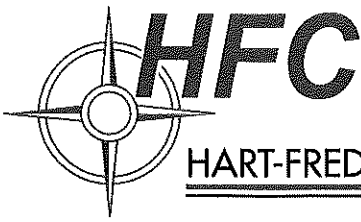


PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000008****APPLICATION DATE: 05/06/2026****PROPERTY OWNER: ROBERT W HOWE****APPLICANT: Scott Ritter****WORK DESCRIPTION: Howe Woods****SITE ADDRESS: 2284 Sugar Bottom Rd NE****PARCEL NUMBER: 0703251002****PROPOSED SUBDIVISION NAME: Howe Woods****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0703251002	10	R - Residential

**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

4 May 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Howe Woods, for Robert & Carolyn Crawford Howe
a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Howe's.

At this time they would like to split off this portions of their property for the existing residence and area around for a Lot 1. This lot has access to Sugar Bottom Rd. NE, with water and septic to be established. The Howe's plan to donate the remainder of they property to conservation.

If you have questions or if you require further information you may contact myself, Attorney: John Beasley or Bob & Carolyn Howe.

Respectfully Submitted,

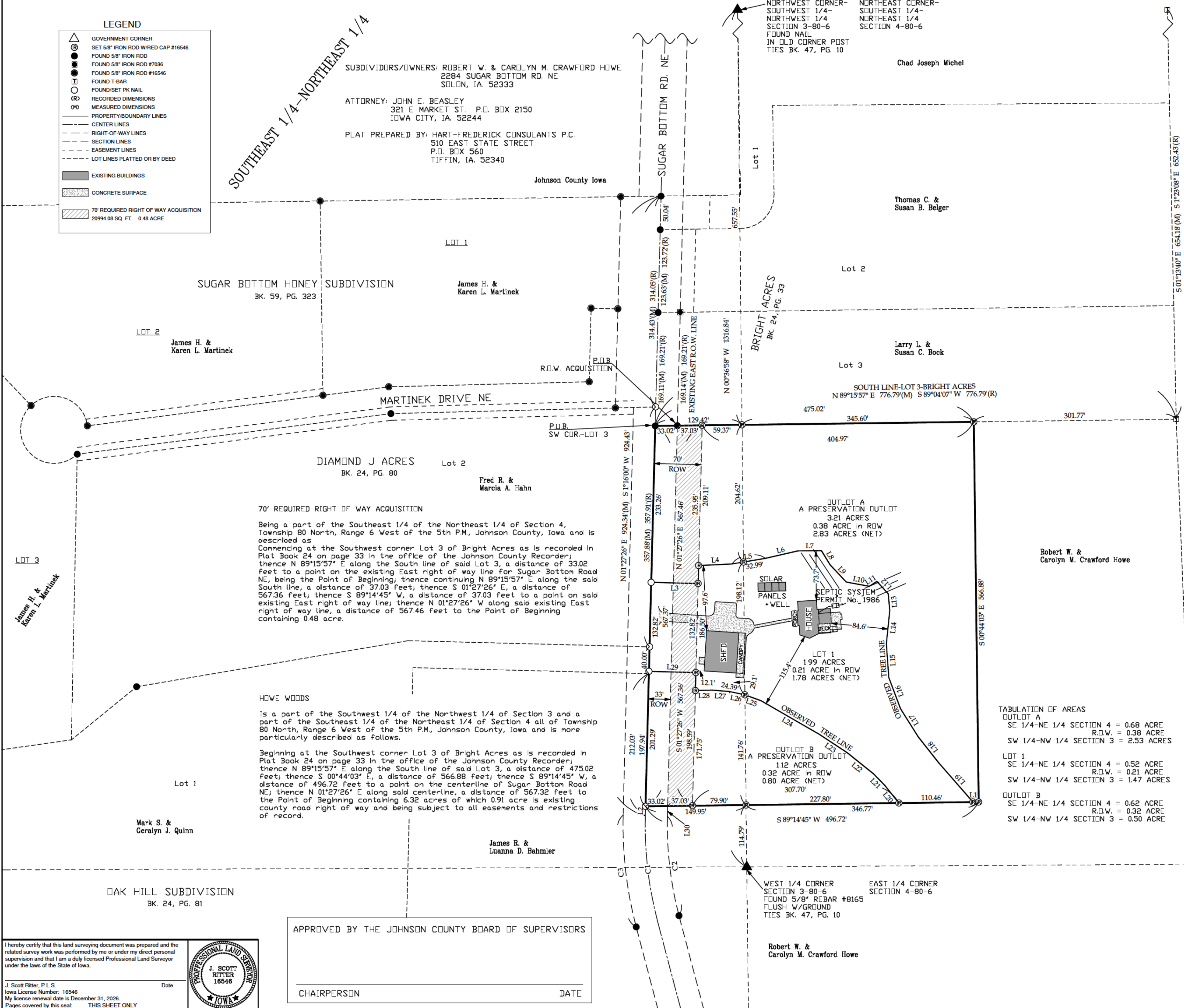
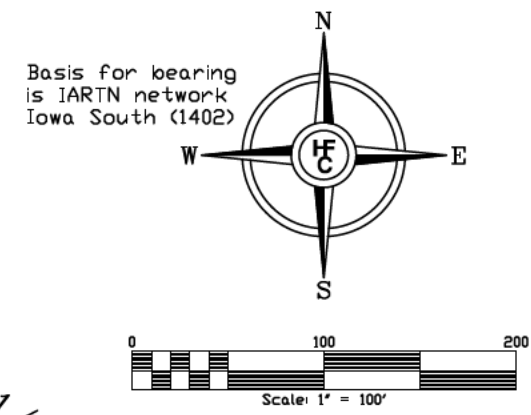
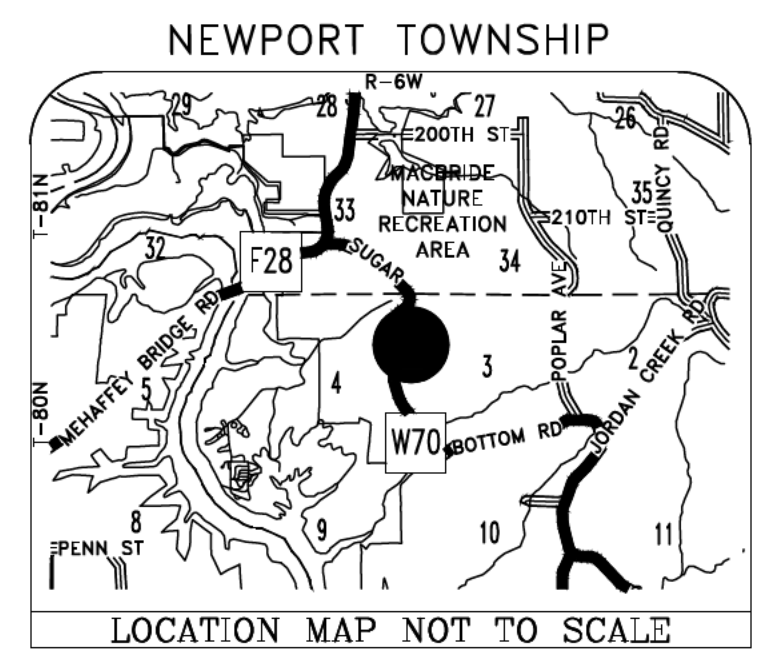
J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Robert Howe
Mr. John Beasley
HFCfile

INDEX LEGEND
 LOCATION: SW-NW SECTION 3, T-80-N, R-6-W
 SE-NE SECTION 4, T-80-N, R-6-W
 REQUESTOR: BOB & CAROLYN HOWE
 PROPRIETOR: ROBERT W. & CAROLYN M. CRAWFORD HOWE
 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

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

- LEGEND**
- △ GOVERNMENT CORNER
 - ⊙ SET 5/8" IRON ROD WIRED CAP #16546
 - FOUND 5/8" IRON ROD
 - FOUND 5/8" IRON ROD #7036
 - FOUND 5/8" IRON ROD #16546
 - FOUND T BAR
 - FOUND/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
 - 70' REQUIRED RIGHT OF WAY ACQUISITION
20994.08 SQ. FT. 0.48 ACRE



SUBDIVIDORS/OWNERS: ROBERT W. & CAROLYN M. CRAWFORD HOWE
 2284 SUGAR BOTTOM RD. NE
 SOLOIN, IA. 52333
 ATTORNEY: JOHN E. BEASLEY
 321 E MARKET ST. P.O. BOX 2150
 IOWA CITY, IA. 52244
 PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
 510 EAST STATE STREET
 P.O. BOX 560
 TIFFIN, IA. 52340

70' REQUIRED RIGHT OF WAY ACQUISITION
 Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 4, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as
 Commencing at the Southwest corner Lot 3 of Bright Acres as is recorded in Plat Book 24 on page 33 in the office of the Johnson County Recorder; thence N 89°15'57" E along the South line of said Lot 3, a distance of 33.02 feet to a point on the existing East right of way line for Sugar Bottom Road NE, being the Point of Beginning; thence continuing N 89°15'57" E along the said South line, a distance of 37.03 feet; thence S 01°27'26" E, a distance of 567.36 feet; thence S 89°14'45" W, a distance of 37.03 feet to a point on said existing East right of way line; thence N 01°27'26" W along said existing East right of way line, a distance of 567.46 feet to the Point of Beginning containing 0.48 acre.

HOWE WOODS
 Is a part of the Southwest 1/4 of the Northwest 1/4 of Section 3 and a part of the Southeast 1/4 of the Northeast 1/4 of Section 4 all of Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:
 Beginning at the Southwest corner Lot 3 of Bright Acres as is recorded in Plat Book 24 on page 33 in the office of the Johnson County Recorder; thence N 89°15'57" E along the South line of said Lot 3, a distance of 475.02 feet; thence S 00°44'03" E, a distance of 566.88 feet; thence S 89°14'45" W, a distance of 496.72 feet to a point on the centerline of Sugar Bottom Road NE; thence N 01°27'26" E along said centerline, a distance of 567.32 feet to the Point of Beginning containing 6.32 acres of which 0.91 acre is existing county road right of way and being subject to all easements and restrictions of record.

TABULATION OF AREAS

OUTLOT A
 SE 1/4-NE 1/4 SECTION 4 = 0.68 ACRE
 R.O.W. = 0.38 ACRE
 SW 1/4-NW 1/4 SECTION 3 = 2.53 ACRES

LOT 1
 SE 1/4-NE 1/4 SECTION 4 = 0.52 ACRE
 R.O.W. = 0.21 ACRE
 SW 1/4-NW 1/4 SECTION 3 = 1.47 ACRES

OUTLOT B
 SE 1/4-NE 1/4 SECTION 4 = 0.62 ACRE
 R.O.W. = 0.32 ACRE
 SW 1/4-NW 1/4 SECTION 3 = 0.50 ACRE

NUMBER	DIRECTION	DISTANCE
L1	S 88°14'45" W	8.51'
L2	N 01°27'26" E	14.09'
L3	S 88°32'34" E	70.00'
L4	N 87°09'43" E	50.17'
L5	N 80°33'44" E	50.00'
L6	N 76°59'32" E	50.00'
L7	N 89°35'24" E	35.00'
L8	S 31°29'22" E	25.00'
L9	S 43°09'16" E	35.00'
L10	S 79°45'41" E	35.00'
L11	N 56°42'56" E	13.40'
L12	N 42°16'50" E	25.00'
L13	S 05°19'41" E	25.00'
L14	S 05°47'06" W	50.00'
L15	S 04°01'09" E	50.00'
L16	S 20°33'24" E	50.00'
L17	S 32°13'20" E	50.00'
L18	S 38°18'26" E	50.00'
L19	S 41°07'16" E	76.65'
L20	N 38°32'32" W	33.08'
L21	N 44°22'47" W	25.00'
L22	N 51°15'02" W	50.00'
L23	N 56°38'00" W	50.00'
L24	N 60°01'14" W	100.00'
L25	N 69°52'50" W	25.00'
L26	N 77°49'25" W	25.00'
L27	N 85°25'30" W	25.00'
L28	S 88°17'34" W	25.00'
L29	S 88°32'34" W	70.00'
L30	N 01°27'26" W	15.36'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	158.91	16°14'01"	560.88	158.38	N 06°39'34" W (M)
C2	149.56	16°14'00"	560.88	158.38	(R)
C3	168.26	16°14'01"	593.88	167.70	N 06°39'34" W

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.
 Pages covered by this seal: THIS SHEET ONLY



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

Robert W. & Carolyn M. Crawford Howe

PRELIMINARY & FINAL PLAT
 HOWE WOODS
 A RESIDENTIAL SUBDIVISION
 PART OF THE SW-NW SECTION 3
 T-80-N, R-6-W
 JOHNSON COUNTY, IOWA
 DATE: 04/26 DRN: JSR APP: .
 FLD BK: GPS PROJ. NO: 267080