

Office Use Only		\$	
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



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 Black Diamond Rd. SW approximatly 2850' West of Hazelwood Ave. SW

Parcel Number(s): 1236151002, 1236176003, 1236426001 & 1236401001

Proposed Subdivision Name: Hodge Red Barn Subdivision

The subdivision contains 5.86 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 4.03 Total non-buildable acres: 0.79

Current Zoning: A Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Kirsten Frey

Name of Attorney

khf@shuttleworthlaw.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.

Kalvin & Emily Hodge

Name of Owner

Name of Applicant (if different)

1559 Burr Drive North Liberty, IA. 52317

Applicant Street Address (including City, State, Zip)

541-5487

Applicant Phone

kalvinvaughnhodge@gmail.com

Applicant Email

Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)

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. 560
- 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.

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
H. Stanley & Delores Thompson	2096 Kestrel Rdg. SW	Oxford, IA.	52322	1225376004 1225451002
Alan P. & Karen A. Peterson	2960 Orchard View Ln. NE	Iowa City, IA.	52240	1225376002 1225451003 1236301002 1236276002 1236201002
Iowa Department of Natural Resources	502 E 9th St.	Des Moines, IA.	50319	1225451001 1225476001 1130351001 1236101001 1131226001 1131251001
David & Heidi Hodge	4552 Hazelwood Ave. SW	Iowa City, IA.	52240	1236176001 1131251003 1131326001 1236476001 1301126001
Lawrence & Angie Graper	4739 Cosgrove Rd. SW	Kalona, IA.	52247	1301151001 1301276001
Clarence Lee & Rene Graper Tyler B. & Jenna M. Grout	4728 Cosgrove Rd. SW 2028 170th St.	Kalona, IA. Wellman, IA.	52247 52356	1301276003 1301276004 1301251004 1301251003
Chase Riley & Angelica Gingerich	5268 Kansas Ave. SW	Riverside, IA.	52327	1301226002 1236376002
Gary E. Rohret	5552 22nd Ave. NW	Rochester, MN.	55901	1236302002 1236276004



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

6 July 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Preliminary & Final Plat, Hodge Red Barn Subdivision for Calvin & Emily Hodge, a Farmstead Split Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split Subdivision application for the Hodge's. At this time they would like to final plat this portion of this property for their own use. They have received permission to use up the Farmstead Split for the farm of Kristina Griffiths & Natalie Scheldrup.

If you have questions or if you require further information you may contact myself, Ms. Kirsten Frey: Attorney, or Calvin Hodge.

Respectfully Submitted,

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

C: Mr. & Mrs. Calvin Hodge
Ms. Kirsten Frey
HFCfile

6 July 2021

Parcel # and Deed Book & page for Calvin & Emily Hodge
Parent Parcel of Kristina S. Griffiths & Natalie N. Scheldrup

Parcel ID: 1236126001 Book 4869 on page 462
Parcel ID: 1236101002 Book 4869 on page 462
Parcel ID: 1236126002 Book 4869 on page 462
Parcel ID: 1236151002 Book 4869 on page 462 -
Parcel ID: 1236151001 Book 4869 on page 462
Parcel ID: 1236176002 Book 4869 on page 462
Parcel ID: 1236176003 Book 4869 on page 462 -
Parcel ID: 1236426001 Book 4869 on page 462 -
Parcel ID: 1236401001 Book 4869 on page 462 -
Parcel ID: 1236471001 Book 4869 on page 462
Parcel ID: 1236302001 Book 4869 on page 462
Parcel ID: 1236376001 Book 4869 on page 462
Parcel ID: 1236451001 Book 4869 on page 462
Parcel ID: 1236476002 Book 4869 on page 462
Parcel ID: 1301126002 Book 4869 on page 462
Parcel ID: 1301201001 Book 4869 on page 462
Parcel ID: 1301226001 Book 4869 on page 462

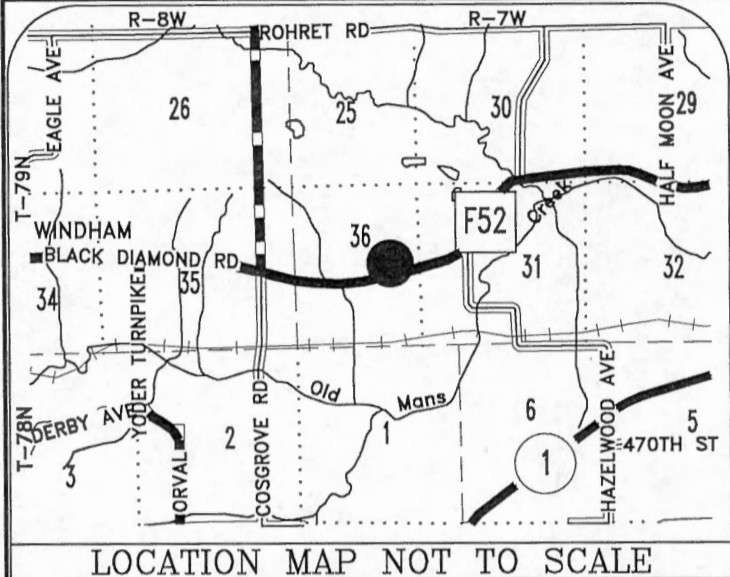
C: Mr. & Mrs. Hodge
Ms. Kirsten Frey
HFC file

INDEX LEGEND

LOCATION: NORTHEAST 1/4 & SOUTHEAST 1/4
SECTION 36, T-79-N, R-8-W
REQUESTOR: KALVIN HODGE
PROPRIETOR: KALVIN & EMILY HODGE
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

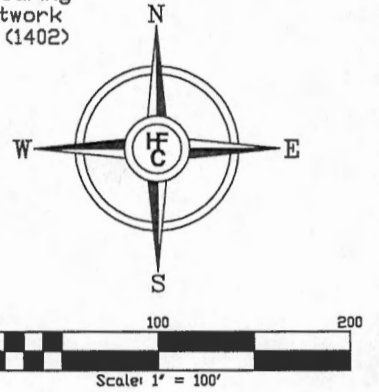
HART-FREDERICK CONSULTANTS P.C.

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



NUMBER	DIRECTION	DISTANCE
L1	S 13°34'19" E	25.63'
L2	N 13°37'19" W	70.00'
L3	S 14°12'40" E	20.00'
L4	S 76°25'41" W	45.00'
L5	S 73°33'57" W	100.12'
L6	S 76°25'41" W	100.00'
L7	S 73°33'05" W	100.17'
L8	S 76°22'44" W	99.95'
L9	S 76°22'44" W	97.50'
L10	N 13°37'19" E	20.00'
L11	S 14°12'40" E	30.00'
L12	S 76°25'41" W	93.67'
L13	N 14°12'40" W	30.00'
L14	N 76°25'41" E	93.33'

Basis for bearing
Is IARTN network
Iowa South (1402)

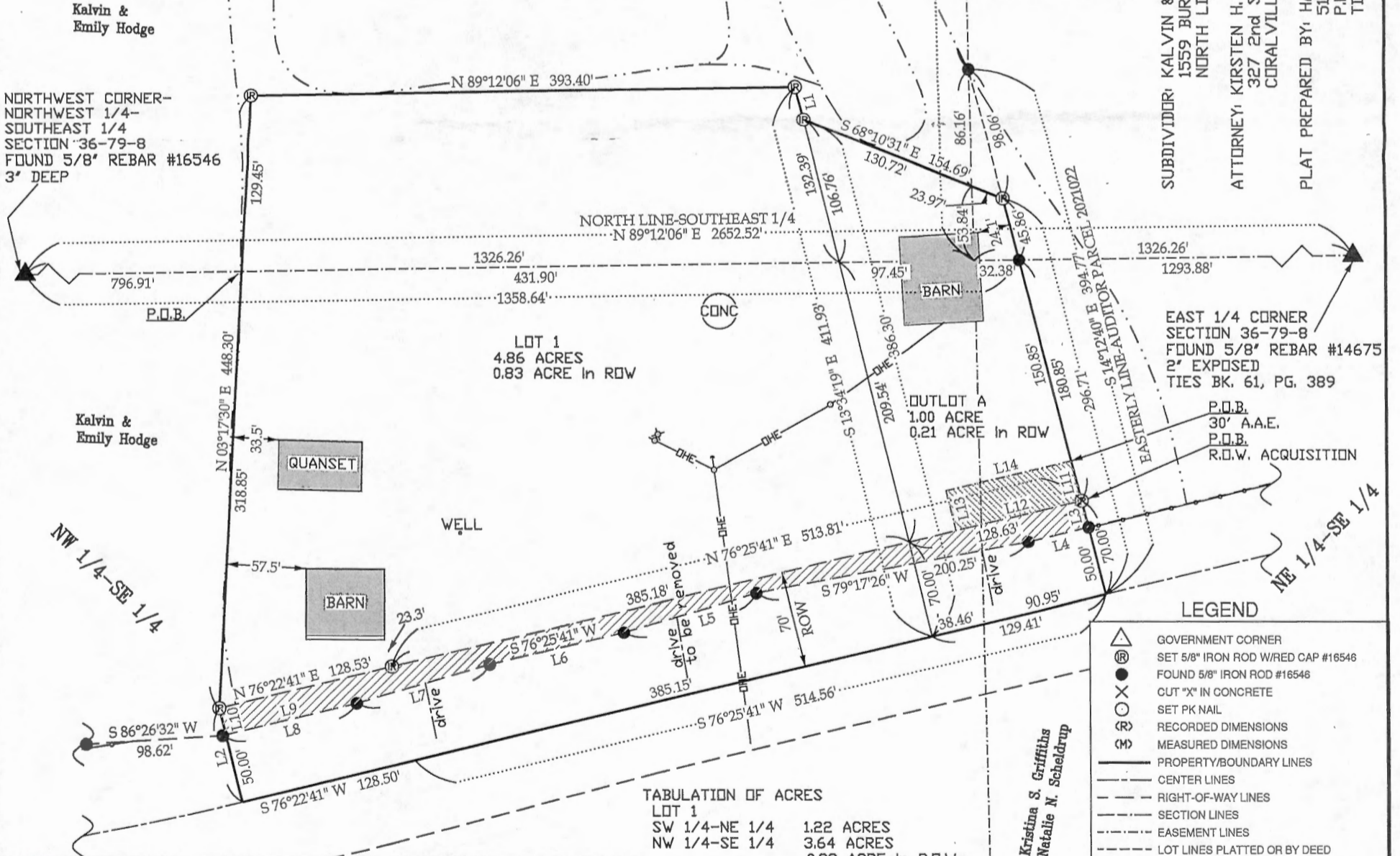


LOCATION MAP NOT TO SCALE
UNION TOWNSHIP

SOUTHWEST 1/4-NORTHEAST 1/4
AUDITOR PARCEL 2021022
BK. 64, PG. 321

Kristina S. Griffiths
Natalie N. Scheldrup
SUBDIVIDOR: KALVIN & EMILY HODGE
1559 BURR DRIVE
NORTH LIBERTY, IA. 52317
ATTORNEY: KIRSTEN H. FREY
327 2nd ST. SUITE 300
CORALVILLE, IA. 52241
PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

NORTHWEST CORNER-
NORTHWEST 1/4-
SOUTHEAST 1/4
SECTION 36-79-8
FOUND 5/8" REBAR #16546
3" DEEP



LEGEND

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/ WIRE CAP #16546
- FOUND 5/8" IRON ROD #16546
- ⊗ CUT "X" IN CONCRETE
- SET PK NAIL
- Ⓜ RECORDED DIMENSIONS
- Ⓜ MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- LOCATED FENCE
- FIELD LINE
- EXISTING BUILDINGS
- ▨ REQUIRED 70' RIGHT OF WAY ACQUISITION
10349.62 SQ. FT. (0.24 ACRE)
- ▨ 30' AGRICULTURAL ACCESS EASEMENT
2804.97 SQ. FT. (0.06 ACRE)

TABULATION OF ACRES

LOT 1	
SW 1/4-NE 1/4	1.22 ACRES
NW 1/4-SE 1/4	3.64 ACRES
	0.83 ACRE In R.O.W.
OUTLOT A	
SW 1/4-NE 1/4	0.19 ACRE
SE 1/4-NE 1/4	0.03 ACRE
NW 1/4-SE 1/4	0.42 ACRE
	0.07 ACRE In R.O.W.
NE 1/4-SE 1/4	0.36 ACRE
	0.14 ACRE In R.O.W.

PARENT PARCEL: Is found as a
Court Officer Deed in Book 643
on page 115, dated May 5, 1983
and a Court Officer Deed in Book
925 on page 333, dated March 27,
1987. Containing 383.28 acres.

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON

DATE

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, 2022.
Pages covered by this seal: THIS SHEET ONLY

Date



Kristina S. Griffiths
Natalie N. Scheldrup

PRELIMINARY & FINAL PLAT
(Page 1 of 2)
HODGE RED BARN SUBDIVISION
A FARMSTEAD SPLIT
PART OF AUDITOR PARCEL 2021022
OF SECTION 36, T-79-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 07/06/21 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 217154



HART-FREDERICK CONSULTANTS P.C.



www.hart-frederick.com

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

HODGE RED BARN SUBDIVISION

Being a part of Auditor Parcel 2021022 as is recorded in Book 64 on page 321 in the office of the Johnson County Recorder, located in the South 1/2 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of Section 36, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 79 North, Range 8 West; thence N 89°12'06" E along the North line of the Southeast 1/4 of said Section 36, a distance of 796.91 feet to the Point of Beginning; thence N 03°17'30" E, a distance of 129.45 feet; thence N 89°12'06" E, a distance of 393.40 feet; thence S 13°34'19" E, a distance of 25.63 feet; thence S 68°10'31" E, a distance of 154.69 feet to a point on the Easterly line of Auditor Parcel 2021022 as is recorded in Book 64 on page 321 in the office of the Johnson County Recorder; thence S 14°12'40" E along said Easterly line, a distance of 296.71 feet to a point on the centerline of Black Diamond Road SW; thence S 76°25'41" W along said centerline, a distance of 514.56 feet; thence S 76°22'41" W along said centerline, a distance of 128.50 feet; thence N 13°37'19" W, a distance of 70.00 feet; thence N 03°17'30" E, a distance of 318.85 feet to the Point of Beginning containing 5.86 acres of which 1.04 acres is county road right of way and being subject to all easements and restrictions of record.

RIGHT OF WAY ACQUISITION

Being a part of the North 1/2 of the Southeast 1/4 of Section 36, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as.

Commencing at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 79 North, Range 8 West; thence N 89°12'06" E along the North line of the Southeast 1/4 of said Section 36, a distance of 1358.64 feet to a point on the Easterly line of Auditor Parcel 2021022 as is recorded in Book 64 on page 321 in the office of the Johnson County Recorder; thence S 14°12'40" E along said Easterly line, a distance of 180.85 feet to the Point of Beginning; thence continuing S 14°12'40" E along said Easterly line, a distance of 20.00 feet to a point on the Northerly right of way line for Black Diamond Road SW; thence S 76°25'41" W along said Northerly right of way line, a distance of 45.00 feet; thence S 79°17'26" W along said Northerly right of way line, a distance of 200.25 feet; thence S 73°33'57" W along said Northerly right of way line, a distance of 100.12 feet; thence S 76°25'41" W along said Northerly right of way line, a distance of 100.00 feet; thence S 73°33'05" W along said Northerly right of way line, a distance of 100.17 feet; thence S 76°22'44" W along said Northerly right of way line, a distance of 97.50 feet; thence N 13°37'19" W, a distance of 20.00 feet; thence N 76°22'41" E, a distance of 128.53 feet; thence N 76°25'41" E, a distance of 513.81 feet to the Point of Beginning containing 0.24 acre.

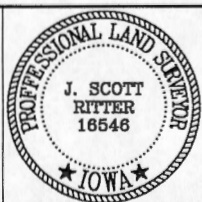
30' AGRICULTURAL ACCESS EASEMENT

Being a part of the North 1/2 of the Southeast 1/4 of Section 36, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is described as.

Commencing at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 79 North, Range 8 West; thence N 89°12'06" E along the North line of the Southeast 1/4 of said Section 36, a distance of 1358.64 feet to a point on the Easterly line of Auditor Parcel 2021022 as is recorded in Book 64 on page 321 in the office of the Johnson County Recorder; thence S 14°12'40" E along said Easterly line, a distance of 150.85 feet to the Point of Beginning; thence continuing S 14°12'40" E along said Easterly line, a distance of 30.00 feet; thence S 76°25'41" W, a distance of 93.67 feet; thence N 14°12'40" W, a distance of 30.00 feet; thence N 76°25'41" E, a distance of 93.33 feet to the Point of Beginning containing 0.06 acre.

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, 2022.
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