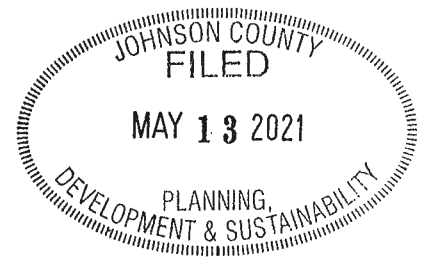


Office Use Only	5-13-21	\$540-	P2C-21-28072
	Date Filed	Fee	Application Number



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):
 2375 Sugar Bottom Rd NE Solon, IA 52333

Parcel Number(s): ~~0711101002~~ 0763478001

Proposed Subdivision Name: Castle Farms

The subdivision contains 1.39 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 1.39 Total non-buildable acres: 0

Current Zoning: A Proposed Use of the Subdivision: Residential

Rick Nowotny
 Name of Engineer/Surveyor

s.steil@mmsconsultants.net 319-351-8282
 Contact Email and Phone

Karl Sigwarth
 Name of Attorney

ksigwarth@bradleyriley.com 319-466-1511
 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 Castle
 Name of Owner

Name of Applicant (if different)

2375 Sugar Bottom Rd NE Solon, IA 52333

Applicant Street Address (including City, State, Zip)

319-331-7775

Kevin@castlefinancialservicesinc.com

Applicant Phone

Applicant Email

[Signature]
 Applicant Signature

See back page for Application Submittal Requirements and Checklist



MMS Consultants, Inc.
Experts in Planning and Development Since 1975

1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

May 11, 2021

Project 3358-015

Johnson County Administration Building
Planning, Development and Sustainability
913 S Dubuque Street
Suite 204
Iowa City IA 52240

Re: Castle Farms – a Farmstead Split

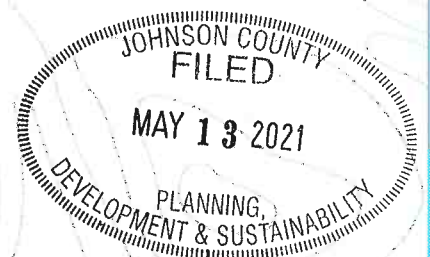
Dear Nate:

On behalf of Kevin Castle, we are submitting an application for a 1.39 acre farmstead split. The ground being split off is bare ground and no structures, well or septic currently exist in this area. The area is clear of any sensitive areas. Shannon Smith with the Johnson County Secondary Roads has approved the driveway location. The property is not within any Fringe Areas, and the appropriate amount of right-of-way has been given up. Please contact us if you have any questions.

Sincerely,

Sandy Steil
s.steil@mmsconsultants.net

Cc: Karl Sigwarth – Bradley Riley
Public Health
Kevin Castle



Environmental Specialists

Landscape Architects

Land Planners

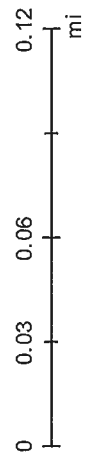
Land Surveyors

Civil Engineers



Johnson County

The information presented herein is intended to be an accurate representation of existing records. Johnson County assumes no liability for errors or omissions. Users relying on this information do so at their own risk.



JOHNSON COUNTY
FILED
MAY 13 2021

PLANNING
& S

Johnson County GIS
Web Printing



My Map

Printed: 4/12/2021

Adjacent Property Owners List
Castle Farms
Within 500'
MMS Project #3358-015

BRETT A & MARY JO C MOHR
2377 SUGAR BOTTOM RD NE
SOLON, IA 52333

BRIAN M & GINA C HOUTAKKER
4142 SUGAR HILL LN NE
SOLON, IA 52333

BRIAN R BRUCKMAN
4137 SUGAR HILL LN NE
SOLON, IA 52333

DAMON D & CAROLIN J WALKER
2383 SUGAR BOTTOM RD NE
SOLON, IA 52333

DANIEL L PACA
1213 VALLEY VIEW DR
SIBLEY, IA 51249

DOUGLAS & JEAN L BOATMAN
2357 SUGAR BOTTOM RD NE
SOLON, IA 52333

ERIN LEE & STUART VAN MULLINS
4172 SUGAR HILL LN NE
SOLON, IA 52333

FRIEDL JOINT REVOCABLE TRUST
2405 SUGAR BOTTOM RD NE
SOLON, IA 52333

GLENN & IRENE SHIMA REV TRUST
2488 SUGAR BOTTOM RD NE
SOLON, IA 52333

JAY A KURIMSKI
4147 SUGAR HILL LN NE
SOLON, IA 52333

JEFFREY E EDWARDS & HELEN M ED
143 VALLEY FORGE DR
LOVELAND, OH 45140

JOHN D BOLTON
4164 SUGAR HILL LN NE
SOLON, IA 52333

JOSHUA JOHN & EMILY NICOLE HOR
211 8TH AVE
HAMPTON, IL 61256

KENT J & GINA M KLINE
4134 SUGAR HILL LN NE
SOLON, IA 52333

KEVIN M CASTLE
2375 SUGAR BOTTOM RD NE
SOLON, IA 52333

MARK E & BETTY L DUCKETT
4156 SUGAR HILL LN NE
SOLON, IA 52333

MICHAEL R & KAYLEEN R GARDNER
2407 SUGAR BOTTOM RD NE
SOLON, IA 52333

MICKEY L WELLS & CHARLOTTE J R
2380 SUGAR BOTTOM RD NE
SOLON, IA 52333

NATALIE R SLACH
4161 SUGAR HILL LN NE
SOLON, IA 52333

RANDY W LOFTUS
2339 STERLING CT NE
SOLON, IA 52333

REX D & ALICE K SPICER
4148 SUGAR HILL LN NE
SOLON, IA 52333

RONNIE E O'NEAL
4171 SUGAR HILL LN NE
SOLON, IA 52333

RYAN, LLC
2800 POST OAK BLVD SUITE 3700
HOUSTON, TX 77056

SHIMMERING POND LLC
610 ROCK GROVE DR
NORA SPRINGS, IA 50458

STARRY NIGHT LOT LLC
PO BOX 78
NORTH LIBERTY, IA 0

SUZANNE S TRELOAR
2385 SUGAR BOTTOM RD NE
SOLON, IA 52333

THOMAS J GROSS
2255 POPLAR AVE NE
SOLON, IA 52333

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.

- | | | |
|-------|---|------------|
| LSS | A signed certificate of the Auditor approving the subdivision name. | \$500 |
| LSS | Resolution Affirming the Stability of the Road System (signed and notarized) | + \$40 * 1 |
| LSS | Ten (10) copies of the plat (and any other sheets larger than 11x17). | = \$540 |
| LSS | The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel. | |
| LSS | A brief letter of intent explaining the application and describing road, well, septic, etc. | |
| \$540 | Application Fee (varies based on nature of application) is due at the time of submittal. | |
| LSS | <u>FARMSTEAD SPLITS ONLY:</u> include a list of parcel numbers of the parent farm, and the book and page(s) recorded prior to December 1, 2000. Bk 5400, Pg 701: 0703478001 & 0702351004 | |
| LSS | One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an <u>approved</u> waiver. | |
| LSS | One (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an <u>approved</u> waiver. | |
| LSS | Proof of application to Johnson County Public Health for a Public Health Zoning Application. | |
| | <u>FINAL PLATS ONLY:</u> 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. | |
| LSS | <u>FINAL & COMBINED PLATS:</u> The following DRAFT (i.e. unsigned) legal documents in digital or hard copy. | |
| | <ul style="list-style-type: none"> ● 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:

- | | |
|-----|---|
| LSS | 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). |
| | <ul style="list-style-type: none"> ● Submission must be saved in AutoCAD 2007 or older format ● Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet ● Submission <u>MUST</u> 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 <u>should NOT</u> include legends, legal descriptions, location maps, signature blocks, etc. |
| LSS | 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) |
| LSS | 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. |

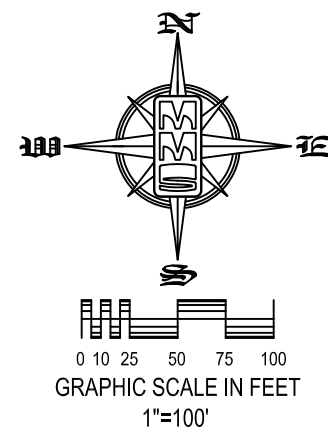
DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of Section 3, Township 80 north, Range 6 West, of the Fifth Principal Meridian; Thence N01°25'40"W, along the East Line of said Section 3, a distance of 1188.81 feet, to its intersection with the Centerline of Sugar Bottom Road NE; Thence S55°02'13"W, along said Centerline, 296.65 feet; Thence Southwesterly, 35.36 feet, along said Centerline on a 700.00 foot radius curve, concave Northwesterly, whose 35.35 foot chord bears S56°29'02"W; Thence S01°02'07"E, 38.20 feet, to the Point of Beginning; Thence continuing S01°02'07"E, 42.19 feet; Thence Southwesterly, 241.64 feet, along a 770.00 foot radius curve, concave Northwesterly, whose 240.65 foot chord bears S70°00'23"W; Thence N01°02'07"W, to a Point on the Southerly Right-of-Way Line of said Sugar Bottom Road NE; Thence Northeasterly, 243.30 feet, along said Right-of-Way Line on a 733.00 foot radius curve, concave Northwesterly, whose 242.18 foot chord bears N68°58'45"E, to the Point of Beginning. Said Right-of-Way Acquisition contains 0.21 Acres, and is subject to easements and restrictions of record.

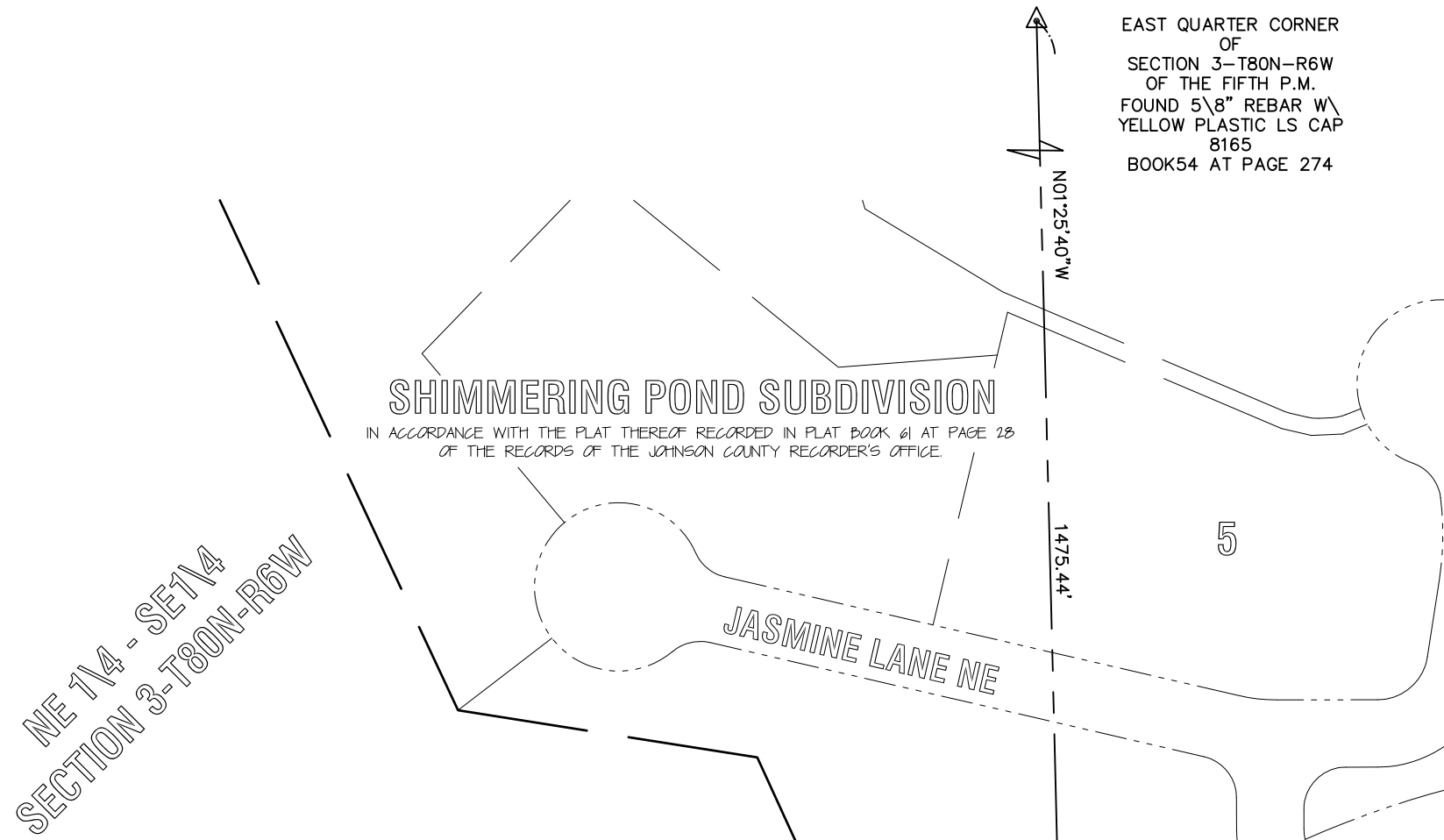
PRELIMINARY AND FINAL PLAT CASTLE FARMS (A FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA

LOCATION: A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	SUBDIVIDER: KEVIN M CASTLE 2375 SUGAR BOTTOM ROAD NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR: KEVIN M CASTLE 2375 SUGAR BOTTOM ROAD NE SOLON, IOWA 52333
DATE OF SURVEY: 05-05-2021	DOCUMENT RETURN INFORMATION: ATTORNEY SUBDIVIDER'S ATTORNEY: KARL M. SIGWARTH ONE SOUTH GILBERT STREET IOWA CITY, IOWA 52240

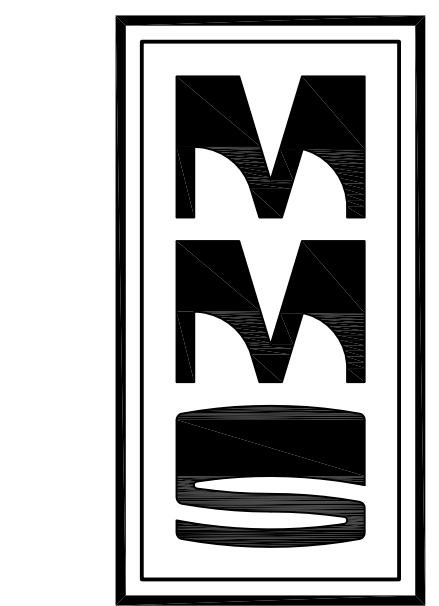
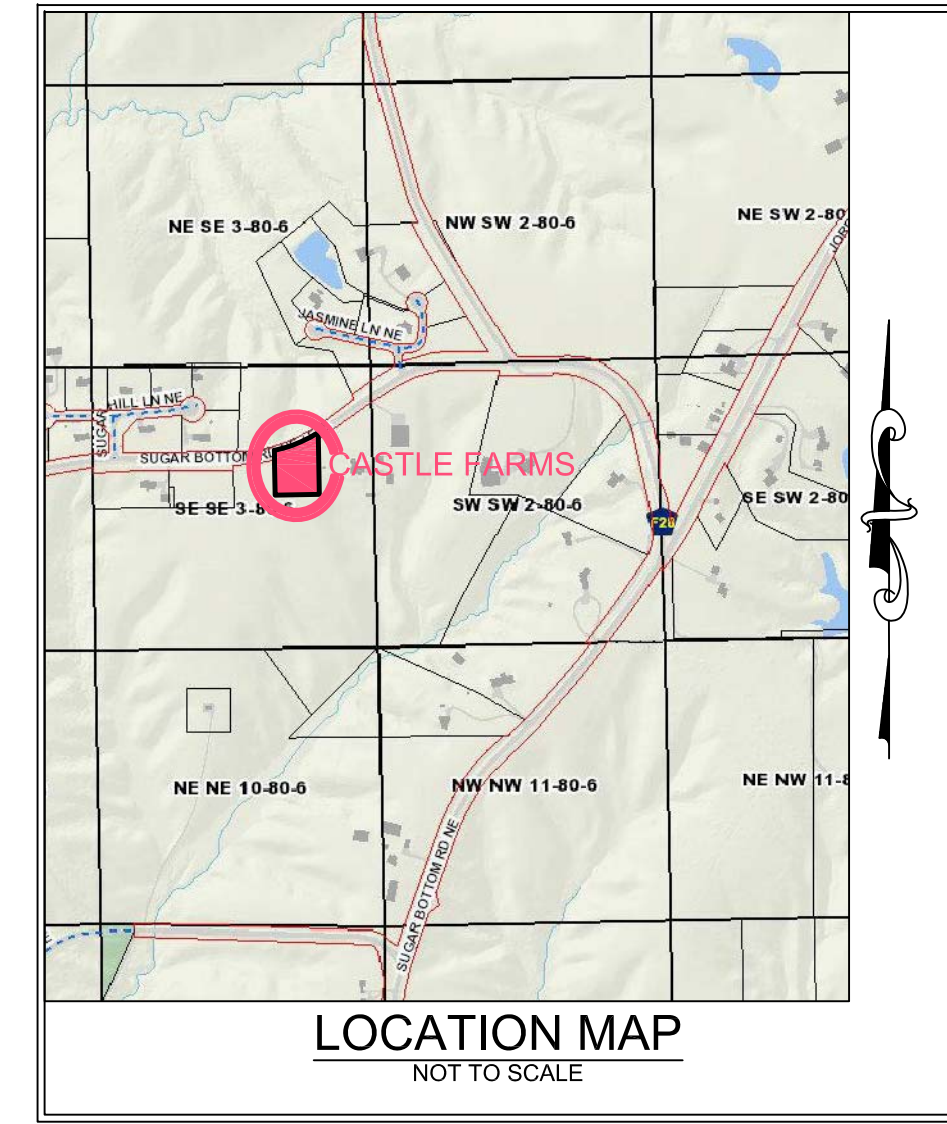


FOR COUNTY RECORDER'S USE

LEGEND AND NOTES	
	- CONGRESSIONAL CORNER, FOUND
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	- CUT "X"
	- PROPERTY &/or BOUNDARY LINES
	- CONGRESSIONAL SECTION LINES
	- RIGHT-OF-WAY LINES
	- CENTER LINES
	- LOT LINES, INTERNAL
	- LOT LINES, PLATTED OR BY DEED
	- EASEMENT LINES, WIDTH & PURPOSE NOTED
	- EXISTING EASEMENT LINES, PURPOSE NOTED
	- MINIMUM BUILDING SETBACK LINES
	- RECORDED DIMENSIONS
	- MEASURED DIMENSIONS
	- CURVE SEGMENT NUMBER
(R) C22-1	UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

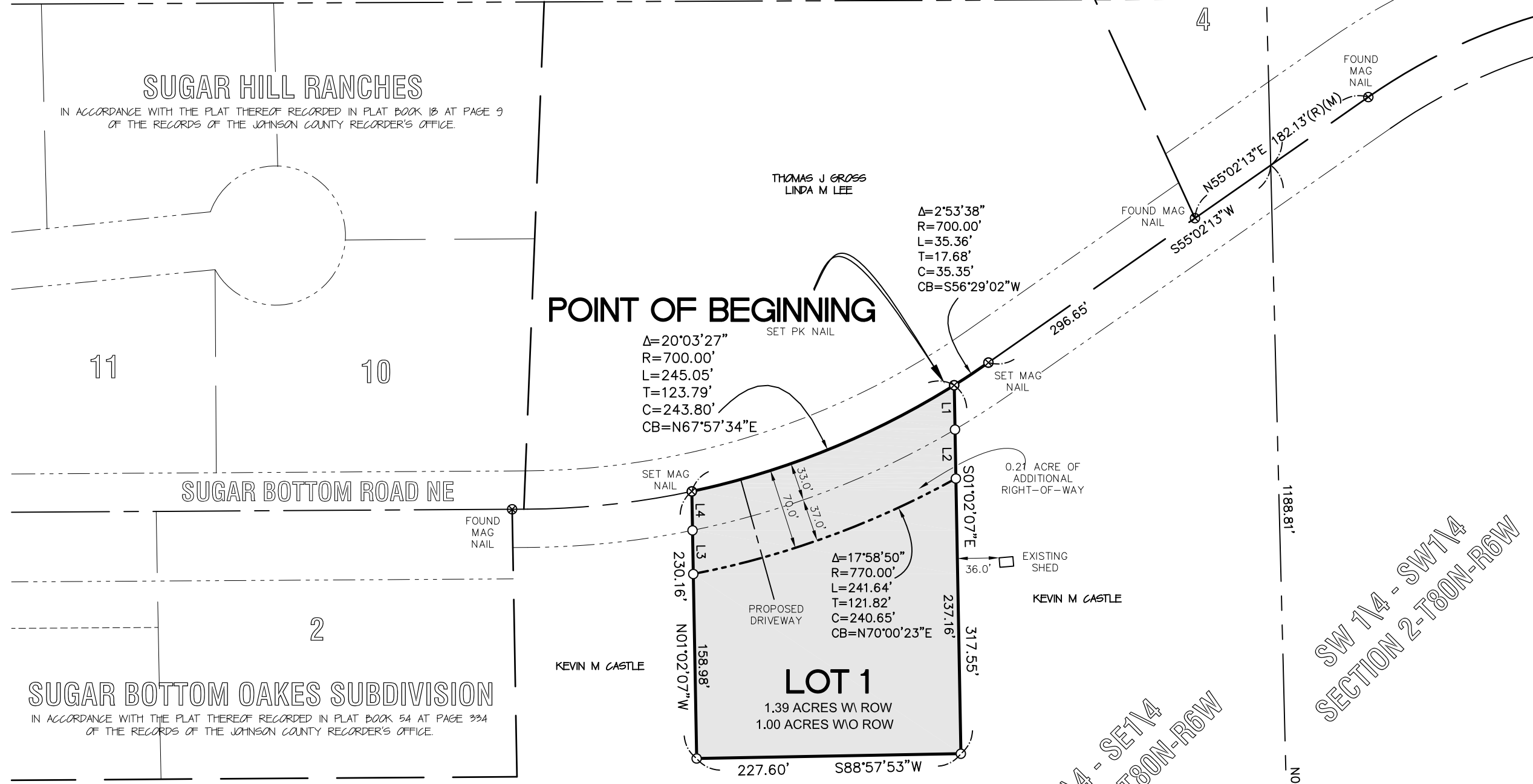


EAST QUARTER CORNER OF SECTION 3-T80N-R6W OF THE FIFTH P.M. FOUND 5/8" REBAR W/ YELLOW PLASTIC LS CAP 8165 BOOK54 AT PAGE 274



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision
05-11-2021	PER RRN REVIEW - RLW



DESCRIPTION - CASTLE FARMS

I CERTIFY THAT DURING THE MONTH OF MAY, 2021, AT THE DIRECTION OF KEVIN M. CASTLE, A SURVEY WAS MADE UNDER MY SUPERVISION, OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Southeast Corner of Section 3, Township 80 north, Range 6 West, of the Fifth Principal Meridian; Thence N01°25'40"W, along the East Line of said Section 3, a distance of 1188.81 feet, to its intersection with the Centerline of Sugar Bottom Road NE; Thence S55°02'13"W, along said Centerline, 296.65 feet; Thence Southwesterly, 35.36 feet, along said Centerline on a 700.00 foot radius curve, concave Northwesterly, whose 35.35 foot chord bears S56°29'02"W, to the Point of Beginning; Thence S01°02'07"E, 317.55 feet; Thence S88°57'53"W, 227.60 feet; Thence N01°02'07"W, 230.16 feet, to a Point on the Centerline of said Sugar Bottom Road NE; Thence Northeasterly, 245.05 feet, along said Centerline on a 700.00 foot radius curve, concave Northwesterly, whose 243.80 foot chord bears N67°57'34"E, to the Point of Beginning. Said Castle Farms contains 1.39 Acres, and is subject to easements and restrictions of record.

PRELIMINARY AND FINAL PLAT (A FARMSTEAD SPLIT)

CASTLE FARMS

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN,

JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.

Date:	05-09-2021
Designed by:	SAS
Field Book No.:	1311
Drawn by:	RLW
Scale:	1"=100'
Checked by:	RRN
Sheet No.:	1
Project No.:	IOWA CITY
	3358-015
of:	1

SEAL

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.

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916
My license renewal date is December 31, 20__.

Page: _____ of _____ sheets covered by this seal:

DRAFT

PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

LINE	LENGTH	BEARING
L1	38.20	S01°02'07"E
L2	42.19	S01°02'07"E
L3	37.60	N01°02'07"W
L4	33.59	N01°02'07"W

SOUTHEAST CORNER OF SECTION 3-T80N-R6W OF THE FIFTH P.M. FOUND S.C.M. BOOK54 AT PAGE 274

Signed before me this ____ day of _____, 20__.

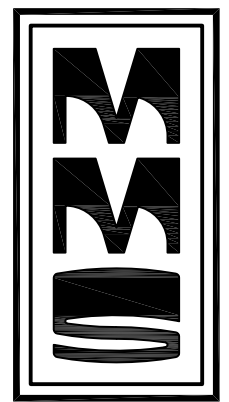
Notary Public, in and for the State of Iowa.

LOCATION: A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA.	REQUESTED BY: KEVIN M CASTLE 2375 SUGAR BOTTOM ROAD NE SOLON, IOWA 52333
LAND SURVEYOR: RICHARD R. NOWOTNY P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	PROPRIETOR: KEVIN M CASTLE 2375 SUGAR BOTTOM ROAD NE SOLON, IOWA 52333
DATE OF SURVEY: 05-05-2021	DOCUMENT RETURN INFORMATION: ATTORNEY

ROAD RIGHT-OF-WAY ACQUISITION PLAT CASTLE FARMS (A FARMSTEAD SPLIT) JOHNSON COUNTY, IOWA

LEGEND AND NOTES	
▲	- CONGRESSIONAL CORNER, FOUND
●	- PROPERTY CORNER(S), FOUND (as noted)
○	- PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
⊗	- CUT "X"
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- - - - -	- EXISTING EASEMENT LINES, PURPOSE NOTED
.....	- MINIMUM BUILDING SETBACK LINES
(R)	- RECORDED DIMENSIONS
(M)	- MEASURED DIMENSIONS
C22-1	- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS



CIVIL ENGINEERS
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1917 S. GILBERT ST.
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www.mmsconsultants.net

Date	Revision
05-11-2021	PER RRN REVIEW - RLW

DESCRIPTION - ROAD RIGHT-OF-WAY ACQUISITION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, DESCRIBED AS FOLLOWS:

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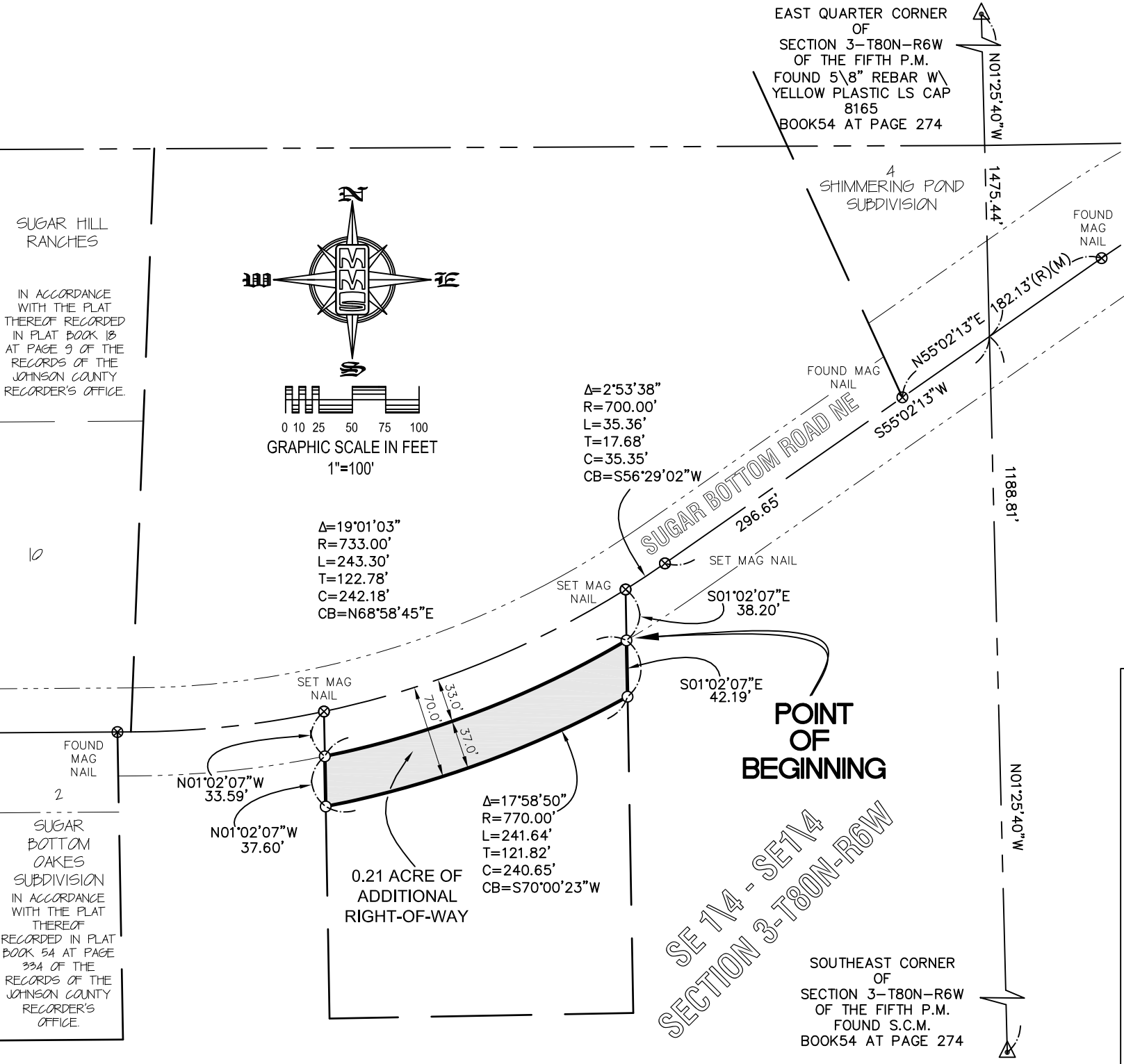
ACQUISITION PLAT ROAD RIGHT-OF-WAY

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 80 NORTH, RANGE 6 WEST, OF THE FIFTH PRINCIPAL MERIDIAN,

**JOHNSON COUNTY
IOWA
MMS CONSULTANTS, INC.**

Date:	05-10-2021
Designed by:	Field Book No:
SAS	1311
Drawn by:	Scale:
RLW	1"=100'
Checked by:	Sheet No:
RRN	1
Project No:	of:
IC 3358-015	1

FOR COUNTY RECORDER'S USE



SEAL

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.

_____, 20____

RICHARD R. NOWOTNY
P.L.S. Iowa Lic. No. 17916

My license renewal date is December 31, 20____.

Pages or sheets covered by this seal: _____

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 18 AT PAGE 9 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

10

SUGAR BOTTOM OAKES SUBDIVISION IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 54 AT PAGE 334 OF THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

SE 1/4 - SE1/4
 SECTION 3-T80N-R6W

SOUTHEAST CORNER
 OF
 SECTION 3-T80N-R6W
 OF THE FIFTH P.M.
 FOUND S.C.M.
 BOOK54 AT PAGE 274