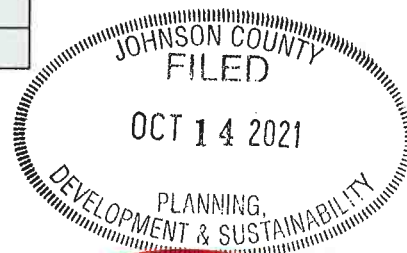


Office Use Only	10-14-21	\$ 560.-	PZC-21-28131
	Date Filed	Fee	Application Number



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):
2764 140TH ST NE

Parcel Number(s): 0309476003 Sixth

Proposed Subdivision Name: Wilford 6th Addition

The subdivision contains 24.89 total acres divided into 2 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 1

Total buildable acres: 1.217 Total non-buildable acres: 23.677

Current Zoning: A Proposed Use of the Subdivision: Residential

Glen Meisner

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

Name of Engineer/Surveyor

Contact Email and Phone

Matthew Barnd

mbarnd@bradleyriley.com 319-861-8721

Name of Attorney

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.

William and Donna Wilford

Name of Owner

Name of Applicant (if different)

2764 140TH ST NE, SWISHER, IA 52338

Applicant Street Address (including City, State, Zip)

319-270-2840

Applicant Phone

Applicant Email

William E Wilford

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

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 Wilford's 6th Addition

Dear Josh:

William and Donna Wilford as trustees of the Wilford Joint Revocable Trust desires to complete a 2 lot subdivision of their property located at 2764 140th St NE in Swisher, IA.

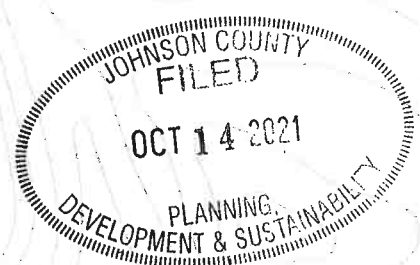
This subdivision request is to split the existing home from the rest of the land, no new structures are planned, and no land will be disturbed as part of the subdivision. Lot 1 will be 1.217 acres in size, the remainder of the land will be included in an outlot 23.677 acres in size, the total tract of land is 24.89 acres. The existing well, septic system and access on the south side of the property from 140th St NE, will continue to be used.

Respectfully submitted,

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

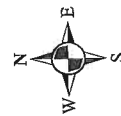
Lacey Stutzman

4577-007L1.docx





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.



0 0.03 0.06 0.12 mi

1 inch = 293 feet

Johnson County GIS
Web Printing

My Map

Printed: 10/14/2021



JOHNSON COUNTY
FILED

OCT 14 2021

PLANNING
DEPT & SUSTAINABILITY

Trail Bend Dr NW

Adjacent Property Owners List
Wilford's 6th Addition
Within 500'
MMS Project #4577-007

ANDREW D MATHENY
1410 JAMES CT NE
SWISHER, IA 52338

CHAD O STREIT
2793 WILFORD WAY NE
SWISHER, IA 52338

CHARLES G & JANET HINING
2796 ARCADIA LN NE
SWISHER, IA 52338-9403

DAVID D & PATRICIA L SCHULLER
1355 JAMES AVE NE
SWISHER, IA 52338

DAVID G & SANDRA M
VONSPRECKEN
2750 140TH ST NE
SWISHER, IA 52338

DEAN A & DEBRA F KRAMER
1343 JAMES AVE NE
SWISHER, IA 52338

DEAN J JR & TRACHELE MARCH
2794 ARCADIA LN NE
SWISHER, IA 52338-9403

DEBORAH K OCKENFELS
1370 DEER WOODS DR NE
SWISHER, IA 52338

DONOVAN & DIANNA YOUNG
1375 JAMES AVE NE
SWISHER, IA 52338

DOUGLAS B & SHERI L MOYLAN
1363 JAMES AVE NE
SWISHER, IA 52338

DOUGLAS E TRASK
1371 JAMES AVE NE
SWISHER, IA 52338

GEORGE H & MARIE N CHALHOUB
PO BOX 370
HIAWATHA, IA 52233-0370

HF COMPANY
PO BOX 12282
DES MOINES, IA 50312

JEFFERY A WEIG
1337 JAMES AVE NE
SWISHER, IA 52338

JOHN J PETERKA JR
1347 JAMES AVE NE
SWISHER, IA 52338

KENNETH H & AESUK SUBBERT
1341 JAMES AVE NE
SWISHER, IA 52338

PAUL E & MARTHA M KIECKSEE
1359 JAMES AVE NE
SWISHER, IA 52338

PEGGY S MYERS
1339 JAMES AVE NE
SWISHER, IA 52338

ROGER L ROEDER
1388 JAMES AVE NE
SWISHER, IA 52338

STEVEN M TROENDLE
2748 140TH ST NE
SWISHER, IA 52338

TRENT E & SUSAN L VILETA
1367 JAMES AVE
SWISHER, IA 52338

WILLIAM E & DONNA R WILFORD
2764 140TH ST NE
SWISHER, IA 52338-9404



DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 81 NORTH, RANGE 7 WEST OF THE 5TH P.M., JOHNSON COUNTY, IOWA; THENCE S88°37'58"W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, A DISTANCE OF 379.43 FEET TO THE SOUTHWEST CORNER OF LOT 1, WILFORD'S FOURTH ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 36, PAGE 239 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE AND THE **POINT OF BEGINNING**; THENCE CONTINUING, S88°37'58"W, ALONG SAID SOUTH LINE, 930.35 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 9; THENCE N00°38'24"W, ALONG THE WEST LINE OF SAID QUARTER-QUARTER, 1324.30 FEET TO THE NORTHWEST CORNER OF SAID QUARTER-QUARTER; THENCE N88°43'10"E, ALONG THE NORTH LINE OF SAID QUARTER-QUARTER, 755.46 FEET TO THE NORTHWEST CORNER OF A PARCEL OF REAL ESTATE DESCRIBED IN A QUIT CLAIM DEED RECORDED IN BOOK 2721, PAGE 305 IN SAID RECORDER'S OFFICE; THENCE S01°16'50"E, ALONG THE WEST SIDE OF SAID PARCEL, 50.00 FEET; THENCE N88°43'10"E, ALONG THE SOUTH LINE OF SAID PARCEL, 150.00 FEET; THENCE N48°40'26"E, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 77.71 FEET TO THE SOUTHEAST CORNER OF LOT 30 OF GANTZ SECOND ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 59 IN SAID RECORDER'S OFFICE, THIS POINT BEING ON THE NORTH LINE OF SAID QUARTER-QUARTER; THENCE N88°43'10"E, ALONG SAID NORTH LINE, 19.84 FEET TO THE NORTHWEST CORNER OF LOT 2 WILFORD'S FIFTH ADDITION TO JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 39, PAGE 107 IN SAID RECORDER'S OFFICE; THENCE S00°21'50"E, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 333.39 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE S88°39'40"W, ALONG THE NORTH LINE OF LOT 9 OF WILFORD'S THIRD ADDITION IN JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 31, PAGE 40 IN SAID RECORDER'S OFFICE, 137.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE S01°21'25"E, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 97.55 FEET TO THE NORTHWEST CORNER OF LOT 8, WILFORD'S FIRST ADDITION IN JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 12 IN SAID RECORDER'S OFFICE; THENCE S47°58'06"W, ALONG THE WESTERLY LINE OF SAID LOT 8 AND LOT 7 OF WILFORD'S FIRST ADDITION, 299.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE S17°50'08"E, ALONG THE WESTERLY LINE OF LOTS 6 AND 5, OF WILFORD'S FIRST ADDITION AND THE WESTERLY LINE OF LOT 4, WILFORD'S SECOND ADDITION, IN JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 31, PAGE 40 IN SAID RECORDER'S OFFICE, 314.63 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID WILFORD'S FOURTH ADDITION, JOHNSON COUNTY, IOWA; THENCE S17°52'39"E, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 131.26 FEET; THENCE S70°22'39"E, ALONG SAID WESTERLY LINE, 184.58 FEET; THENCE S01°22'39"E, ALONG SAID WESTERLY LINE, 203.14 FEET TO THE **POINT OF BEGINNING**, CONTAINING 24.89 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RICHARD J. WILFORD REVOCABLE LIVING TRUST & WILFORD JOINT REVOCABLE TRUST

LOT 29 JOHN J. PETERKA, JR.

LOT 2 DEAN A. & DEBRA F. KRAMER

FOUND 5/8" REBAR IN CONCRETE

LOT 30 GANTZ SECOND ADDITION

LOT 1 - FOR ROAD RIGHT-OF-WAY

FOUND 5/8" REBAR IN CONCRETE

N88°43'10"E 209.49'

N88°43'10"E 333.04'

S01°16'50"E 50.00'

N48°40'26"E 77.71'

N88°43'10"E 150.00'

WILFORD WAY NE

FOUND 1/2" REBAR WITH Y/P/C 9647 IN CONCRETE

FOUND 5/8" REBAR

FOUND 1/2" REBAR

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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	N88°43'10"E	19.84'

NW CORNER SE 1/4 SE 1/4 SEC. 9-T81N-R7W FOUND 1/2" PIPE FLUSH WITH THE GROUND

NE CORNER SE 1/4 SE 1/4 SEC. 9-T81N-R7W FOUND 5/8" REBAR 2"± DEEP IN SEAL-COAT ROAD SURFACE BOOK 38, PAGE 174

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OUTLOT "A"
(FOR FUTURE DEVELOPMENT)
AREA = 23.677 ACRES
23.14 ACRES W/O ROW

LOT 1
AREA = 1.217 ACRES
1.05 ACRES W/O ROW

ALCONQUIN HILLS INC.

ALCONQUIN HILLS INC.

ALCONQUIN HILLS INC.

ALCONQUIN HILLS INC.

PRELIMINARY AND FINAL PLAT WILFORD'S 6TH ADDITION JOHNSON COUNTY, IOWA

NOTES:

- ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATION ON SEPTEMBER 8, 2021, USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- ALL FOUND PINS ARE 5/8" REBAR PINS WITH YELLOW, PLASTIC CAPS NO. 8165, UNLESS NOTED OTHERWISE.
- PLEASE SEE THE SENSITIVE AREAS EXHIBIT WHICH IS RECORDED WITH THE LEGAL DOCUMENTS FOR THE SUBDIVISION IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.

LOCATION:

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC. 9-T81N-R7W OF THE 5TH P.M., JOHNSON COUNTY, IOWA

LAND SURVEYOR, INCLUDING FIRM OR ORGANIZATION:

GLEN D. MEISNER, P.E. & L.S.
MMS CONSULTANTS, INC.
1917 SOUTH GILBERT STREET
IOWA CITY, IOWA, 52240
PHONE: 319-351-8282

SURVEY REQUESTED BY:

WILLIAM E. WILFORD AND DONNA R. WILFORD

PROPRIETORS OR OWNERS:

WILLIAM E. WILFORD & DONNA R. WILFORD, AS TRUSTEES OF THE WILFORD JOINT REVOCABLE TRUST

DATE OF SURVEY:

SEPTEMBER 8, 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

OWNERS/SUBDIVIDERS
WILLIAM E. WILFORD * &
DONNA R. WILFORD *
1371 JAMES AVENUE NE
SWISHER, IOWA 52338

OWNER'S ATTORNEY
MATHEW G. BARND
BRADLEY & RILEY P.C.
2007 FIRST AVENUE SE
P.O. BOX 2804
CEDAR RAPIDS, IOWA 52406

* - AS TRUSTEES OF THE WILFORD JOINT REVOCABLE TRUST u/d/o (UNDER DATE OF) JULY 30, 2021

