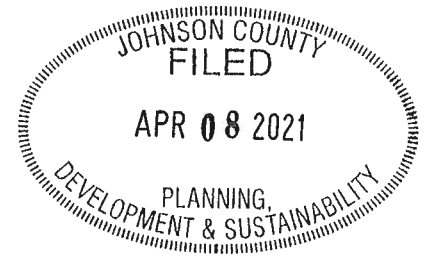


Office Use Only	4-8-21	\$	PZC-21-28052
	Date Filed	Fee	Application Number



**JOHNSON COUNTY, IOWA**

**APPLICATION FOR: SUBDIVISION PLAT APPROVAL**

Application is hereby made for approval of a **PRELIMINARY / FINAL / COMBINED** subdivision plat on property located at (street address if available or layman's description):  
 Lying North of 120th St. NW approximatly 1/4 mile West of the intesection with Marak Rd. NW

Parcel Number(s): 0305301001

Proposed Subdivision Name: Krug First Addition

The subdivision contains 3.68 total acres divided into 4 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: 2

Total buildable acres: 2.00 Total non-buildable acres: 1.30

Current Zoning: R & A Proposed Use of the Subdivision: residential

Scott Ritter  
 Name of Engineer/Surveyor

sritter@hart-frederick.com  
 Contact Email and Phone

Joe Conway  
 Name of Attorney

joseph@conwayplc.com  
 Contact Email and Phone

**PLEASE PRINT OR TYPE**

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Kevin & Barbara Krug  
 Name of Owner

Name of Applicant (if different)

300 Summit Ave. NE Swisher, IA. 52338  
 Applicant Street Address (including City, State, Zip)

431-5866  
 Applicant Phone

kbjfarm1@yahoo.com  
 Applicant Email

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

10 March 2021

Mr. Josh Busard  
Johnson County Zoning Director

Re: Preliminary & Final Plat, Krug First Addition for Kevin Krug, a  
Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a  
Residential Subdivision application for the Krug family.  
At this time they would like to final plat this portion of this property for 2  
buildable lots. These lots will have individual septic systems and a common  
access to 120<sup>th</sup> Street NW.

If you have questions or if you require further information you may contact  
myself, Mr. Joe Conway: Attorney, or Kevin & Barbara Krug.

Respectfully Submitted,

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

C: Mr. & Mrs. Krug  
Mr. Joe Conway  
HFCfile



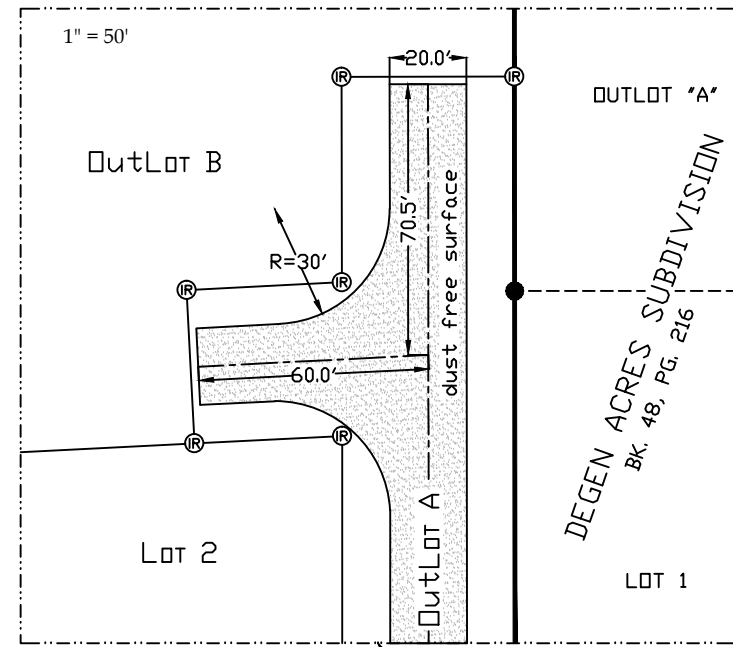
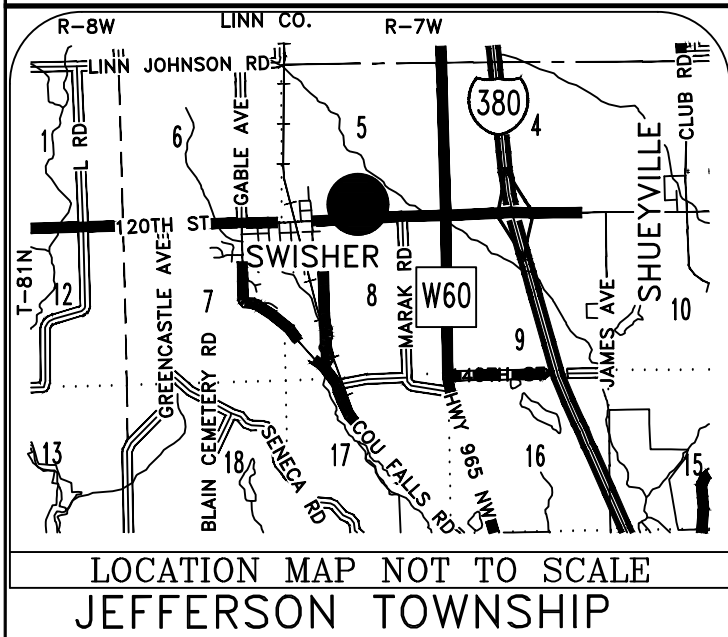
5 April 2021

Parcel # and Deed Book & page for Kevin & Barbara Krug

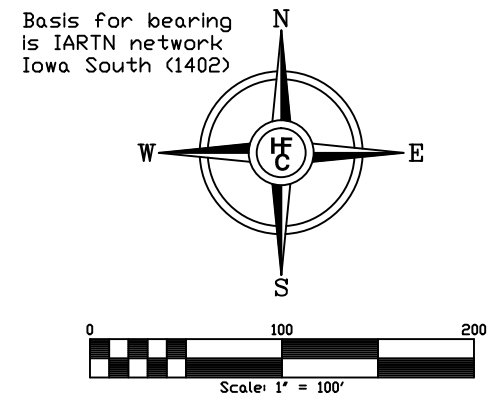
Parcel ID: 0305301001 Book 5810 on page 21

C: Mr. & Mrs. Kevin Krug  
Mr. Joe Conway  
HFC file

**INDEX LEGEND**  
 LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4 SECTION 5, T-81-N, R-7-W  
 REQUESTOR: KEVIN KRUG  
 PROPRIETOR: KEVIN K. & BARBARA K. KRUG  
 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



SUBDIVIDOR: KEVIN & BARBARA KRUG  
 300 SUMMIT AVE. NE  
 SWISHER, IA. 52338  
 ATTORNEY: JOSEPH M. CONWAY  
 NDRTHRIDGE PROFESSIONAL PARK  
 1652 42nd ST. NE  
 CEDAR RAPIDS, IA. 52402  
 PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.  
 510 EAST STATE STREET  
 P.O. BOX 560  
 TIFFIN, IA. 52340



SOUTHEAST 1/4-SOUTHWEST 1/4

**LEGEND**

- △ GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND 5/8" IRON ROD #8165
- FOUND 5/8" IRON ROD #13287
- FOUND 5/8" IRON ROD #9869
- 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 DRIVE
- REQUIRED 70' RIGHT OF WAY ACQUISITION  
 7298.67 SQ. FT. (0.17 ACRE)

Note: OutLot A is an Infrastructure Outlot and is a private drive with fire truck turnaround. OutLot B is an Infrastructure Outlot and is for stormwater and detention purposes. And are zoned A-Agricultural.

Lot 1 & Lot 2 are zoned R-Residential per PZC-20-27947

Kevin K. & Barbara K. Krug

Brad Allan & Sandie Kay Degen

Senior Insurance Solutions, Inc.

Kevin K. & Barbara K. Krug

Thomas G. & Ellen Ramsey Kacena

Terry R. & Terri J. Pizinger

SOUTHWEST CORNER SECTION 5-81-7 FOUND GIN SPIKE IN PAVEMENT TIES BK. 39, PG. 65

SOUTH 1/4 CORNER-SOUTHEAST 1/4 SECTION 5-81-7 FOUND GIN SPIKE IN PAVEMENT TIES BK. 44, PG. 120

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

Leonard F. Dolezal

LOT 1

WALMAR SUBDIVISION  
 BK. 41, PG. 243

PRELIMINARY & FINAL PLAT  
 KRUG FIRST ADDITION  
 A RESIDENTIAL SUBDIVISION  
 A PART OF THE SE 1/4-SW 1/4 OF SECTION 5, T-81-N, R-7-W JOHNSON COUNTY, IOWA

DATE: 3/24/21 DRN: JSR APP: ?  
 FLD BK: GPS PROJ. NO: 217007

NUMBER	DIRECTION	DISTANCE
L1	N 02°53'09" W	40.00'
L2	N 87°06'51" E	40.46'
L3	N 00°03'55" W	53.52'
L4	N 89°56'05" E	45.00'
L5	S 87°27'52" W	5.37'
L6	N 00°03'55" W	30.04'
L7	N 87°27'52" E	6.74'
L8	S 00°03'55" E	30.03'
L9	N 87°08'37" E	10.01'

30' RIGHT OF WAY ACQUISITION

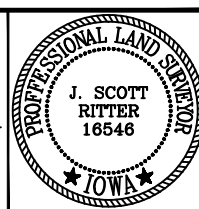
Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and described as Commencing at the South 1/4 corner of Section 5, Township 81 North, Range 7 West; thence N 00°03'52" E along the West line of Degen Acres Subdivision as is recorded in Book 48 on page 216 in the office of the Johnson County Recorder, a distance of 38.24 feet to the point on the North right of way line for 120th Street NW, being the Point of Beginning; thence S 87°27'52" W along said North right of way line, a distance of 5.37 feet; thence S 87°08'37" W along said North right of way line, a distance of 237.92 feet; thence N 87°08'37" E, a distance of 236.54 feet; thence N 87°27'52" E, a distance of 6.74 feet to a point on said West line of Degen Acres Subdivision; thence S 00°03'55" E along said West line, a distance of 30.03 feet to the Point of Beginning containing 0.17 acre.

KRUG FIRST ADDITION

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 81 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Beginning at the South 1/4 corner of Section 5, Township 81 North, Range 7 West; thence S 87°10'48" W along the South line of the Southwest 1/4 of said Section 5, a distance of 243.28 feet; thence N 00°03'55" W, a distance of 659.56 feet; thence N 87°06'51" E, a distance of 243.30 feet to a point on the West line of Degen Acres Subdivision as is recorded in Book 48 on page 216 in the office of the Johnson County Recorder; thence S 00°03'55" E along said West line, a distance of 659.83 feet to the Point of Beginning containing 3.68 acres of which 0.38 acre is county road right of way and being subject to all easements and restrictions of record.

Please see the Sensitive Areas Exhibit recorded with the legal documents of this Subdivision



CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
R. Rhinehart Lc	PO Box 482	North Liberty, IA	52317	306176001
				306476001
				306401001
Leonard F. Dolezal	PO Box 1507	Cedar Rapids, IA	52406	305251001
				305276001
				308201001
Rykor Enterprises, LLC	PO Box 17	North Liberty, IA	52317	305151002
David D. Sheely	1171 Club Rd. NE	Swisher, IA	52338	305426003
Brad A. Degen	5910 28th Ave	Vinton, IA	52349	305452001
Senior Insurance Solutions, Inc.	2502 120th St. NW	Swisher, IA	52338	305452002
Thomas G. Kacena	2517 120th St. NW	Swisher, IA	52338	308127001
Terry R. & Terri J Pizinger	3785 Seven Sisters Rd. NE	Ely, IA	52227-9793	308126007
Lawrence E. & Mary J. Ockenfels	PO Box 22	Swisher, IA	52338-0022	308233001
Deborah R. Davis	104 Summit Ave SE	Swisher, IA	52338	308233006
Tony & Michelle R. Milcoff	228 1st St. SE	Swisher, IA	52338	308226002
Carol J. Kitzman	76 Summit Ave SE	Swisher, IA	52338	308226003
Malinda M Higgins	227 Division St SE	Swisher, IA	52338	308226001
Larry A & Virginia L Svec	66 Summit Ave SE	Swisher, IA	52388-9408	308226007
Charles J & Karen S Bachman	1529 Derby Ave NW	Swisher, IA	52338	308226006
Jeffrey & Laura Hoover	200 Division St NE	Swisher, IA	52338	305357001
Kathryn L Gregory-Fiala	128 1st St. SE	Swisher, IA	52338	308227005
Tony A Roe & Sheila S Roe	111 Division St SE	Swisher, IA	52338	308227002
Susan J Richerson	57 Summit Ave SE	Swisher, IA	52338	308227001
Bethany L Miller	110 Division St NE	Swisher, IA	52338	305355003
Kristian N Thompson	124 Division St NE	Swisher, IA	52338	305355002
Douglas & Jennifer Slauson	73 Summit Ave NE	Swisher, IA	52338	305355001
Robert W & Vicky L Lane	103 Summit Ave NE	Swisher, IA	52338	305356002
Harlan Belden	119 Summit Ave NE	Swisher, IA	52338	305356001
Adam G Hofmann	111 B St NE	Swisher, IA	52338	305356006
Martin V Theisen	120 Central Ave NE	Swisher, IA	52338	305356005
Bruce M & Nancy J Sojka	PO Box 233	Swisher, IA	52338	305356004
Frederick M Clark	104 Central Ave NE	Swisher, IA	52338	305356003
Monica Cox	78 A Street NE	Swisher, IA	52338	305355006
David A & Terrie S Chalupsky	PO Box 94	Swisher, IA	52338	305355005
David A Chalupsky	PO Box 94	Swisher, IA	52338	305355004
Darrell L & Linda K Gear	63 Central Ave NE	Swisher, IA	52338-9411	305354007
Brandon M Rozek	1386 Curtis Bridge Rd NE	Swisher, IA	52338	305354006
Wesley J Kahle	77 Central Ave NE	Swisher, IA	52338	305354005
Ron & Donna Berrier	PO Box 202	Swisher, IA	52338-0202	305354004
Robert M Gould	109 Central Ave NE	Swisher, IA	52338	305354003
Glen E & Kristen M Heims	119 Central Ave NE	Swisher, IA	52338	305354002
Troy J Lagrange	123 Central Ave NE	Swisher, IA	52338	305354001
City Of Swisher	PO Box 279	Swisher, IA	52338-0279	305358002
William S & Arlene M Tubbs	PO Box 67	Swisher, IA	52338-0067	305358001
Rae Jeanne Kilberger	6300 Ellis Rd	Palo, IA	52324-9730	305353001

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases electronic submission is due by 12-noon the day after the posted submission deadline. **Initial each item below** to confirm that you are aware of the submittal requirements for an application to be considered complete.

- A signed certificate of the Auditor approving the subdivision name.
- Resolution Affirming the Stability of the Road System (signed and notarized)
- Ten (10) copies of the plat (and any other sheets larger than 11x17).
- The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- A brief letter of intent explaining the application and describing road, well, septic, etc.
- Application Fee (varies based on nature of application) is due at the time of submittal.
- N/A **FARMSTEAD SPLITS ONLY:** include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000.
- One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.
- Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- N/A **FINAL PLATS ONLY:** As-Built drawings for installed infrastructure, including statement/certification from the engineer affirming that the as-built infrastructure conforms to the intent and design parameters of the preliminary plat.
- FINAL & COMBINED PLATS:** The following DRAFT (i.e. unsigned) legal documents in digital or hard copy.
  - Owner's Certificate
  - Title Opinion
  - Treasurer's Certificate
  - Subdivider's Agreement
  - Fence Agreement
  - Other as applicable (easements, ROW dedication, Consent of Mortgagee, etc.)

**Electronic Submission Requirements** – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic submissions should include:

- \_\_\_\_\_ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
  - Submission must be saved in AutoCAD 2007 or older format
  - Submissions must use Coordinate System: NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet
  - Submission **MUST** include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
  - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.
- \_\_\_\_\_ A PDF of the entire application packet. (a single PDF preferred; but a separate PDF for plat, application materials, sensitive areas, stormwater plan, and legal documents are acceptable)
- \_\_\_\_\_ If only submitted electronically, DRAFT legal documents must be provided by 12 noon the day after the submission deadline or the application will be returned as incomplete.