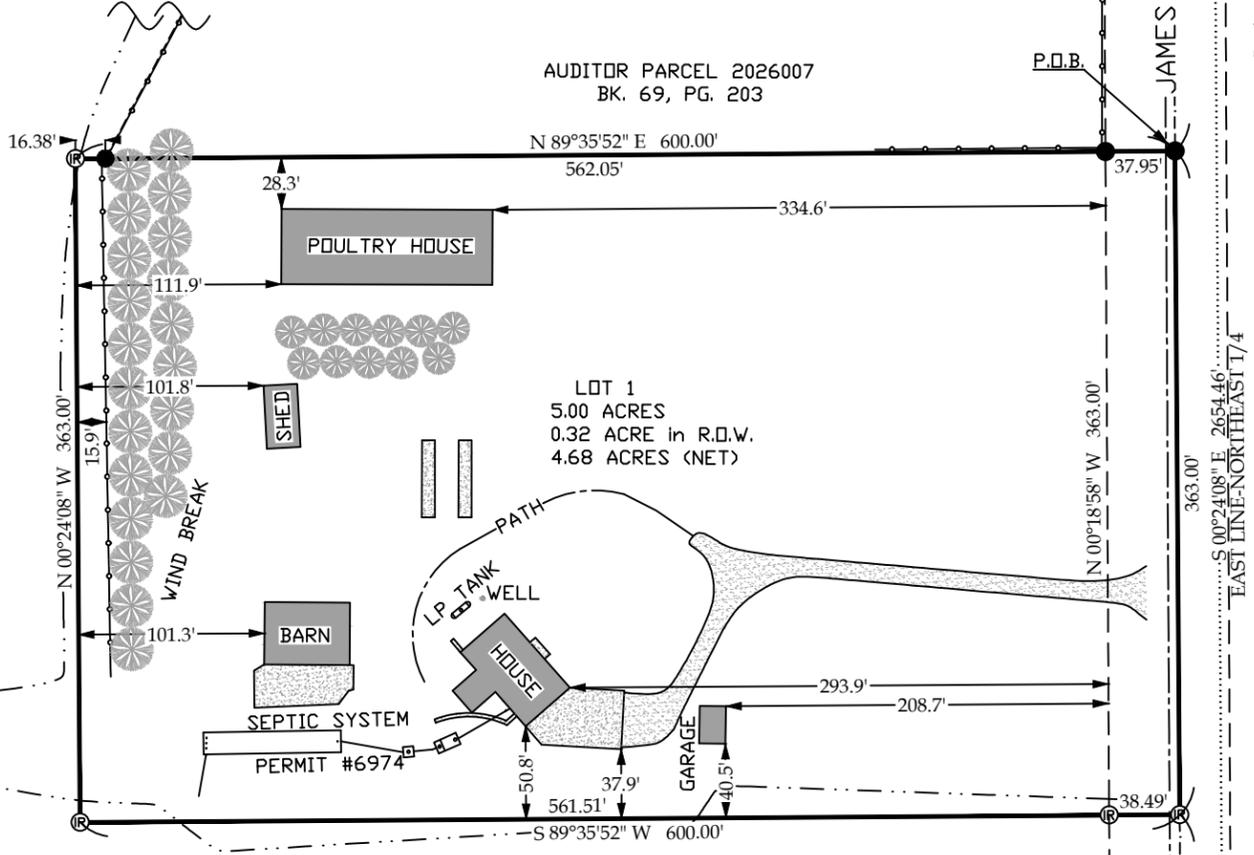
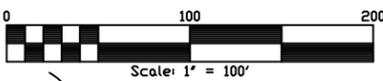
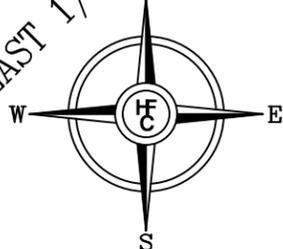
Lot 1 is a part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 78 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northeast corner of Section 28, Township 78 North, Range 7 West; thence S 00°24'08" E along the East line of the Northeast 1/4 of said Section 28, a distance of 678.23 feet to the Point of Beginning; thence continuing S 00°24'08" E along said East line, a distance of 363.00 feet; thence S 89°35'52" W, a distance of 600.00 feet; thence N 00°24'08" W, a distance of 363.00 feet; thence N 89°35'52" E, a distance of 600.00 feet to the Point of Beginning containing 5.00 acres of which 0.32 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

Parent Parcel: Is found as Quit Claim Deed in Book 761 on page 153, dated April 15, 1985 and as Real Estate Contract in Book 2789 on page 63, dated July 21, 1999, Contract fulfilled and Warranty Deed issued in Book 3782 on page 925, dated August 16, 2004. In all containing 156.18 acres by government survey and description.

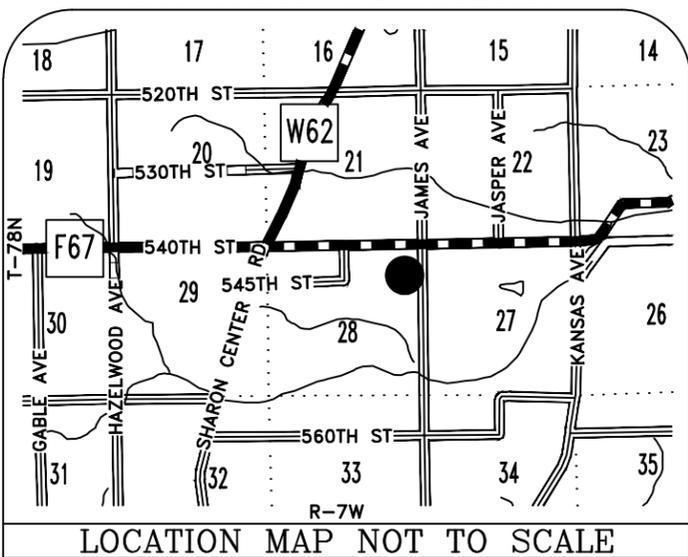
NORTHEAST 1/4-NORTHEAST 1/4

Basis for bearing is IARTN network Iowa South (1402)



Aaron D. & Jessica L. Swartzentruber

**SHARON TOWNSHIP**



OWNER/SUBDIVIDER: Aaron D. & Jessica L. Swartzentruber  
5639 James Ave. SW  
Kalona, IA. 52247

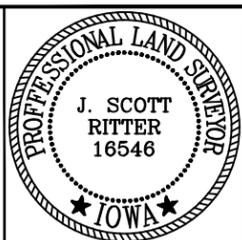
ATTORNEY: Abigail L. Brown  
222 S Linn St.  
Iowa City, IA. 52240

PLAT PREPARED BY: Hart-Frederick Consultants PC  
510 State St. P.O. Box 560  
Tiffin, IA. 52340

EAST 1/4 CORNER  
SECTION 28-78-7  
FOUND 5/8" REBAR #10896  
3" DEEP  
TIES BK. 37, PG. 227

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



PRELIMINARY & FINAL PLAT SWARTZENTRUBER ACRES A FARMSTEAD SPLIT PART OF THE NE 1/4-NE 1/4 SECTION 28, T-78-N, R-7-W JOHNSON COUNTY, IOWA		
DATE: 01/26	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 267001	

Gerald J. & Loraine E. Bontrager