

Office Use Only	8/13/20	\$	PC-20-27930
	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):
 2349, 2355 & 2357 Jordan Creek Rd. NE

Parcel Number(s): 0702377008, 0702377007, 0702377005 & 0702377004

Proposed Subdivision Name: Altmanville Subdivision

The subdivision contains 10.24 total acres divided into _____ total lots as follows:

Buildable Lots: 5 Non-buildable outlots: _____

Total buildable acres: 9.01 Total non-buildable acres: _____

Current Zoning: C & R Proposed Use of the Subdivision: commercial & residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

James Martinek

Name of Attorney

johnson county lawyer @ gmail. 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.

Tom & Colleen Altman

Name of Owner

Name of Applicant (if different)

2349 Jordan Creek Rd. NE Solon, IA. 52333

Applicant Street Address (including City, State, Zip)

430-8152

Applicant Phone

altman@altmanville.com

Applicant Email

Colleen Altman

Applicant Signature

ORIGINAL

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

12 August 2020

Mr. Josh Busard
Johnson County Zoning Director

Re: Subdivision Application, Altmanville Subdivision for Tom & Colleen
Altman

Dear Josh:

Attached please find the application and accompanying documents for a
Subdivision Application for the Altman's.

At this time the Altman's would like to resubdivide their property to comply
with the zoning of their property & recent site plan.

If you have questions or if you require further information you may contact
myself, or Mr. & Mrs. Altman.

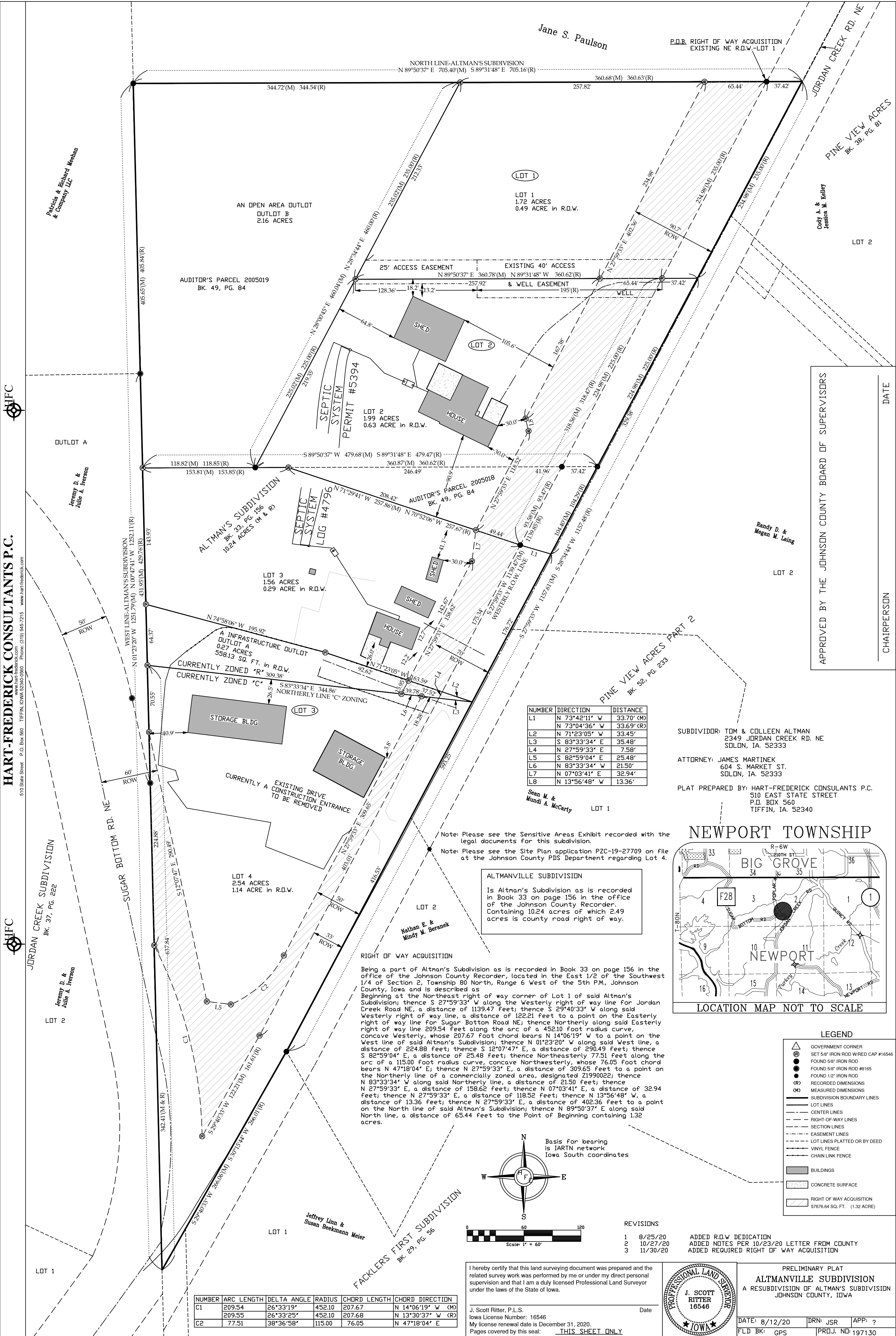
Respectfully Submitted,

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

C: Mr. & Mrs. Altman
Mr. James Martinek
HFCfile

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Hertz Farm Management Inc c/o Patricia & Richard Meehan & Company LLC	P.O. Box 500	Nevada, IA.	50201	702326001
Jane S. Paulson	2317 Jordan Creek Rd. NE	SciOn, IA.	52333	702301003
Timber View Farm LTD	2306 Jordan Creek Rd. NE	SciOn, IA.	52333	702302003 702302002 702426001
Dennis M. & Lori Uhl	2318 Jordan Creek Rd. NE	SciOn, IA.	52333	702304001
Cody A. & Jessica M. Kelly	2340 Jordan Creek Rd. NE	SciOn, IA.	52333	702304002
Randy D. & Megan M. Laing	2360 Jordan Creek Rd. NE	SciOn, IA.	52333	702380001
Sean M. & Mundi A. McCarty	2366 Jordan Creek Rd. NE	SciOn, IA.	52333	702380002
Nathan E. & Mindy M. Beranek	2376 Jordan Creek Rd. NE	SciOn, IA.	52333	702378001
Jeffrey Linn & Susan Beekmann Meier	2394 Jordan Creek Rd. NE	SciOn, IA.	52333	702378002
Jeremy D. & Julie A. Iverson	2379 Sugar Bottom Rd. NE	SciOn, IA.	52333	702353002 702352001
Damon D. & Carolin J. Walker	2383 Sugar Bottom Rd. NE	SciOn, IA.	52333	702355001

INDEX LEGEND
 LOCATION: SOUTHEAST 1/4-SOUTHWEST 1/4
 SECTION 2, T-80-N, R-6-W
 REQUESTOR: TOM & COLLEEN ALTMAN
 PROPRIETOR: THOMAS MICHAEL & COLLEEN ANN ALTMAN
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 RETURN TO: 510 STATE ST. PO BOX 560 TIFFIN, IA 52340
 CRITTER@hart-frederick.com (319) 545-7215

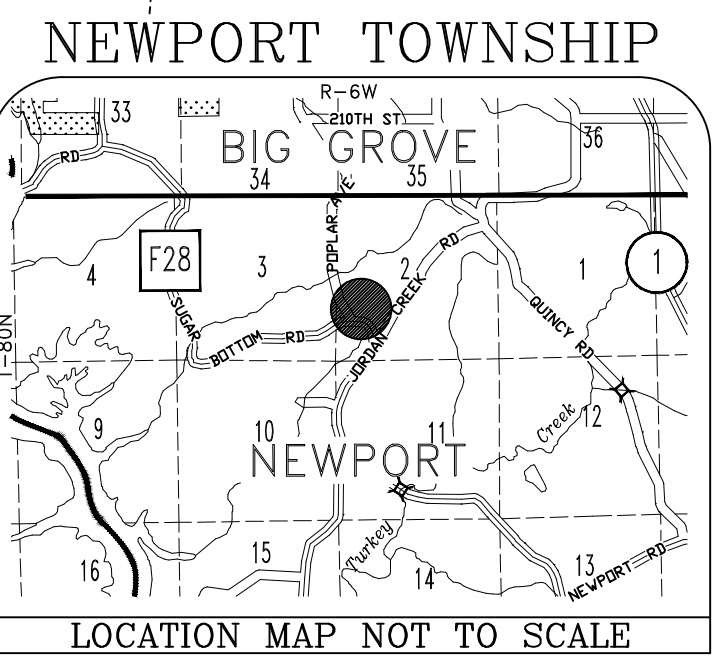


HART-FREDERICK CONSULTANTS P.C.
 510 State Street, P.O. Box 560, Tiffin, Iowa 52340
 Phone: (319) 545-7215
 www.hart-frederick.com



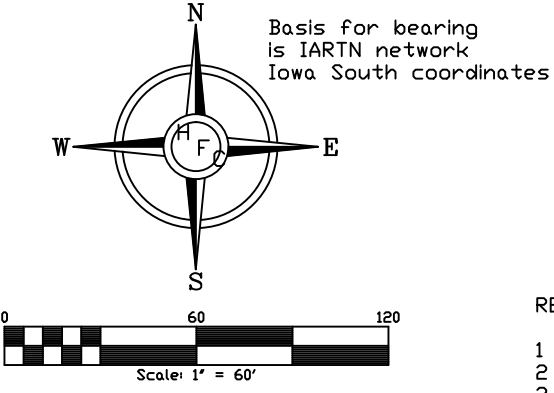
NUMBER	DIRECTION	DISTANCE
L1	N 73°42'11" W	33.70' (M)
L2	N 73°04'36" W	33.69' (R)
L3	N 71°23'05" W	33.45'
L4	S 83°33'34" E	35.48'
L5	S 82°59'04" E	25.48'
L6	S 83°33'34" W	21.50'
L7	N 07°03'41" E	32.94'
L8	N 13°56'48" W	13.36'

ALTMANVILLE SUBDIVISION
 Is Altman's Subdivision as is recorded in Book 33 on page 156 in the office of the Johnson County Recorder, located in the East 1/2 of the Southwest 1/4 of Section 2, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as
 Beginning at the Northeast right of way corner of Lot 1 of said Altman's Subdivision; thence S 27°59'33" W along the Westerly right of way line for Jordan Creek Road NE, a distance of 1139.47 feet; thence S 29°40'33" W along said Westerly right of way line, a distance of 122.21 feet to a point on the Easterly right of way line for Sugar Bottom Road NE; thence Northerly along said Easterly right of way line 209.54 feet along the arc of a 452.10 foot radius curve, concave Westerly, whose 207.67 foot chord bears N 14°06'19" W to a point on the West line of said Altman's Subdivision; thence N 01°23'20" W along said West line, a distance of 224.88 feet; thence S 12°07'47" E, a distance of 290.49 feet; thence S 82°59'04" E, a distance of 25.48 feet; thence Northeasterly 77.51 feet along the arc of a 115.00 foot radius curve, concave Northwesterly, whose 76.05 foot chord bears N 47°18'04" E; thence N 27°59'33" E, a distance of 309.65 feet to a point on the Northerly line of a commercially zoned area, designated Z1990022; thence N 83°33'34" W along said Northerly line, a distance of 21.50 feet; thence N 27°59'33" E, a distance of 158.62 feet; thence N 07°03'41" E, a distance of 32.94 feet; thence N 27°59'33" E, a distance of 118.52 feet; thence N 13°56'48" W, a distance of 13.36 feet; thence N 27°59'33" E, a distance of 402.36 feet to a point on the North line of said Altman's Subdivision; thence N 89°50'37" E along said North line, a distance of 65.44 feet to the Point of Beginning containing 1.32 acres.



LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD WIRED CAP #16546
- ⊙ FOUND 5/8" IRON ROD
- ⊙ FOUND 5/8" IRON ROD #8165
- ⊙ FOUND 1/2" IRON ROD
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- SUBDIVISION BOUNDARY LINES
- LOT LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- VINYL FENCE
- CHAIN LINK FENCE
- BUILDINGS
- ▨ CONCRETE SURFACE
- ▨ RIGHT OF WAY ACQUISITION 57676.64 SQ. FT. (1.32 ACRE)



REVISIONS

1	8/25/20	ADDED R.O.W DEDICATION
2	10/27/20	ADDED NOTES PER 10/23/20 LETTER FROM COUNTY
3	11/30/20	ADDED REQUIRED RIGHT OF WAY ACQUISITION

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, 2020.
 Pages covered by this seal: THIS SHEET ONLY



PRELIMINARY PLAT
ALTMANVILLE SUBDIVISION
 A RESUBDIVISION OF ALTMAN'S SUBDIVISION
 JOHNSON COUNTY, IOWA
 DATE: 8/12/20 DRN: JSR APP: ?
 FLD BK: GPS PRJ: NO: 197130

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
 CHAIRPERSON
 DATE

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jane S. Paulson
 NORTH LINE-ALTMAN'S SUBDIVISION
 N 89°50'37" E 705.40'(M) S 89°31'48" E 705.16'(R)

Jordan Creek Rd. NE
 PINE VIEW ACRES
 Bk. 38, Pg. 81

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Patrick & Richard Meashan & Company LLC

AN OPEN AREA OUTLOT
 OUTLOT B
 2.16 ACRES

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005018 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84

Jeremy D. & Julie A. Iverson
 Auditor's Parcel 2005019 Bk. 49, Pg. 84