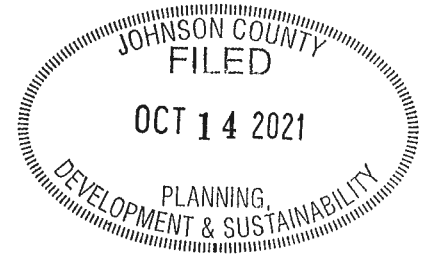


Office Use Only	10-14-21	\$540-	P2C-21-28130
	Date Filed	Fee	Application Number



**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):  
4641 Utah Ave SE, Iowa City, IA 52240

Parcel Number(s): 1605101001

Proposed Subdivision Name: Cottonwood Creek Addition

The subdivision contains 5.0 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 5.0 Total non-buildable acres: 0

Current Zoning: Ag Proposed Use of the Subdivision: Residential

Mark Stein

Name of Engineer/Surveyor

m.stein@mmsconsultants.net 319-351-8282

Contact Email and Phone

Matt Adam

Name of Attorney

madam@spmbllaw.com 319-248-6316

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.

James and Mary Loan

Name of Owner

Name of Applicant (if different)

4641 Utah Ave SE, Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

319-530-4413

Applicant Phone

mjloan1985@gmail.com

Applicant Email

James Loan

Applicant Signature

**See back page for Application Submittal Requirements and Checklist**

Updated and current as of 1.15.2020\_NM

**ORIGINAL**



# 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

October 13, 2021

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

RE: Letter of Intent for Rocky Ridge Subdivision

Dear Josh:

James and Mary Loan desires to complete a 5.0 acre farmstead split from their property located at 4641 Utah Ave SE in Iowa City, IA.

This subdivision request is solely to split the existing home from the rest of the farmland, no new structures are planned, and no land will be disturbed as part of the farmstead split. The existing well, septic system and access on the east side of the property from Utah Ave SE, will continue to be used.

Respectfully submitted,

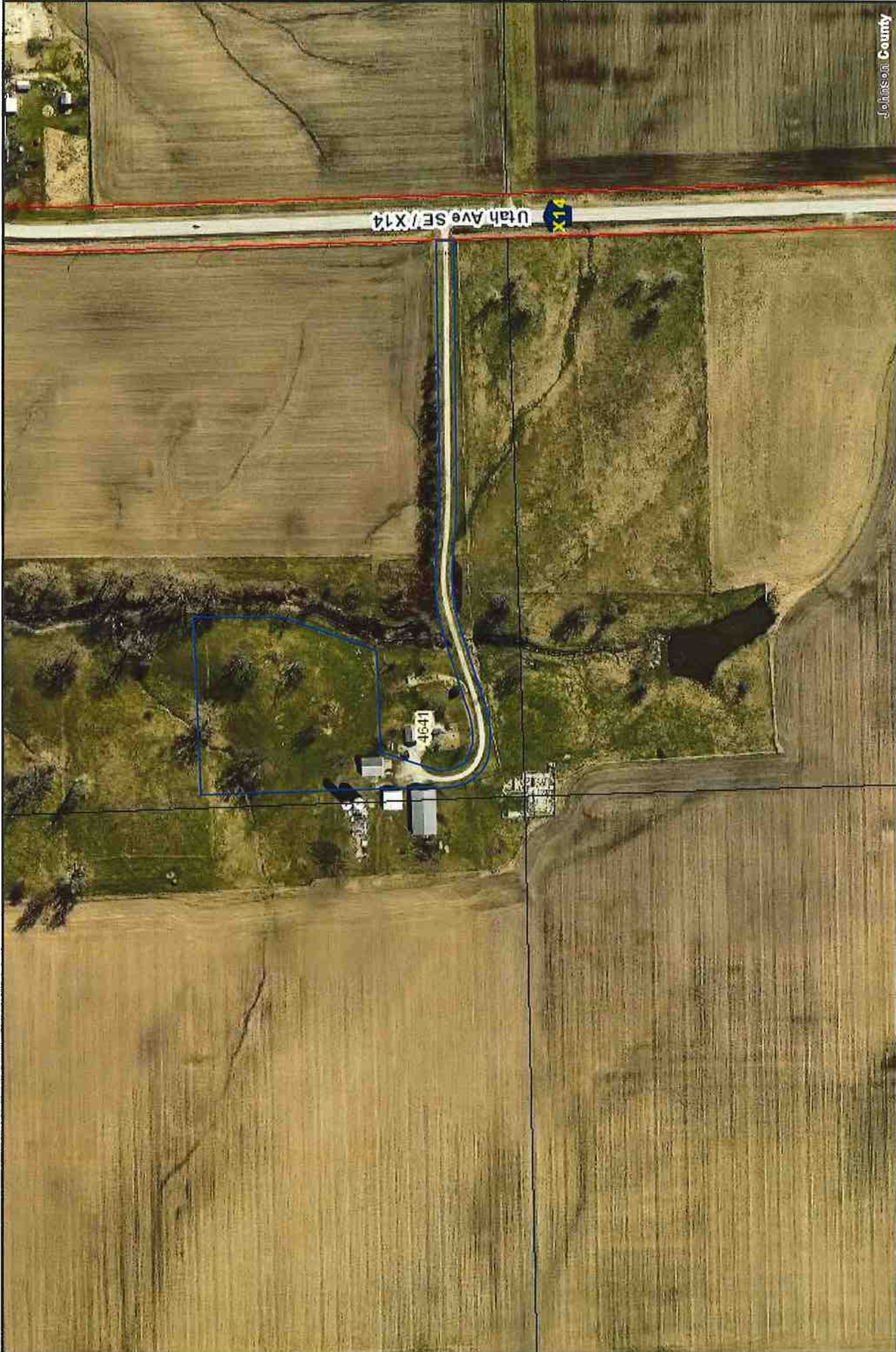
A handwritten signature in black ink, appearing to read 'Lacey Stutzman', is written over the typed name.

Lacey Stutzman

11346-001L1.docx

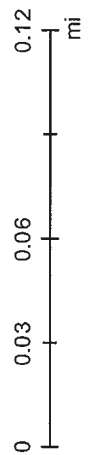
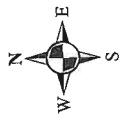






Johnson County

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.



1 inch = 293 feet

**Johnson County GIS**  
**Web Printing**

***My Map***

Printed: 10/13/2021



**CERTIFICATE OF COUNTY AUDITOR  
COTTONWOOD CREEK ADDITION  
JOHNSON COUNTY, IOWA**

I, Travis Weipert, the Johnson County Auditor, hereby approve Cottonwood Creek Addition, 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 FRACTIONAL NORTHEAST ONE-QUARTER OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 78 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 5, TOWNSHIP 78 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N01°58'14"W, ALONG THE EAST LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 1477.76 FEET TO THE POINT OF BEGINNING; THENCE S89°12'55"W, 617.25 FEET; THENCE NORTHWESTERLY, 80.55 FEET, ALONG AN ARC OF A 720.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 80.51 FOOT CHORD BEARS N87°34'47"W; THENCE N84°22'30"W, 56.82 FEET; THENCE SOUTHWESTERLY, 158.40 FEET, ALONG AN ARC OF A 380.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 157.26 FOOT CHORD BEARS S83°40'59"W; THENCE S71°44'28"W, 162.65 FEET; THENCE SOUTHWESTERLY, 112.80 FEET, ALONG AN ARC OF A 306.92 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 112.17 FOOT CHORD BEARS S81°13'13"W; THENCE NORTHWESTERLY, 74.91 FEET, ALONG AN ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 73.17 FOOT CHORD BEARS N66°47'30"W; THENCE NORTHWESTERLY, 115.42 FEET, ALONG AN ARC OF A 108.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 110.05 FOOT CHORD BEARS N14°51'29"W; THENCE N01°58'00"W, 527.00 FEET; THENCE N87°36'08"E, 402.00 FEET; THENCE S00°47'17"E, 204.00 FEET; THENCE S19°25'16"W, 227.00 FEET; THENCE S87°35'49"W, 230.00 FEET; THENCE S18°33'58"W, 134.44 FEET; THENCE SOUTHEASTERLY, 71.95 FEET, ALONG AN ARC OF A 68.50 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 68.69 FOOT CHORD BEARS S15°14'22"E; THENCE SOUTHEASTERLY, 44.94 FEET, ALONG AN ARC OF A 60.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 43.90 FOOT CHORD BEARS S66°47'30"E; THENCE NORTHEASTERLY, 98.45 FEET, ALONG AN ARC OF A 266.92 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 97.90 FOOT CHORD BEARS N81°10'56"E; THENCE N71°44'28"E, 163.03 FEET; THENCE NORTHEASTERLY, 175.08 FEET, ALONG AN ARC OF A 420.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 173.81 FOOT CHORD BEARS N83°40'59"E; THENCE S84°22'30"E, 56.82 FEET; THENCE SOUTHEASTERLY, 76.07 FEET, ALONG AN ARC OF A 680.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 76.03 FOOT CHORD BEARS S87°34'47"E; THENCE N89°12'55"E, 616.42 FEET TO A POINT ON SAID EAST LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF SECTION 5; THENCE S01°58'14"E, ALONG SAID EAST LINE, 40.01 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Adjacent Property Owners List  
Cottonwood Creek Addition  
Within 500'  
MMS Project #11346-001

BERRY FARMS LTD  
4713 TAFT AVE SE  
IOWA CITY, IA 52240

BRUCE A & LYNN L LOAN  
4610 UTAH AVE SE  
IOWA CITY, IA 52240

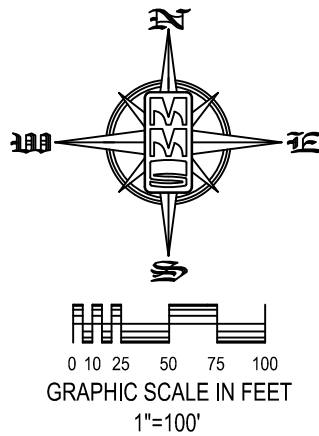
JAMES F & MARY S LOAN  
4641 UTAH AVE SE  
IOWA CITY, IA 52240

LURA LOAN  
PO BOX 220  
HILLS, IA 52235-0220

SLADEK GREEN ACRES LLC  
4670 TAFT AVE SE  
IOWA CITY, IA 52240

TERRACE MOUND FARM LTD  
4675 SIOUX AVE SE  
IOWA CITY, IA 52240





PRELIMINARY AND FINAL PLAT  
COTTONWOOD CREEK ADDITION

(A FARMSTEAD SPLIT)  
JOHNSON COUNTY, IOWA

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

OWNERS/SUBDIVIDERS:  
JAMES F. AND MARY S. LOAN  
4641 UTAH AVENUE SE  
IOWA CITY, IOWA 52240

OWNERS' ATTORNEY:  
TRAVIS J. SCHROEDER  
SIMMONS PERRINE MOYER BERGMAN PLC  
1150 5TH STREET, SUITE 170  
CORALVILLE, IOWA 52241

LOCATION:  
A PORTION OF THE FRAC. NE 1/4  
OF THE FRAC. NE 1/4 OF SEC. 5  
-T78N-R5W 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:

JAMES F. AND MARY S. LOAN

PROPRIETORS OR OWNERS:

JAMES F. LOAN AND MARY S. LOAN

DATE OF SURVEY:

SEPTEMBER 17, 2021

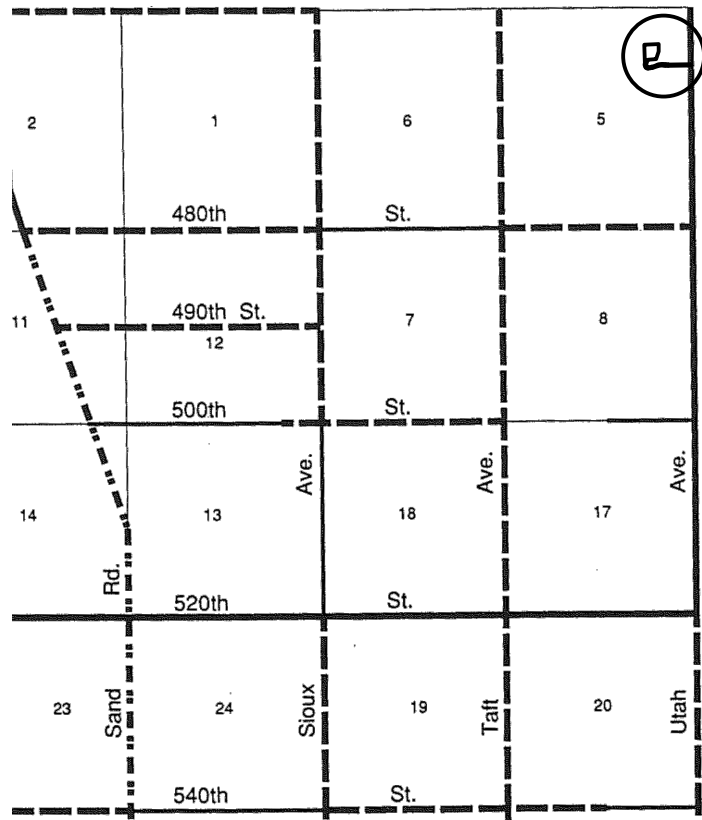
DOCUMENT RETURN INFORMATION:

LAND SURVEYOR

PLAT APPROVED BY:  
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE

COTTONWOOD CREEK ADDITION  
PLEASANT VALLEY TWP.

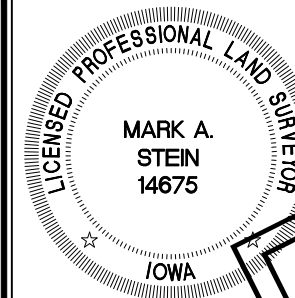


LOCATION MAP  
NOT TO SCALE

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")
  - 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

BRUCE LOAN &  
LYNN LOAN



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 on sheets covered by this seal:

Signed before me this \_\_\_\_ day of \_\_\_\_, 20 \_\_\_\_.

Notary Public, in and for the State of Iowa.

DESCRIPTION  
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WELL AND WATER MAIN EASEMENT

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Line Table		
Line #	Direction	Length
L1	S1°58'14"E	40.01'
L2	S2°00'16"E	40.01'
L3	N18°33'58"E	22.61'
L4	N19°23'02"W	71.35'
L5	N70°36'58"E	15.00'
L6	S19°23'02"E	69.38'
L7	S87°36'49"W	11.37'
L8	S18°33'58"W	6.72'

Curve Table						
Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	6°24'35"	40.32'	80.55'	720.00'	80.51'	N87°34'47"W
C2	23°53'02"	80.37'	158.40'	380.00'	157.26'	S83°40'59"W
C3	21°03'28"	57.04'	112.80'	306.92'	112.17'	S81°13'13"W
C4	42°55'07"	39.31'	74.91'	100.00'	73.17'	N66°47'30"W
C5	60°56'55"	63.85'	115.42'	108.50'	110.05'	N14°51'29"W
C6	60°11'08"	39.70'	71.95'	68.50'	68.69'	S15°14'22"E
C7	42°55'07"	23.59'	44.94'	60.00'	43.90'	S66°47'30"E
C8	21°08'01"	49.79'	98.45'	266.92'	97.90'	N81°10'56"E
C9	23°53'02"	88.83'	175.08'	420.00'	173.81'	N83°40'59"E
C10	6°24'35"	38.08'	76.07'	680.00'	76.03'	S87°34'47"E

ADDITIONAL  
ROAD RIGHT-  
OF-WAY  
0.02 ACRE  
(800 SQ. FT.)

POINT OF  
BEGINNING  
(ACCESS  
EASEMENT AND  
PLAT)

E 1/4 CORNER  
SEC. 5-T78N-R5W  
FOUND 5/8" REBAR WITH  
A 2" ALUMINUM CAP FLUSH  
WITH THE ASPHALT PAVEMENT  
BOOK 63, PAGE 129

LURA LOAN

SE 1/4 FRAC. NE 1/4  
SEC. 5-T78N-R5W

JAMES F. LOAN & MARY S. LOAN

LURA LOAN

JAMES F. LOAN & MARY S. LOAN

LOT 1  
AREA = 5.00 ACRES  
4.94 ACRES W/O ROW

POINT OF BEGINNING  
(WELL AND WATER MAIN EASEMENT)  
AREA = 0.02 ACRE (1,020 SQ. FT.)

JAMES F. LOAN & MARY S. LOAN

LURA LOAN

CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date Revision

PRELIMINARY AND FINAL PLAT  
COTTONWOOD CREEK ADDITION  
(A FARMSTEAD SPLIT)

A PORTION OF THE FRAC.  
NE 1/4 OF THE FRAC. NE 1/4  
OF SEC. 5-T78N-R5W  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 9/24/2021

Surveyed by: JRD Field Book No: 1325

Drawn by: MAS Scale: 1" = 100'

Checked by: GDM, MAS Sheet No:

Project No: 11346-001

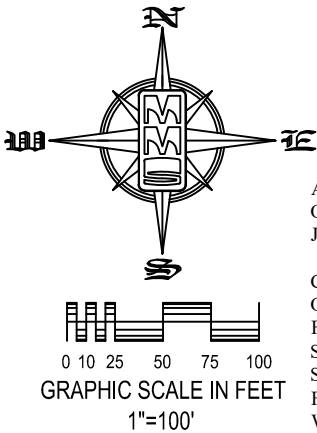
of: 1

ROAD RIGHT-OF-WAY  
ACQUISITION PLAT  
(COTTONWOOD CREEK ADDITION)  
JOHNSON COUNTY, IOWA

DESCRIPTION

A PORTION OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 78 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 5, TOWNSHIP 78 NORTH, RANGE 5 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE N01°58'14"W, ALONG THE EAST LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 1477.76 FEET; THENCE S89°12'55"W, 48.01 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF UTAH AVENUE SE (AKA COUNTY ROAD X14) AND THE **POINT OF BEGINNING**; THENCE CONTINUING S89°12'55"W, 20.00 FEET; THENCE N02°00'16"W, 40.01 FEET; THENCE N89°12'55"E, 20.00 FEET TO A POINT ON SAID EXISTING WESTERLY RIGHT-OF-WAY LINE; THENCE S02°00'16"E, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, 40.01 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.02 ACRE (800 SQUARE FEET) AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



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

Line Table		
Line #	Direction	Length
L1	S89°12'55"W	48.01'
L2	S89°12'55"W	20.00'
L3	N2°00'16"W	40.01'
L4	N89°12'55"E	20.00'
L5	S2°00'16"E	40.01'
L6	N89°12'55"E	48.04'

NE CORNER  
SEC. 5-T78N-R5W  
FOUND THE BASE OF A  
STANDARD CONCRETE MONUMENT (SCM)  
1'± DEEP, SET A "MAG" NAIL IN THE  
CENTER OF THE BASE OF THE MONUMENT  
BOOK 38, PAGE 83

FRAC. NE 1/4 FRAC. NE 1/4  
SEC. 5-T78N-R5W

AREA = 0.02 ACRE  
(800 SQ. FT.)

POINT OF  
BEGINNING

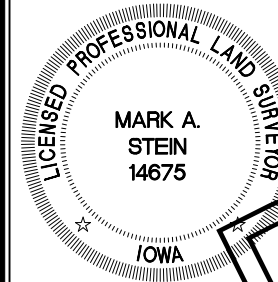
E 1/4 CORNER  
SEC. 5-T78N-R5W  
FOUND 5/8"Ø REBAR WITH  
A 2"Ø ALUMINUM CAP, FLUSH  
WITH THE ASPHALT PAVEMENT  
BOOK 63, PAGE 129

LOCATION:
A PORTION OF THE FRAC. NE 1/4 OF THE FRAC. NE 1/4 OF SEC. 5 -T78N-R5W 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:
JAMES F. AND MARY S. LOAN
PROPRIETORS OR OWNERS:
JAMES F. LOAN AND MARY S. LOAN
DATE OF SURVEY:
SEPTEMBER 17, 2021
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

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")
- 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.

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

Pages or sheets covered by this seal:



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

www.mmsconsultants.net

Date Revision

ROAD RIGHT-OF-WAY  
ACQUISITION PLAT

A PORTION OF THE FRAC.  
NE 1/4 OF THE FRAC. NE 1/4  
OF SEC. 5-T78N-R5W  
OF THE 5TH P.M.,  
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 9/27/2021

Surveyed by: JRD Field Book No: 1325

Drawn by: MAS Scale: 1" = 100'

Checked by: GDM Sheet No: 1

Project No: 11346-001 of: 1