

PLANNING APPLICATION COVER SHEET**PROJECT TYPE: Subdivision****SUBTYPE: Combined****NO. SD26-000010****APPLICATION DATE: 07/01/2026****PROPERTY OWNER: JENNA M HAGANMAN****APPLICANT: Scott Ritter****WORK DESCRIPTION: Haganman Sandy Beach Farm****SITE ADDRESS: 3212 Sandy Beach Rd NE****PARCEL NUMBER: 0324226003****PROPOSED SUBDIVISION NAME: Haganman Sandy Beach Farm****PROPERTY INFORMATION**

Parcel ID (PPN)	Acres in Parcel	Current zoning classification
0324226003	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

15 June 2026

Mr. Josh Busard
Johnson County Zoning Director

Re: Haganman Sandy Beach Farm, for Jenna Haganman
a Residential Split

Dear Josh:

Attached please find the application and accompanying documents for a
Residential Subdivision application for Jenna Haganman.

At this time she would like to split off this portions of her property for the
existing residence and area around for an additional lot. These lots have
access to Sugar Bottom Rd. NE, with water and septic to be established for
the existing house.

If you have questions or if you require further information you may contact
myself, Attorney: Casey Rigdon or Jenna Haganman.

Respectfully Submitted,

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

C: Dr. Jenna Haganman
Mr. Casey Rigdon
HFCfile

INDEX LEGEND

LOCATION: LOT 1
SANDY BEACH FARMS ADDITION

REQUESTOR: JENNA HAGANMAN

PROPRIETOR: JENNA M. HAGANMAN

SURVEYOR: J. SCOTT RITTER, PLS #16546

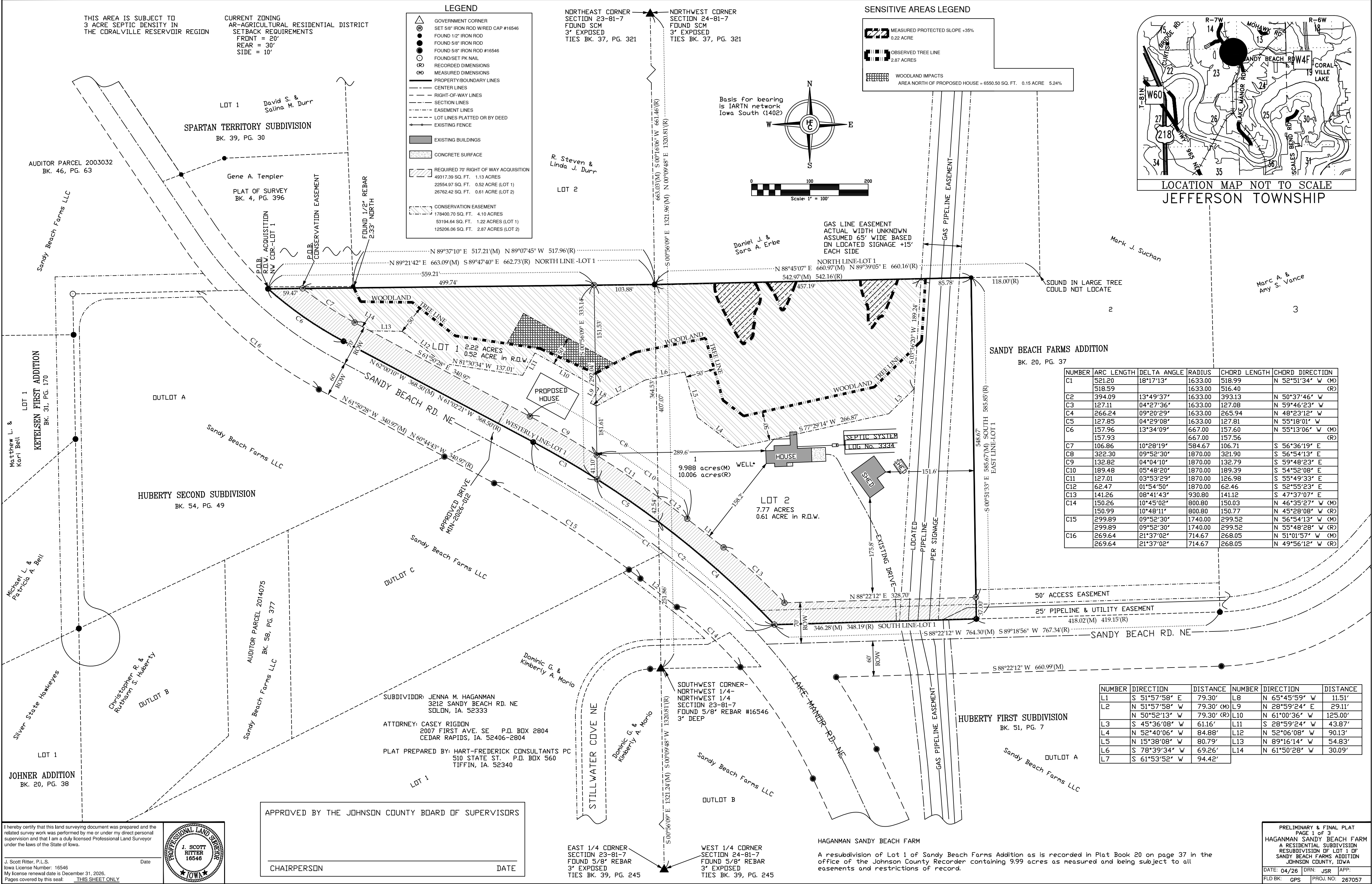
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340

RETURN TO: sritter@hart-frederick.com (319) 545-7215

HFC HART-FREDERICK CONSULTANTS P.C. HFC

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70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of Lot 1 of Sandy Beach Farms Addition as is recorded in Plat Book 20 on page 7 in the office of the Johnson County Recorder, being located in the Northwest 1/4 of the Northeast 1/4 of Section 23 and the Northwest 1/4 of the Northwest 1/4 of Section 24, all of Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as

Beginning at the Northwest corner of said Lot 1, thence N 89°21'42" E along the North line of said Lot 1, a distance of 59.47 feet; thence Southeasterly 106.86 feet along the arc of a 584.67 foot radius curve, concave Northeasterly, whose 106.71 foot chord bears S 56°36'19" E; thence S 61°50'28" E, a distance of 340.97 feet; thence Southeasterly 322.30 feet along the arc of a 1870.00 foot radius curve, concave Southwesterly, whose 321.90 foot chord bears S 55°54'13" E; thence S 51°57'58" E, a distance of 79.30 feet; thence Southeasterly 141.26 feet along the arc of a 930.80 foot radius curve, concave Southwesterly, whose 141.12 foot chord bears S 47°37'07" E; thence N 88°22'12" E, a distance of 328.70 feet to the East line of said Lot 1; thence S 88°22'12" W along the South line, a distance of 37.00 feet to the Southeast corner of said Lot 1; thence the South line, a distance of said Lot 1, a distance of 346.28 feet to the Southwest corner of said Lot 1; thence Northwesterly along the Westerly line of said Lot 1, 521.20 feet along the arc of a 1633.00 foot radius curve, concave Southwesterly, whose 518.99 foot chord bears N 52°51'34" W; thence N 62°00'10" W along said Westerly line, a distance of 368.50 feet; thence Northwesterly along said Westerly line 157.96 feet along the arc of a 667.00 foot radius curve, concave Northeasterly, whose 157.60 foot chord bears N 55°13'06" W to the Point of Beginning containing 1.13 acres.

CONSERVATION EASEMENT

Being a part of Lot 1 of Sandy Beach Farms Addition as is recorded in Plat Book 20 on page 7 in the office of the Johnson County Recorder, being located in the Northwest 1/4 of the Northeast 1/4 of Section 23 and the Northwest 1/4 of the Northwest 1/4 of Section 24, all of Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as

Commencing at the Northwest corner of said Lot 1; thence N 89°21'42" E along the North line of said Lot 1, a distance of 59.47 feet to the Point of Beginning; thence continuing N 89°21'42" E along said North line, a distance of 603.62 feet; thence N 88°45'07" E along said North line, a distance of 457.19 feet; thence S 03°36'20" W, a distance of 189.24 feet; thence S 45°36'08" W, a distance of 61.16 feet; thence S 77°29'14" W, a distance of 266.87 feet; thence N 52°40'06" W, a distance of 84.88 feet; thence N 15°38'08" W, a distance of 80.79 feet; thence S 78°39'34" W, a distance of 69.26 feet; thence S 61°53'52" W, a distance of 94.42 feet; thence N 65°45'59" W, a distance of 11.51 feet; thence N 28°59'24" E, a distance of 29.11 feet; thence N 61°00'36" W, a distance of 125.00 feet; thence S 28°59'24" W, a distance of 43.87 feet; thence N 81°30'34" W, a distance of 137.01 feet; thence N 52°06'08" W, a distance of 90.13 feet; thence N 89°16'14" W, a distance of 54.83 feet; thence N 61°50'28" W, a distance of 30.09 feet; thence Northwesterly 106.86 feet along the arc of a 584.67 foot radius curve, concave Northeasterly, whose 106.71 foot chord bears N 56°36'19" W to the Point of Beginning containing 4.10 acres.

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: 18546
My license renewal date is December 31, 2026.
Pages covered by this seal: THIS SHEET ONLY

Date



PRELIMINARY & FINAL PLAT
PAGE 2 of 3
HAGANMAN SANDY BEACH FARM
A RESIDENTIAL SUBDIVISION
RESUBDIVISION OF LOT 1 OF
SANDY BEACH FARMS ADDITION
JOHNSON COUNTY, IOWA

DATE: 04/26 DFN: JSR APP:
FLD BKG: GPS PROJ. NO: 287057