

Office Use Only		\$	
	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):
2538 Black Diamond Rd. SW

Parcel Number(s): 1129452002

Proposed Subdivision Name: Buline Subdivision

The subdivision contains 21.89 total acres divided into 3 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 2

Total buildable acres: 1.54 Total non-buildable acres: 19.16

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

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Matt Adam
Name of Attorney

madam@spliblaw.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.

Jay & McKenzie Buline
Name of Owner

Jay & McKenzie Buline
Name of Applicant (if different)

2538 Black Diamond Rd. SW Iowa City, IA. 52240
Applicant Street Address (including City, State, Zip)

330-2578
Applicant Phone

jbuline@terraproco.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. 580
- 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.
- 6 **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>
Gary J. Johnson	4297 Halfmoon Ave. SW	Oxford. IA.	52322	1129451002
Corey K. Johnson	4383 Calkins Ave. SW	Oxford. IA.	52322	1129426001
Tom Conrad & Trinh Thuy Thi Than	2135 Sunnyside Ave.	Burlington, IA.	52601	1129476004 1129401001
Craig J. & Diane I. Cermak	2556 Black Diamond Rd. SW	Iowa City, IA.	52240	1129477001
Jeremy J. & Tami K. Breneman	2971 V Ave.	Parnell, IA.	52325	1132102001
Lee R. & Pamela S. Miller	4616 Hazelwood Ave. SW	Iowa City, IA.	52240	1132128001
Pamela Pacha	2517 Black Diamond Rd. SW	Iowa City, IA.	52240	1132127003
Norman R. & Wanett F. Helmuth	2520 Black Diamond Rd. SW	Iowa City, IA.	52240	1132126002
Barry L. Johnson	2511 Black Diamond Rd. SW	Iowa City, IA.	52240	1132127002



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

6 July 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Preliminary & Final Plat, Buline Subdivision for Jay & McKenzie Buline, a
Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a
Historic residence Parcel Split application for the Buline family.
This subdivision application is accompanied with the appropriate rezoning
application.
Because this was a previously subdivided lot the whole Lot 2 is affected.
There is currently a septic system, but because it will land beyond the
bounds of the required 2 acres we have a septic easement for it.
The current well is a sand point in the basement of the house.
This parcel is served by an existing entrance to Black Diamond Rd. SW.

If you have questions or if you require further information you may contact
myself, Mr. Matt Adam: Attorney, or Jay Buline.

Respectfully Submitted,

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

C: Mr. & Mrs. Jay Buline
Mr. Matt Adam
HFCfile

6 July 2021

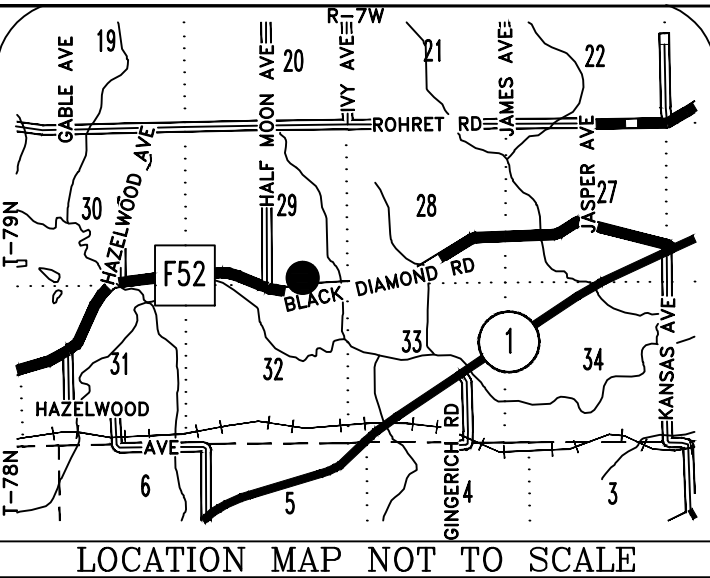
Parcel # and Deed Book & page for Jay & McKenzie Buline

Parcel ID: 1129452002 Book 5433 on page 203

C: Mr. & Mrs. Jay Buline
Mr. Matt Adam
HFC file

HFC HART-FREDERICK CONSULTANTS P.C.
 510 State Street P.O. Box 560 Tiffin, Iowa 52340-0560 Phone: (319) 545-7215
 www.hart-frederick.com

INDEX LEGEND
 LOCATION: SOUTHEAST 1/4 SECTION 29, T-79-N, R-7-W
 NORTHEAST 1/4 SECTION 32, T-79-N, R-7-W
 REQUESTOR: JAY BULINE
 PROPRIETOR: JAMES JAY & MCKENZIE MARIE BULINE
 SURVEYOR: J. SCOTT RITTER, PLS #16546
 COMPANY: HART-FREDERICK CONSULTANTS P.C.
 RETURN TO: sritter@hart-frederick.com (319) 545-7215



Subdivisor: JAMES JAY & MCKENZIE MARIE BULINE
 2538 BLACK DIAMOND RD., SW
 IDWA CITY, IA. 52240

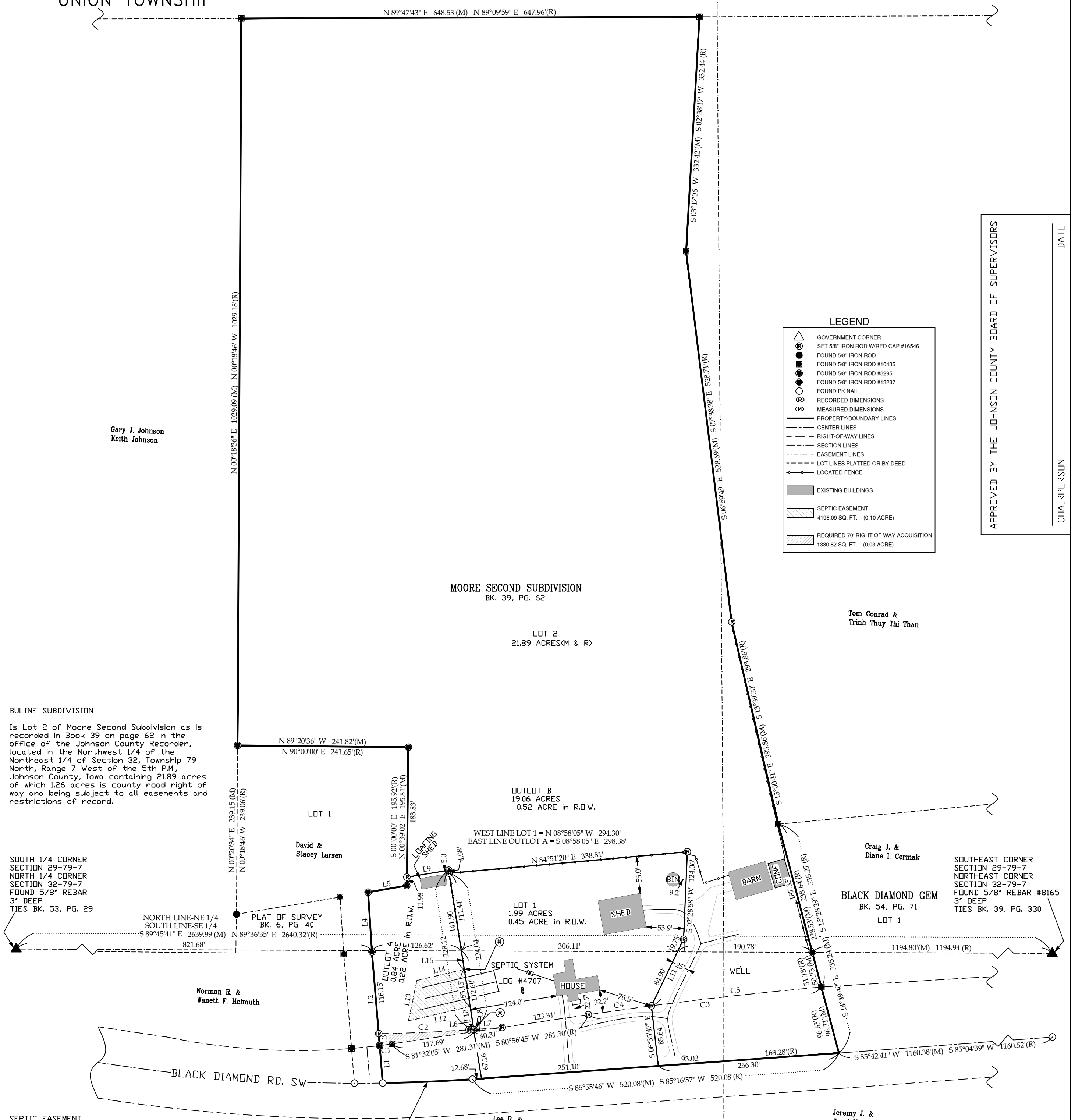
Attorney: MATTHEW J. ADAM
 1150 5TH ST. SUITE 170
 CORALVILLE, IA. 52241

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
 510 EAST STATE STREET
 P.O. BOX 560
 TIFFIN, IA. 52340

Tom Conrad & Trinh Thuy Thi Than

Corey K. Johnson

PRELIMINARY & FINAL PLAT
 BULINE SUBDIVISION
 LOT 2 OF
 MOORE SECOND SUBDIVISION
 SECTION 29, T-79-N, R-7-W
 & SECTION 32, T-79-N, R-7-W
 & JOHNSON COUNTY, IOWA
 DATE: 07/01/21 DRN: JSR APP:
 FLD BK: GPS PROJ. NO.: 217148



BULINE SUBDIVISION
 Is Lot 2 of Moore Second Subdivision as is recorded in Book 39 on page 62 in the office of the Johnson County Recorder, located in the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa containing 21.89 acres of which 1.26 acres is county road right of way and being subject to all easements and restrictions of record.

SEPTIC EASEMENT
 Being a part of Lot 2 of Moore Second Subdivision as is recorded in Book 39 on page 62 in the office of the Johnson County Recorder, located in the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:
 Commencing at the North 1/4 corner of said Section 32; thence S 89°45'41" E along the North line of the Northeast 1/4 of said Section 32, a distance of 948.30 feet; thence S 08°58'05" E, a distance of 26.38 feet to the Point of Beginning; thence continuing S 08°58'05" E, a distance of 53.15 feet; thence S 76°45'35" W, a distance of 89.56 feet; thence N 11°46'36" E, a distance of 58.49 feet; thence N 76°45'35" E, a distance of 68.78 feet to the Point of Beginning containing 4196.09 square feet.

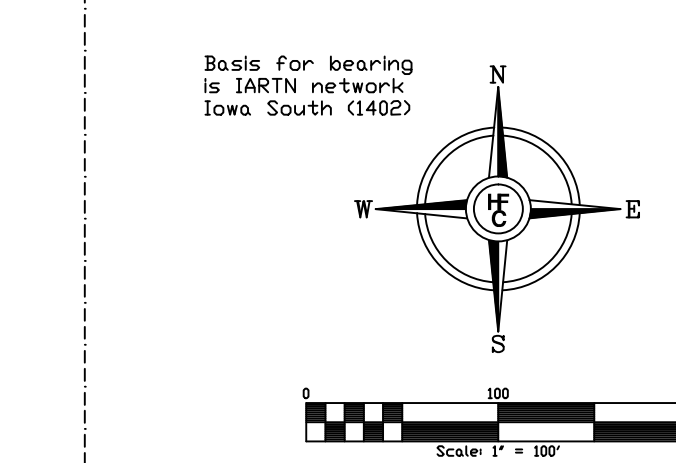
RIGHT OF WAY ACQUISITION
 Being a part of Lot 2 of Moore Second Subdivision as is recorded in Book 39 on page 62 in the office of the Johnson County Recorder, located in the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 79 North, Range 7 West of the 5th P.M., Johnson County, Iowa and is described as:
 Commencing at the North 1/4 corner of said Section 32; thence S 89°45'41" E along the North line of the Northeast 1/4 of said Section 32, a distance of 948.30 feet; thence S 08°58'05" E, a distance of 112.60 feet to the Point of Beginning; thence N 85°55'46" E, a distance of 40.46 feet to a point on the Northernly right of way line for Black Diamond Road SW; thence S 81°32'05" W along said Northernly right of way line, a distance of 158.00 feet; thence Westerly along said Northernly right of way 17.34 feet along the arc of a 922.00 foot radius curve, concave Northernly, whose 17.34 foot chord bears S 82°20'30" W to a point on the West line of said Lot 2; thence N 04°43'18" W along said West line, a distance of 16.88 feet; thence Easterly 127.96 feet along the arc of a 2222.00 foot radius curve, concave Northernly, whose 127.96 foot chord bears N 87°34'45" E; thence N 85°55'46" E, a distance of 6.68 feet to the Point of Beginning containing 1330.82 square feet.

NUMBER	DIRECTION	DISTANCE
L1	N 04°35'55" W	53.28' (M)
	S 05°15'37" E	53.42' (R)
L2	N 04°43'18" W	133.03' (M)
	S 05°23'00" E	133.03' (R)
L3	N 04°43'18" W	16.88'
L4	N 03°42'18" W	84.66' (M)
	S 04°22'00" E	84.61' (R)
L5	N 80°21'05" E	55.56' (M)
	S 79°41'10" E	55.60' (R)
L6	N 85°55'46" E	6.68'
L7	N 85°55'46" E	40.46'
L8	N 08°58'05" W	3.10'
L9	S 80°41'41" W	59.84'
L10	N 08°58'05" W	33.07'
L11	S 25°47'03" W	104.65'
L12	S 76°45'35" W	89.56'
L13	N 11°46'36" E	58.49'
L14	N 76°45'35" E	68.78'
L15	S 08°58'05" E	26.38'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	17.34	01°04'39"	922.00	17.34	S 82°20'30" W (M)
	17.33	01°04'36"	922.00	17.33	S 81°29'03" W (R)
C2	127.96	03°17'58"	2222.00	127.94	N 87°34'45" E
C3	332.35	03°18'15"	5763.00	332.30	N 83°14'42" E (M)
	332.34	03°18'15"	5763.00	332.30	S 82°35'53" W (R)
C4	90.17	00°53'47"	5763.00	90.17	N 82°02'28" E
C5	242.18	02°24'28"	5763.00	242.16	N 83°41'35" E

LEGEND

- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/ WIRE CAP #16546
- FOUND 5/8" IRON ROD
- FOUND 5/8" IRON ROD #10435
- FOUND 5/8" IRON ROD #8295
- FOUND 5/8" IRON ROD #13287
- FOUND 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
- EXISTING BUILDINGS
- SEPTIC EASEMENT
4196.09 SQ. FT. (0.10 ACRE)
- REQUIRED 70' RIGHT OF WAY ACQUISITION
1330.82 SQ. FT. (0.03 ACRE)



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

I hereby certify that this land surveying document was prepared and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

J. Scott Ritter, P.L.S.
 My license renewal date is December 31, 2025.
 Figure covered by this sheet: _____