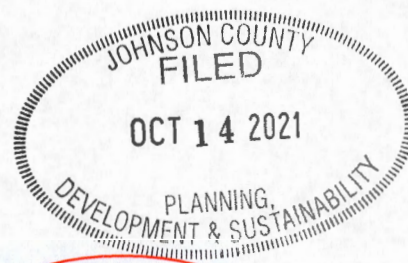


Office Use Only	10-14-21	\$540 ⁰⁰	P20-21-28132
	Date Filed	Fee	Application Number



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):
4774 Lackender Ave SW

Parcel Number(s): 1401351001

Proposed Subdivision Name: L & L Duwa Acres Subdivision

The subdivision contains 2.65 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: 0

Total buildable acres: 2.65 Total non-buildable acres: 0

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

Doug Ruppert

douglasr@meardonlaw.com 319-338-9222

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.

Lucille Duwa

Name of Owner

Name of Applicant (if different)

4774 Lackender Ave SW, Iowa City, IA 52240

Applicant Street Address (including City, State, Zip)

319-679-2404

lduwa@sharontc.net

Applicant Phone

Applicant Email

Lucille A. Duwa

Applicant Signature

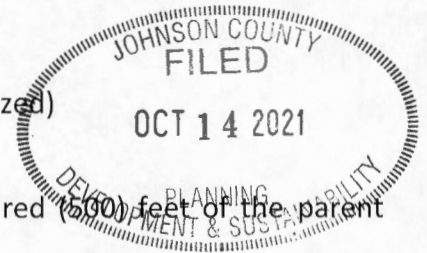
See back page for Application Submittal Requirements and Checklist

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. **Bk 6045, Pg 261: #1401326001 & #1401351001**
- 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.
- 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.
- 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.





MMS Consultants, Inc.
Experts in Planning and Development Since 1975

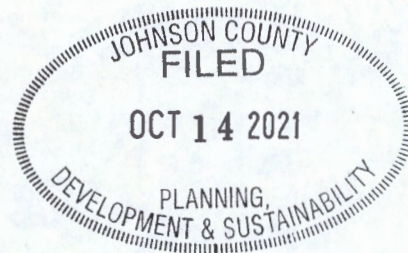
1917 S. Gilbert Street
Iowa City, Iowa 52240

319.351.8282

mmsconsultants.net
mms@mmsconsultants.net

October 7, 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 L & L Duwa Acres Subdivision

Dear Josh:

Lucille Duwa desires to complete a farmstead split from her property located at 4774 Lackender Ave SW 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 west side of the property from Lackender Ave SW, will continue to be used.

Respectfully submitted,

Lacey Stutzman

Letter of Intent Farmsplit.docx

JOHNSON COUNTY
FILED
OCT 14 2021
PLANNING
DEVELOPMENT & SUSTAINABILITY

Lackender Ave SW



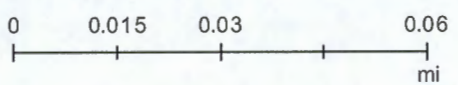
Johnson County



Johnson County GIS
Web Printing

My Map

Printed: 9/20/2021



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.

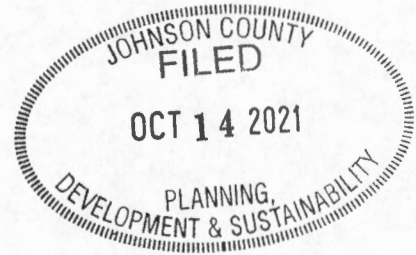
Adjacent Property Owners List
L & L Duwa Acres Subdivision
Within 500'
MMS Project #11362-001

LACKENDER FARMS INC
4959 LACKENDER AVE SW
IOWA CITY, IA 52240-8427

LUCILLE H DUWA
4774 LACKENDER AVE SW
IOWA CITY, IA 52240

SCOTT STUTSMAN
5319 MAIER AVE SW
RIVERSIDE, IA 52327

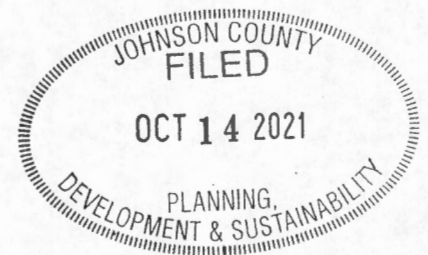
SOUTH LIBERTY INC
3294 480TH ST SW
IOWA CITY, IA 52240



DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N00°52'00"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 861.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, N00°52'00"W, ALONG SAID WEST LINE, 380.95 FEET; THENCE S85°06'57"E, 332.08 FEET; THENCE S02°32'11"W, 249.29 FEET; THENCE S20°05'21"W, 96.26 FEET; THENCE S02°39'00"E, 8.93 FEET; THENCE S89°08'00"W, 281.47 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



PRELIMINARY AND FINAL PLAT
L & L DUWA ACRES SUBDIVISION
JOHNSON COUNTY, IOWA

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

OWNER/SUBDIVIDER:
LUCILLE DUWA
4774 LACKENDER AVE. SW
IOWA CITY, IOWA 52240

OWNER'S ATTORNEY:
DOUGLAS D. RUPPERT
MEARDON SUEPPEL & DOWNER P.L.C.
122 SOUTH LINN STREET
IOWA CITY, IOWA 52245

DESCRIPTION

A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

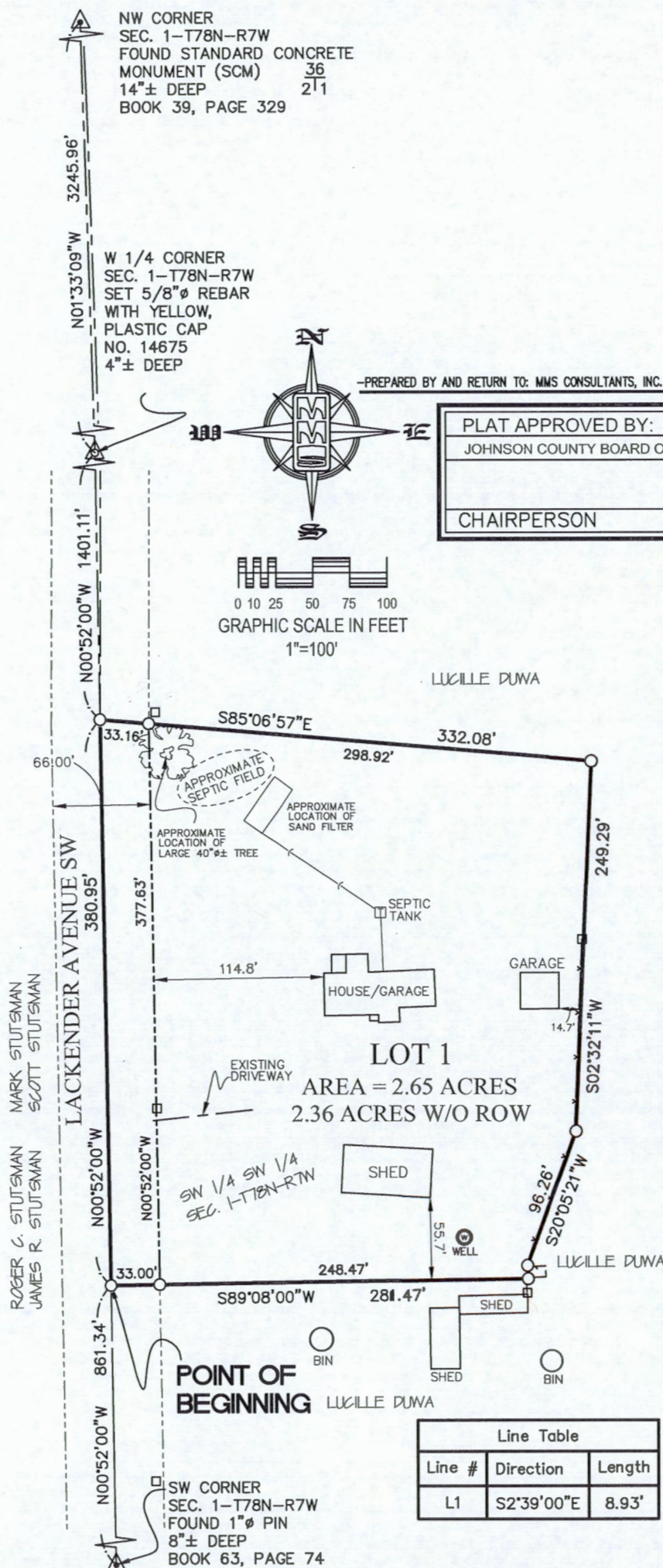
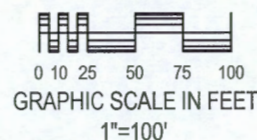
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N00°52'00"W, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 861.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, N00°52'00"W, ALONG SAID WEST LINE, 380.95 FEET; THENCE S85°06'57"E, 332.08 FEET; THENCE S02°32'11"W, 249.29 FEET; THENCE S20°05'21"W, 96.26 FEET; THENCE S02°39'00"E, 8.93 FEET; THENCE S89°08'00"W, 281.47 FEET TO THE POINT OF BEGINNING, CONTAINING 2.65 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTES:

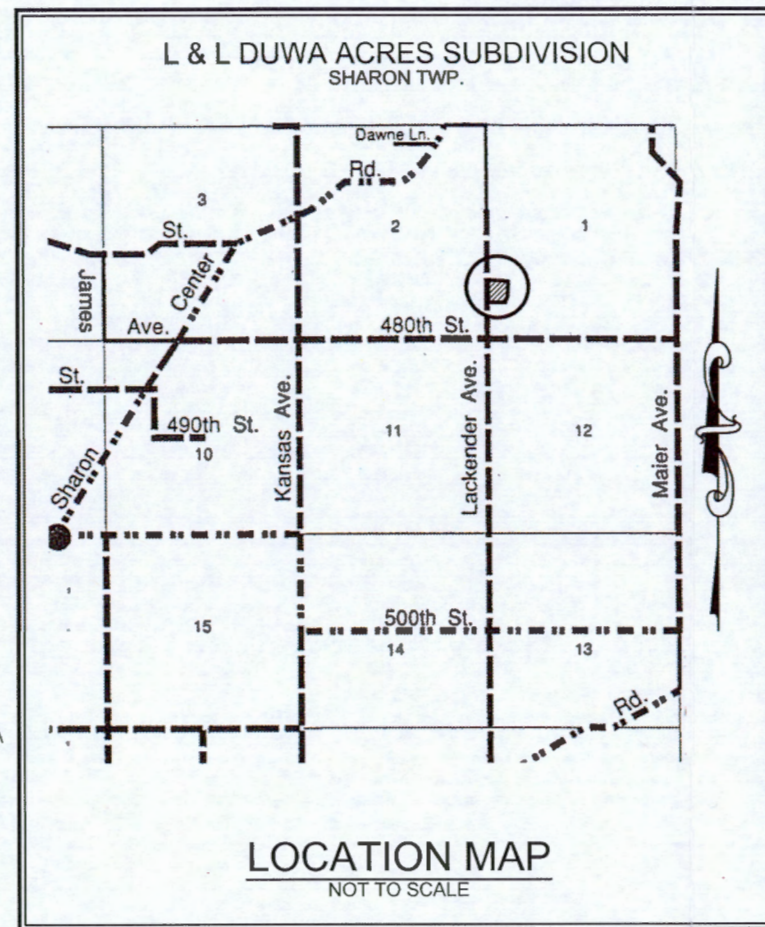
- ALL BEARINGS ARE BASED ON IOWA STATE PLANE COORDINATES (SOUTH ZONE) LIBRARY CALIBRATION ON SEPTEMBER 9, 2021, USING THE IOWA REAL TIME NETWORK (RTN). THE DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES AND NOT GRID DISTANCES.
- THE PARENT PARCEL OF 80± ACRES IS DESCRIBED IN A WARRANTY DEED RECORDED IN BOOK 2692, PAGE 176 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE.
- THE WEST ONE-QUARTER CORNER OF SEC. 1-T78N-R7W OF THE 5TH P.M., WAS SET USING SINGLE PROPORTIONMENT MEASURES IN A NORTH SOUTH DIRECTION USING THE GLO (GOVERNMENT LAND OFFICE) DISTANCES AND THE CURRENT MEASURED DISTANCES AND USING FENCE LINES AND CENTER OF ROAD EVIDENCE ALONG THE WEST LINE OF THE SW 1/4 SW 1/4 AND ALONG THE WEST LINE OF THE FRAC. NW 1/4 FRAC. NW 1/4 OF SAID SECTION 1 TO DETERMINE THE ALIGNMENT OF THE SECTION LINE ALONG THE WEST SIDE OF SAID SECTION 1.

LOCATION:
A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 1-T78N-R7W 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:
LUCILLE DUWA
PROPRIETOR OR OWNER:
LUCILLE DUWA
DATE OF SURVEY:
SEPTEMBER 9, 2021
DOCUMENT RETURN INFORMATION:
LAND SURVEYOR

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



Line Table		
Line #	Direction	Length
L1	S2°39'00"E	8.93'



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

	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: _____

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

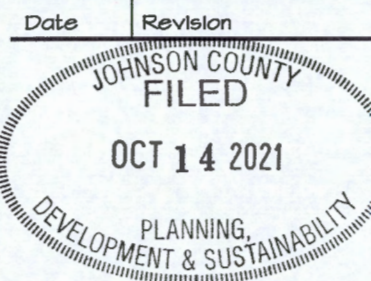
Notary Public, in and for the State of Iowa.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

www.mmsconsultants.net



PRELIMINARY AND FINAL PLAT
L & L DUWA ACRES SUBDIVISION

A PORTION OF THE
SW 1/4 OF THE SW 1/4 OF
SEC. 1-T78N-R7W
OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 9/13/2021

Surveyed by: JRD, GDM
Field Book No: 1325

Drawn by: MAS
Scale: 1" = 100'

Checked by: GDM, MAS
Sheet No: 1

Project No: 11362-001
of: 1