

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):
 2939 Johnson Cedar Rd NE West Branch, IA 52356

Parcel Number(s): 0824401001, 0824426001

Proposed Subdivision Name: County Line Garden

The subdivision contains 3.95 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 3.95 Total non-buildable acres: 0

Current Zoning: Ag Proposed Use of the Subdivision: Residential/Ag

Mark Stein

Name of Engineer/Surveyor

g.landau@mmsconsultants.net 319-351-8282

Contact Email and Phone

Jay Sigafoose

Name of Attorney

jay@neuzillaw.com 319-337-3167

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.

Maureen McGowan

Name of Owner

Name of Applicant (if different)

2939 Johnson Cedar Rd NE West Branch, IA 52356

Applicant Street Address (including City, State, Zip)

319-330-4174

Applicant Phone

bk2000@sharontc.net

Applicant Email

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

August 11, 2021

Mr. Josh Busard
Jo. Co. Planning, Development, & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: 2939 Johnson Cedar Road NE, West Branch

Dear Josh:

Maureen McGowen desires complete a farmstead split from her property located at 2939 Johnson Cedar Road NE, West Branch. The intention is to split off the home, outbuildings and open space surrounding the house from the cropland.

There is an existing septic system, well, and driveway access that will continue to be utilized.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau".

Gina Landau

11287-001LetterofIntent.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers



Cedar - Johnson Rd

Johnson Cedar Rd NE

CEDAR

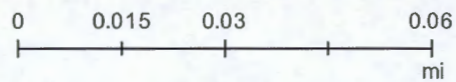
Johnson County



**Johnson County GIS
Web Printing**

My Map

Printed: 8/11/2021



1 inch = 147 feet



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.

Adjacent Property Owners List
County Line Garden Subdivision
Within 500'
MMS Project #11287-001

HERBERT & KAREN M FRIIS
3055 JOHNSON CEDAR RD NE
WEST BRANCH, IA 52358

MAUREEN E MCGOWAN
2939 JOHNSON CEDAR RD NE
WEST BRANCH, IA 52358

S TERRY JOHNSON
2986 OASIS RD NE
IOWA CITY, IA 52240

AUSMAN JOINT REVOCABLE TRUST
3465 28TH AVE
MARION, IA 52302

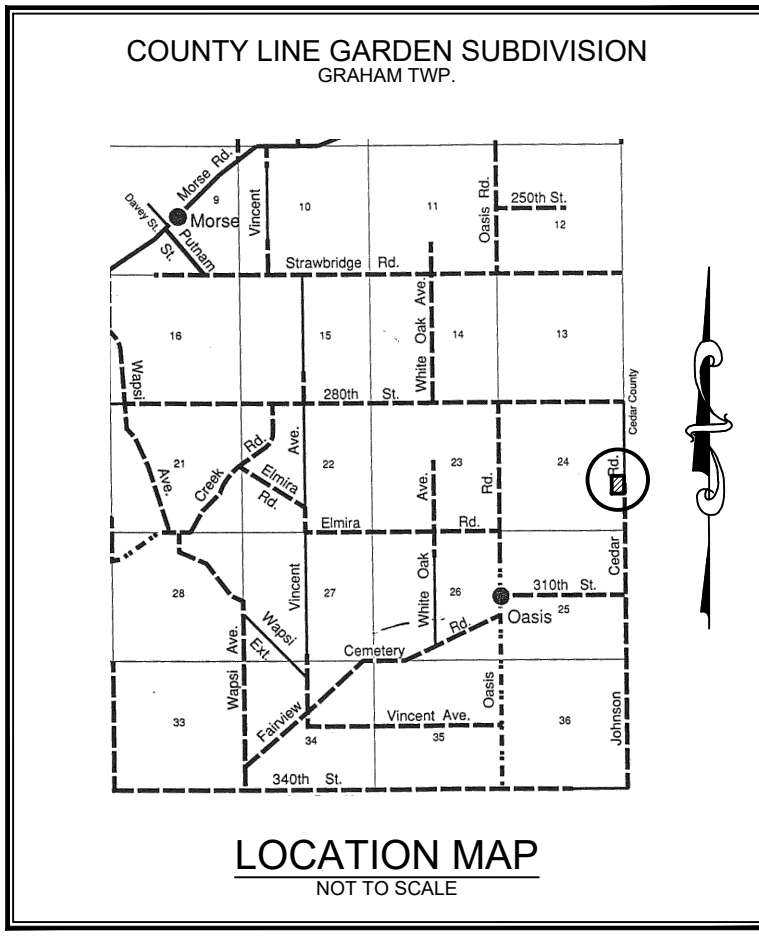
PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319)351-8282

PRELIMINARY AND FINAL PLAT

COUNTY LINE GARDEN SUBDIVISION

(A FARMSTEAD SPLIT)

JOHNSON COUNTY, IOWA



LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
- CONGRESSIONAL CORNER, REESTABLISHED
- FENCE CORNER / FENCE POST
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (5/8" REBAR PIN WITH AN ORANGE, PLASTIC CAP EMBOSSED WITH "MMS 15749")
- 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
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SEGMENT NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

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.

DAVID M. WEST
P.L.S. Iowa Lic. No. 15749
My license renewed date is December 31, 20____.

Pages of sheets covered by this seal: _____

SEAL

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

Notary Public, in and for the State of Iowa.

SW CORNER SEC. 24-T80N-R5W FOUND STANDARD CONCRETE MONUMENT (SDM), 1.8"± DEEP SET AN 18" LONG 5/8" REBAR WITH AN ORANGE PLASTIC CAP NO. 15749, OVER THE SCM 1"± DEEP, BOOK 65, PAGE 10

S 1/4 CORNER SEC. 24-T80N-R5W DUG AND PROBE EXTENSIVELY FOR A STANDARD CONCRETE MONUMENT (SCM) TO NO AVAIL SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP NO. 15749, EXPOSED 6"± NEAR AN OLD CORNER POST BOOK 65, PAGE 9

DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

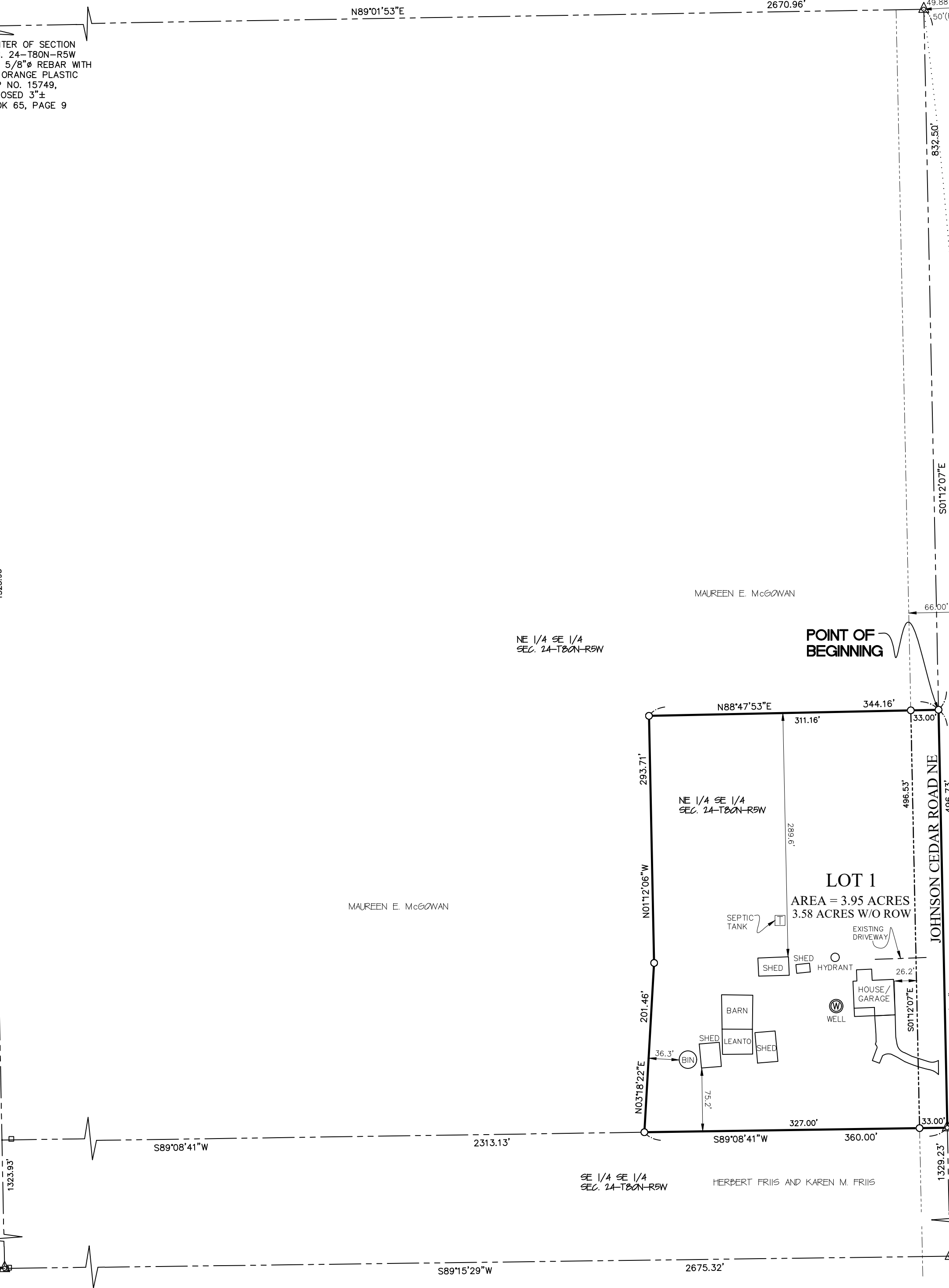
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SECTION 24, TOWNSHIP 80 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S01°12'07"E, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 832.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°12'07"E, ALONG SAID EAST LINE, 496.73 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24; THENCE S89°08'41"W, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SOUTHEAST ONE-QUARTER OF SECTION 24, A DISTANCE OF 360.00 FEET; THENCE N03°18'22"E, 201.46 FEET; THENCE N01°12'06"W, 293.71 FEET; THENCE N88°47'53"E, 344.16 FEET TO THE POINT OF BEGINNING, CONTAINING 3.95 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

E 1/4 CORNER SEC. 24-T80N-R5W FOUND A LIMESTONE WITH A TAPERED POINT 36"± DEEP, SET A 5/8" REBAR WITH AN ORANGE PLASTIC CAP NO. 15749 10"± DEEP OVER THE LIMESTONE, BOOK 65, PAGE 8

N 1/4 CORNER SEC. 24-T80N-R5W FOUND STANDARD CONCRETE MONUMENT (SCM) 2"± DEEP BOOK 38, PAGE 132

W 1/4 CORNER SEC. 24-T80N-R5W FOUND CONCRETE NAIL AND REPLACED WITH A 5/8" REBAR WITH AN ORANGE PLASTIC CAP NO. 15749, 1"± DEEP, BOOK 65, PAGE 10

CENTER OF SECTION SEC. 24-T80N-R5W SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP NO. 15749, EXPOSED 3"± BOOK 65, PAGE 9



LOCATION:	
A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 24-T80N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA	
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:	
DAVID M. WEST, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282	
SURVEY REQUESTED BY:	
BRAD MCGOWAN	
PROPRIETOR OR OWNER:	
MAUREEN E. MCGOWAN	
DATES OF THE SURVEY:	
JULY 8 AND 9, 2021	
DOCUMENT RETURN INFORMATION:	
LAND SURVEYOR	

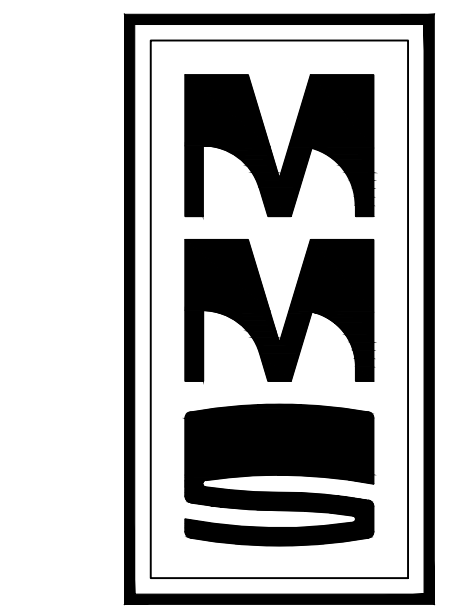
PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT ST
IOWA CITY, IOWA, 52240

OWNER/SUBDIVIDER
MAUREEN MCGOWAN
2939 JOHNSON CEDAR ROAD NE
WEST BRANCH, IOWA 52358

OWNER'S ATTORNEY
JAY SIGAFOOSE
NEUZIL SANDERSON AND SIGAFOOSE PC
P.O. BOX 1607
IOWA CITY, IOWA 52244

- NOTES:
- ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATION BEGINNING ON JULY 8, 2021, USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - THE PARENT PARCEL OF 80± ACRES IS DESCRIBED IN A COURT OFFICER DEED RECORDED IN BOOK 339, PAGE 241 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 - THE (R*) DISTANCE IS TAKEN FROM A PLAT OF SURVEY, AUDITOR'S PARCEL "A", AS RECORDED IN BOOK D, PAGE 186 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.
 - THE (R**) DISTANCE IS TAKEN FROM A PLAT OF SURVEY, AMENDED AUDITOR'S PARCEL "A", AS RECORDED IN BOOK K, PAGE 172 IN THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.
 - THE (R-WPA) DISTANCE IS TAKEN FROM WORKS PROGRESS ADMINISTRATION FIELD NOTES (AUGUST 30, 1938 - BOOK 40, PAGE 9) OBTAINED FROM THE JOHNSON COUNTY SECONDARY ROADS/ENGINEER'S OFFICE.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date	Revision

PRELIMINARY AND FINAL PLAT

COUNTY LINE GARDEN SUBDIVISION

(A FARMSTEAD SPLIT)

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 24-T80N-R5W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	7/13/2021
Surveyed by:	DMW
Field Book No.:	1315
Drawn by:	MAS
Scale:	1" = 100'
Checked by:	MAS, DMW
Sheet No.:	1
Project No.:	11287-001