

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):
 4548 520th Street SE, Iowa City, IA 52240

Parcel Number(s): 1513451002

Proposed Subdivision Name: Oberman Corner Subdivision

The subdivision contains 3.0 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 3.0 Total non-buildable acres: 0

Current Zoning: Ag Proposed Use of the Subdivision: Residential

Mark Stein

Name of Engineer/Surveyor

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

Contact Email and Phone

Timothy J. Krumm

Name of Attorney

timk@meardonlaw.com 319-338-9222

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.

Oberman Land LLC

Name of Owner

TIMOTHY J. KRUMM

Name of Applicant (if different)

122 South Linn Street Iowa City, IA 52245

Applicant Street Address (including City, State, Zip)

319-338-9222

Applicant Phone

timk@meardonlaw.com

Applicant Email

Timothy J. Krumm

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.

- LSS A signed certificate of the Auditor approving the subdivision name.
- LSS Resolution Affirming the Stability of the Road System (signed and notarized)
- LSS Ten (10) copies of the plat (and any other sheets larger than 11x17).
- 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 **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. **1513401001, 1513476001, 1513451002 Bk 440, Pg 123**
- LSS One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved 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 approved waiver.
- LSS Proof of application to Johnson County Public Health for a Public Health Zoning Application.
- _____ **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.
- LSS **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:

- 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).
 - 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.
- 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.

Adjacent Property Owners List
Pleasant Valley Corner Subdivision
Within 500'
MMS Project #0122-122

GARY L & CYNTHIA R L HOTKA
5271 SIOUX AVE SE
IOWA CITY, IA 52240

GLEN F GEROT
4547 520TH ST SE
IOWA CITY, IA 52240

OBERMAN LAND LLC
4575 500TH ST SE
IOWA CITY, IA 52240

WILLIAM F & ELIZABETH J GEROT
4498 520TH ST SE
IOWA CITY, IA 52240



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

June 15th, 2021

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

RE: 4548 520th Street SE, Iowa City

Dear Josh:

Oberman Land LLC desires to complete a farmstead split from their property located at 4548 520th St SE, in Iowa City. This subdivision request is to split three acres from the rest of the farmland.

The property is currently shown to be split by deed, and this farmstead split will encompass the same area.

There is currently a home, outbuilding, well, septic, and driveway that will continue to be utilized.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gina Landau". The signature is written in a cursive, flowing style.

Gina Landau

0122-122LetterofIntent.docx

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the Iowa Code, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

BY: Joyce M. Oberman OBERMAN LAND, LLC
JOYCE M. OBERMAN, MANAGER

Signature of Owner, Contract Owner, Option Purchaser

2640 N. Scott Boulevard, Iowa City, IA 52245, 319-499-7126

Address and Phone Number

Subscribed and sworn to before me on this 11th day of AUGUST, 2021.

Timothy J. Krumm

Notary Public, in & for the State of Iowa

TIMOTHY J. KRUMM
Commission Number 142378
My Commission Expires <u>4/9/23</u>


**CERTIFICATE OF COUNTY AUDITOR
PLEASANT VALLEY CORNER SUBDIVISION
JOHNSON COUNTY, IOWA**

I, Travis Weipert, the Johnson County Auditor, hereby approve Pleasant Valley Corner Subdivision, Johnson County, Iowa as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N89°44'24"E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 1096.16 FEET TO THE SOUTHWEST CORNER OF A 3.00 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 440, PAGE 123 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE AND THE **POINT OF BEGINNING**; THENCE N00°46'51"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, 544.52 FEET TO THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE N89°44'24"E, ALONG THE NORTH LINE OF SAID TRACT OF LAND, 240.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE S00°46'51"E, ALONG THE EAST LINE OF SAID TRACT OF LAND, 544.52 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND; THENCE S89°44'24"W, ALONG SAID SOUTH LINE, 240.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.


Travis Weipert, Johnson County Auditor
Deputy

August 6, 2021
Date

(seal)



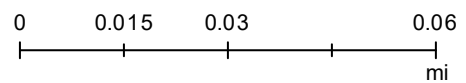
Johnson County



Johnson County GIS
Web Printing

My Map

Printed: 8/12/2021



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.

**PRELIMINARY AND FINAL PLAT
PLEASANT VALLEY CORNER SUBDIVISION
(A FARMSTEAD SPLIT)
JOHNSON COUNTY, IOWA**

LOCATION: A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 13-T78N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA
LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION: MARK A. STEIN, P.L.S. MMS CONSULTANTS INC. 1917 SOUTH GILBERT STREET IOWA CITY, IOWA, 52240 PHONE: 319-351-8282
SURVEY REQUESTED BY: TIMOTHY J. KRUMM
PROPRIETOR OR OWNER: OBERMAN LAND, LLC
DATE OF SURVEY: JULY 9, 2021
DOCUMENT RETURN INFORMATION: LAND SURVEYOR

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

OWNER/SUBDIVIDER:
OBERMAN LAND, LLC
C/O TIM KRUMM
122 SOUTH LINN STREET
IOWA CITY, IOWA 52245

OWNER'S ATTORNEY:
TIMOTHY J. KRUMM
MEARDON SUEPPEL DOWNER
122 SOUTH LINN STREET
IOWA CITY, IOWA 52245

- NOTES:**
- 1) ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE), LIBRARY CALIBRATION ON JULY 9, 2021, USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
 - 2) THE PARENT PARCEL OF 83 ACRES MORE OR LESS IS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 440, PAGE 123 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
 - 3) THE AREA OF THE ADDITIONAL ROAD RIGHT-OF-WAY IS 0.11 ACRE (4,800 SQUARE FEET).
 - 4) THE PERPENDICULAR DISTANCE FROM THE NORTH LINE OF LOT 1 TO THE SOUTH LINE OF LOT 1 IS 544.50 FEET (33 RODS). THE PERPENDICULAR DISTANCE FROM THE EAST LINE OF LOT 1 TO THE WEST LINE OF LOT 1 IS 240.00 FEET (14 18/33 RODS).
 - 5) IN AN EFFORT TO "NOT UNSETTLE THE SETTLED" THE LOCATION OF THE FENCE CORNER POST ON THE SOUTH SIDE OF 520TH STREET SE WAS USED WHEN DETERMINING THE POSITION OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SEC. 13-T78N-R6W OF THE 5TH P.M., JOHNSON COUNTY, IOWA.

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

N 1/4 CORNER
SEC. 13-T78N-R6W
FOUND STANDARD CONCRETE
MONUMENT (SCM) FLUSH WITH
THE DIRT ROAD, TIES ??
BOOK XX, PAGE XXX

CENTER OF SECTION
SEC. 13-T78N-R6W
SET 5/8" REBAR WITH
A YELLOW PLASTIC CAP
NO. 14675, 4"± EXPOSED?
BOOK XX, PAGE XXX

S 1/4 CORNER
SEC. 13-T78N-R6W
SET GIN SPINDLE
IN ASPHALT
BOOK XXX, PAGE XXX

SW CORNER
SEC. 13-T78N-R6W
FOUND CONCRETE NAIL
IN ASPHALT
BOOK XXX, PAGE XXX

E 1/4 CORNER
SEC. 13-T78N-R6W
FOUND 5/8" REBAR
8"± DEEP
BOOK XXX, PAGE XXX

SE CORNER
SEC. 13-T78N-R6W
SET GIN SPINDLE
IN ASPHALT
BOOK 39, PAGE 274

SE CORNER
SEC. 13-T78N-R6W
SET GIN SPINDLE
IN ASPHALT
BOOK 39, PAGE 274

E 1/4 CORNER
SEC. 13-T78N-R6W
FOUND 3/4" IRON PIN
3"± DEEP
BOOK 39, PAGE 274

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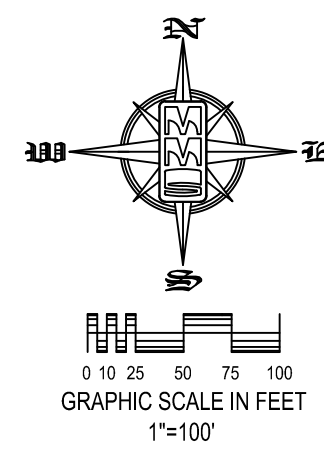
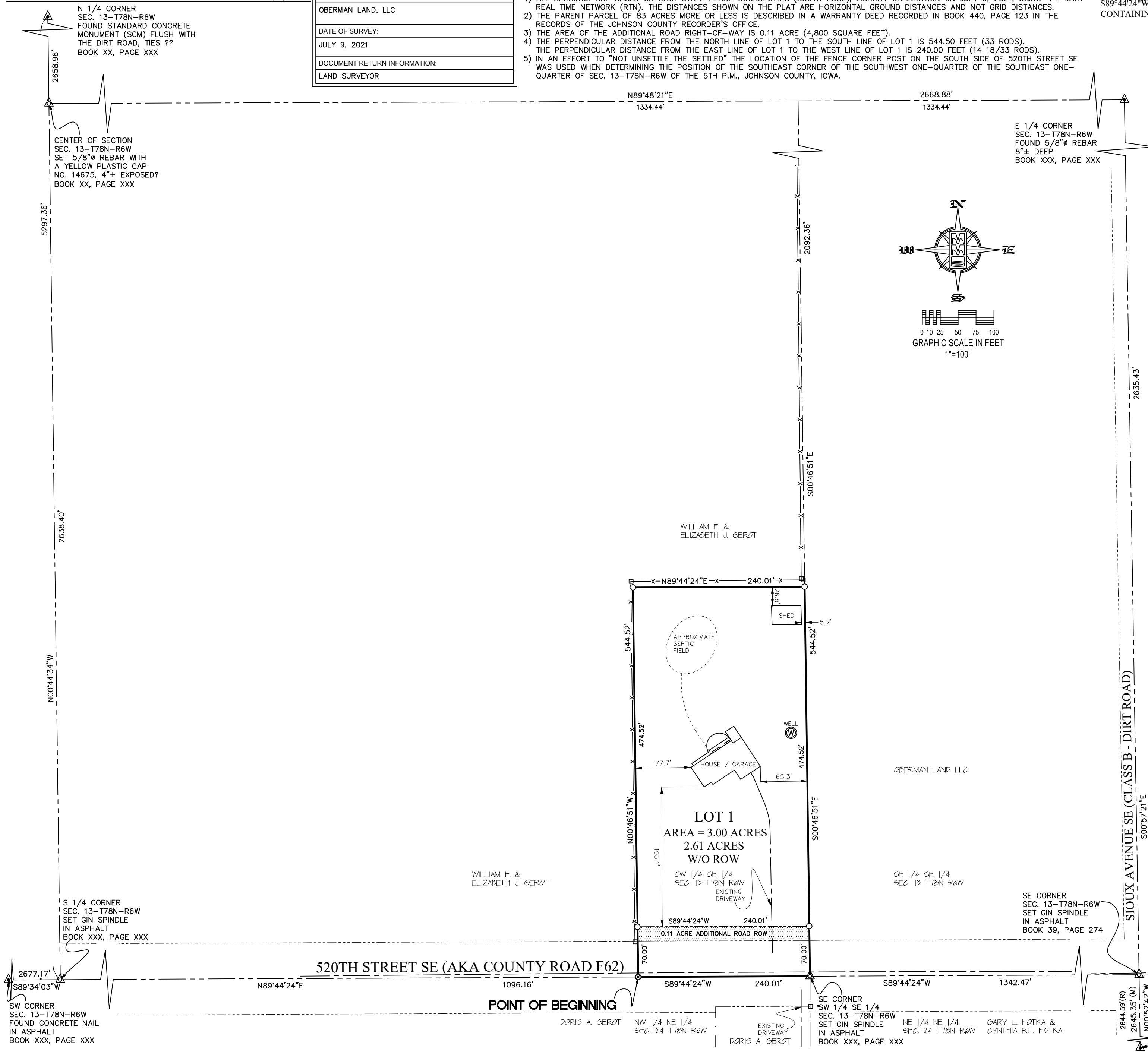
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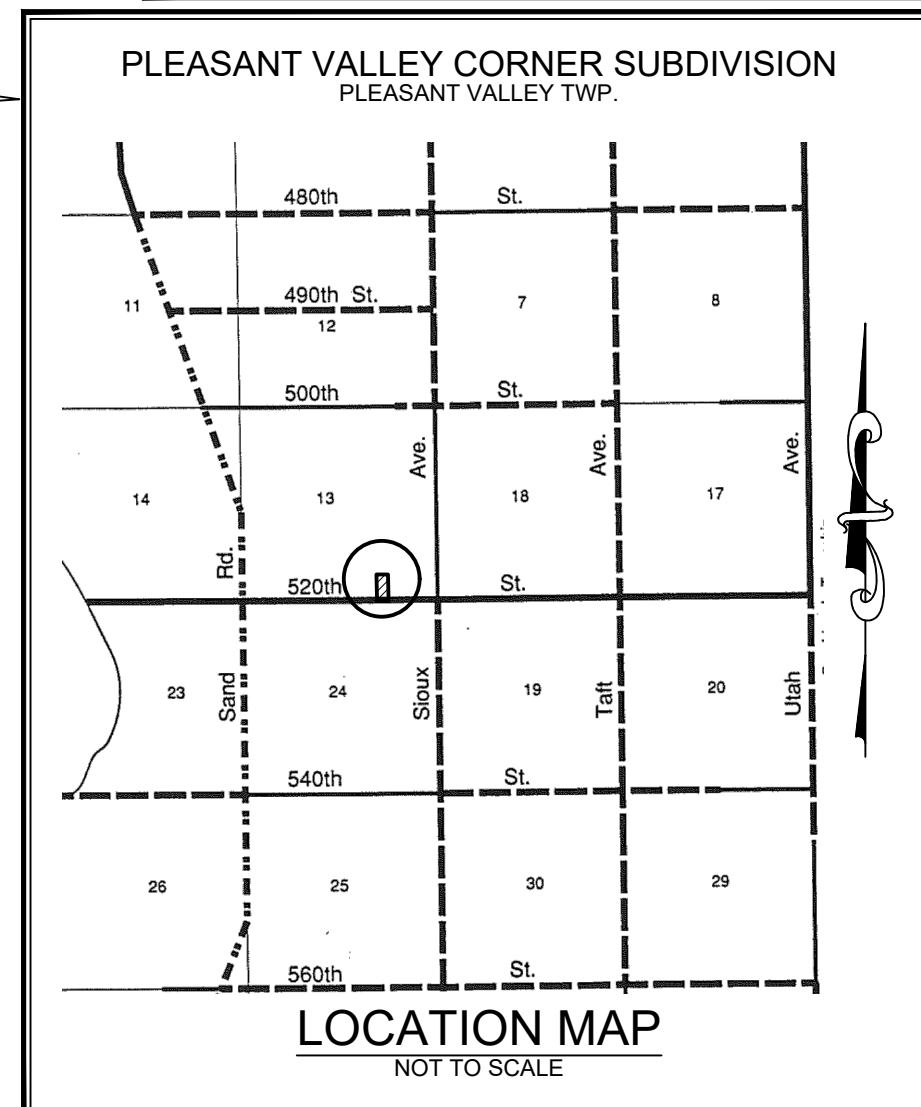


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PLAT APPROVED BY:	
JOHNSON COUNTY BOARD OF SUPERVISORS:	
CHAIRPERSON	DATE



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 PINS WITH YELLOW PLASTIC CAPS EMBOSSED WITH "MMS 14675")
	- SET "MAG" NAIL
	- 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.

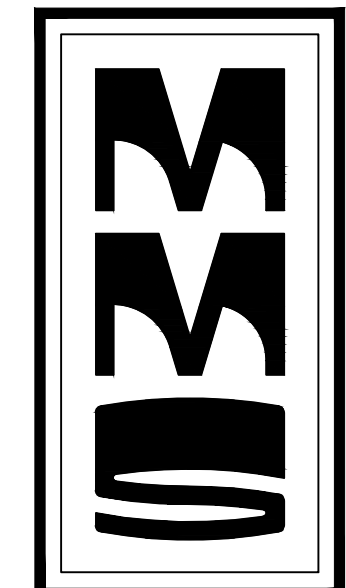
MARK A. STEIN
P.L.S. Iowa Lic. No. 14675
My license renewal date is December 31, 20__.

Pages of sheets covered by this seal: _____

SEAL

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

Notary Public, in and for the State of Iowa.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
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Date	Revision
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**PRELIMINARY AND FINAL PLAT
PLEASANT VALLEY CORNER SUBDIVISION
(A FARMSTEAD SPLIT)**

A PORTION OF THE
SW 1/4 OF THE SE 1/4
OF THE 5TH P.M.,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date:	7/26/2021
Surveyed by:	JRD Field Book No: 1319
Drawn by:	MAS Scale: 1" = 100'
Checked by:	MAS Sheet No: 1
Project No:	0122-122 of. 1

ROAD RIGHT-OF-WAY ACQUISITION PLAT (PLEASANT VALLEY CORNER SUBDIVISION) JOHNSON COUNTY, IOWA

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IOWA CITY, IA 52240

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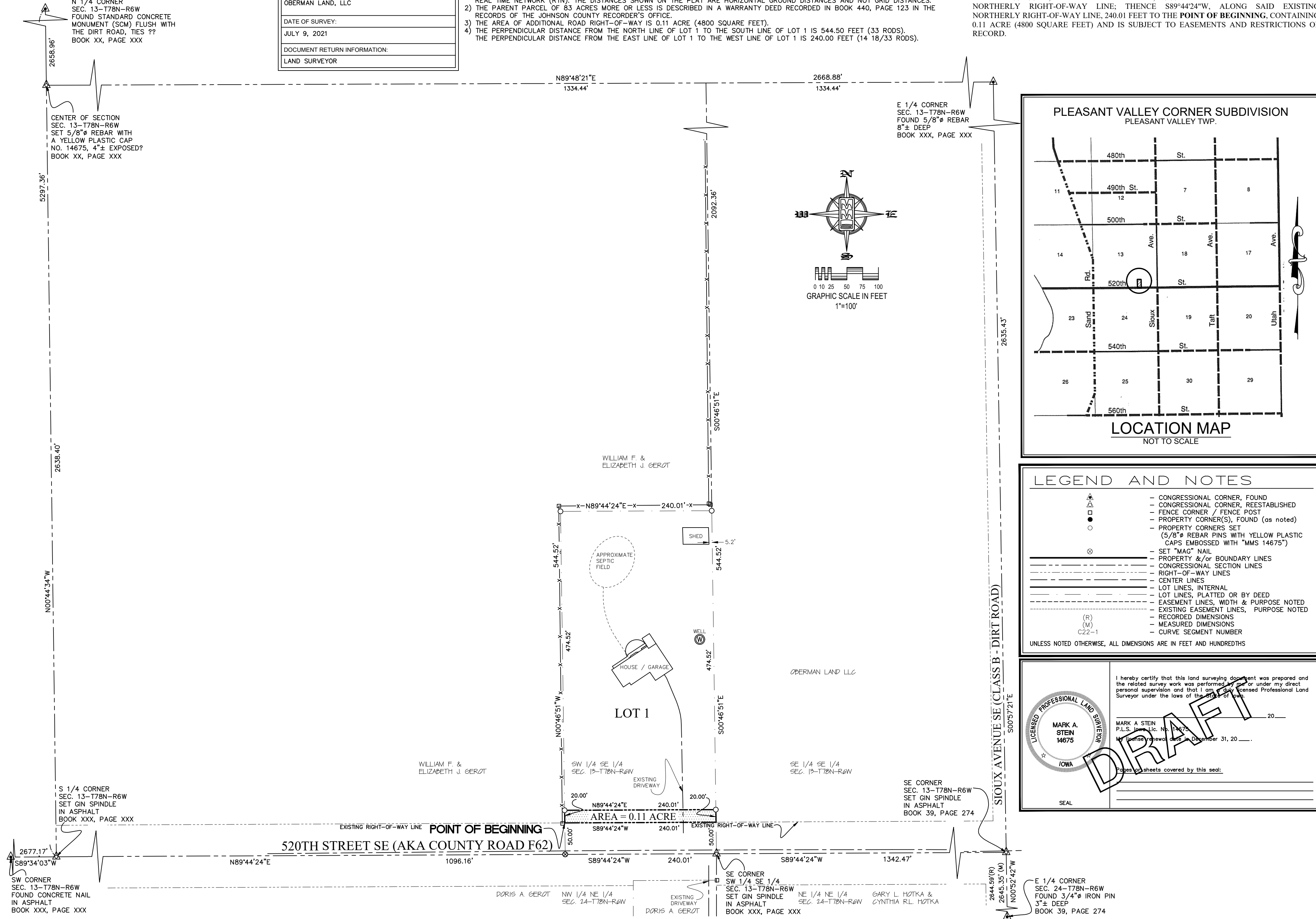
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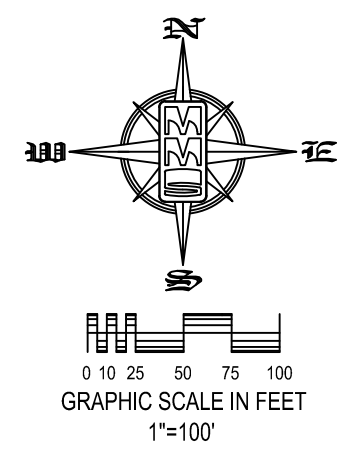
NE 1/4 NE 1/4
SEC. 24-T78N-R6W
GARY L. HOTKA &
CYNTHIA RL. HOTKA

NW 1/4 NE 1/4
SEC. 24-T78N-R6W
DORIS A. GEROT

SE CORNER
SEC. 13-T78N-R6W
SET GIN SPINDLE
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BOOK XXX, PAGE XXX



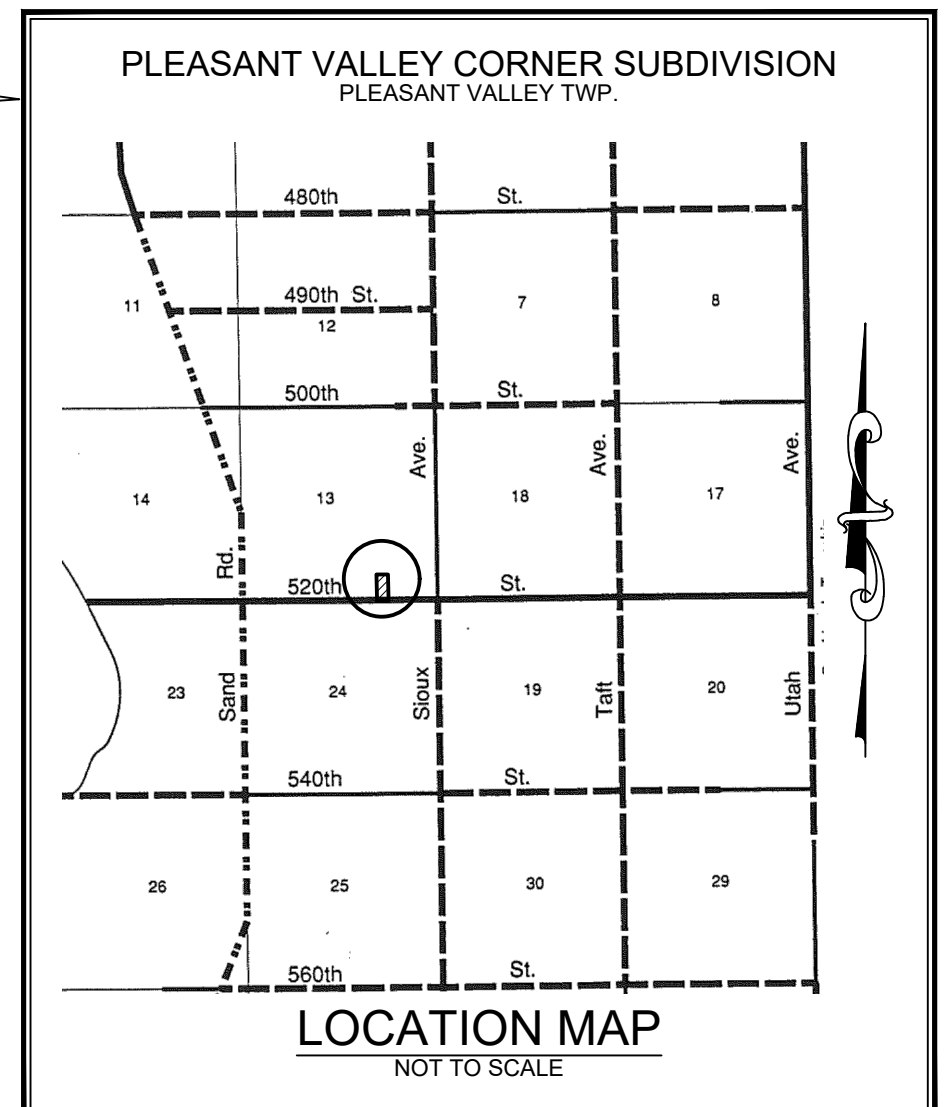
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DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N89°44'24"E, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13, A DISTANCE OF 1096.16 FEET TO THE SOUTHWEST CORNER OF A 3.00 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 440, PAGE 123 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE N00°46'51"W, ALONG THE WEST LINE OF SAID TRACT OF LAND, 50.00 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF 520TH STREET (ALSO KNOWN AS COUNTY ROAD F62) AND THE POINT OF BEGINNING; THENCE CONTINUING N00°46'51"W, ALONG SAID WEST LINE, 20.00 FEET; THENCE N89°44'24"E, 240.01 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 13; THENCE S00°46'51"E, ALONG SAID EAST LINE, 20.00 FEET TO A POINT ON SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE; THENCE S89°44'24"W, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, 240.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRE (4800 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND AND NOTES

	- CONGRESSIONAL CORNER, FOUND
	- CONGRESSIONAL CORNER, REESTABLISHED
	- FENCE CORNER / FENCE POST
	- PROPERTY CORNER(S), FOUND (as noted)
	- PROPERTY CORNERS SET (5/8" Ø REBAR PINS WITH YELLOW PLASTIC CAPS EMBOSSED WITH "MMS 14675")
	- SET "MAG" NAIL
	- 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

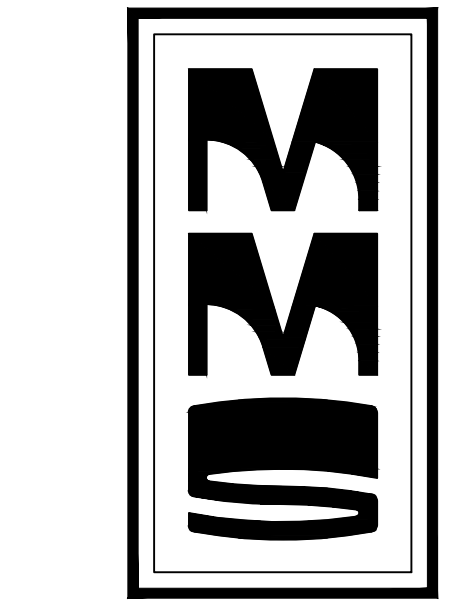
UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS

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.

MARK A. STEIN
P.L.S. Iowa Lic. No. 14675
My license renewal date is December 31, 20__.

Pages of sheets covered by this seal: _____

SEAL



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

ROAD RIGHT-OF-WAY ACQUISITION PLAT (PLEASANT VALLEY CORNER SUBDIVISION)

A PORTION OF THE
SW 1/4 OF THE SE 1/4
OF THE 5TH P.M.,
JOHNSON COUNTY,
IOWA

MMS CONSULTANTS, INC.

Date:	7/26/2021
Surveyed by:	JRD Field Book No: 1319
Drawn by:	MAS Scale: 1" = 100'
Checked by:	MAS Sheet No: 1
Project No:	0122-122 of 1