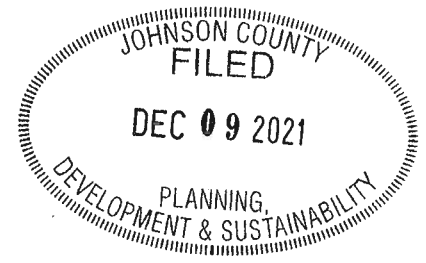


Office Use Only	12-9-21 <i>Date Filed</i>	\$540 ⁻ <i>Fee</i>	P2C-21-28158 <i>Application Number</i>
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JOHNSON COUNTY, IOWA

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):
5125 340th St. NE

Parcel Number(s): 0904126001

Proposed Subdivision Name: Kabela Farm Subdivision

The subdivision contains 2.37 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: _____

Total buildable acres: 1.97 Total non-buildable acres: _____

Current Zoning: R Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Robert Downer

Name of Attorney

bobd@meardonlaw.com

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.

Tom Streb

Name of Owner

Rick Streb

Name of Applicant (if different)

P.O. Box 48 North Liberty, IA. 52317-0048

Applicant Street Address (including City, State, Zip)

Tom 331-5901 Rick 331-5903

Applicant Phone

tom@libertydoors.com rick@libertydoors.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

30 November 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Kabela Farm Subdivision, for T & R Farms LLC, a Farmstead Split

Dear Josh:

Attached please find the application and accompanying documents for a Farmstead Split application for T & R Farms LLC.

At this time they would like to split off this portion of their property for the eventual sale of this parcel. This lot has access to 340th St. NE & Fairview Cemetery Rd. NE, this is a bare lot with no septic & if needed an easement to an existing well just north of this parcel.

If you have questions or if you require further information you may contact myself, Attorney: Robert Downer, Tom Streb or Rick Streb.

Respectfully Submitted,

J. Scott Ritter, LLS
Hart-Frederick Consultants P.C.

C: Mr. Tom Streb
Mr. Rick Streb
Mr. Robert Downer
HFCfile



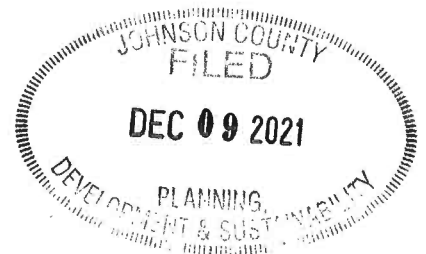
30 November 2021

Parcel # and Deed Book & page for T & R Farms LLC

Parcel ID: 0904126001 Book on page
Parcel ID: 0904101001 Book on page
Parcel ID: 0904176001 Book on page
Parcel ID: 0904151001 Book on page

} BK. 2363 Pg. 10

C: Mr. Tom Streb
Mr. Rick Streb
Mr. Robert Downer
HFC file



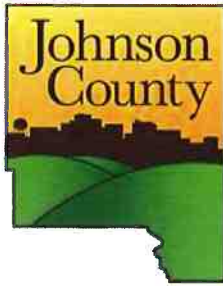
<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Jean Ann Davis	4401 Buckingham Ln.	Iowa City, IA.	52245	833451001 833476001
Lila Jean Murphy / John C. Murphy Trust	3305 West Minnesota Ave.	Franklin, WI.	53132	834351001 903226002 903251001 903326001 904401001 904426001
John Ernst & Joan Rowland	3242 Utah Ave. NE	Iowa City, IA.	52240	904301001 904277001
Louis & Ila Ernst Trusts	590 W Forevergreen Rd.	North Liberty, IA.	52317	904276001 904201001
Mark Bulechek / Maxine Carlson / Dovana D. Bulechek-Quinlan	PO Box 2360	Iowa City, IA.	52244-2360	833376001

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.

- ✓ A signed certificate of the Auditor approving the subdivision name.
- ✓ Resolution Affirming the Stability of the Road System (signed and notarized)
- ✓ Ten (10) copies of the plat (and any other sheets larger than 11x17).
- ✓ The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- ✓ A brief letter of intent explaining the application and describing road, well, septic, etc.
- ✓ Application Fee (varies based on nature of application) is due at the time of submittal. \$ 500
- ✓ **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.
- ✓ One (1) copy of the completed Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- ✓ 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.
- ✓ 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.
- _____ **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:

- _____ 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.
- _____ 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)
- _____ 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.



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

Luke McClanahan
ASSISTANT PLANNER

WAIVER RESPONSE

Date: November 5th, 2021
To: Hart-Frederick Consultants; Attn. Scott Ritter
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request 5125 340th Street NE (PPN 0904126001, 0904101001, 0904151001, 0904176001)

Recently, your firm submitted a request to waive the Stormwater Management and Sensitive Areas requirements for a subdivision located at 5125 340th Street NE (PPN 0904126001, 0904101001, 0904151001, 0904176001). After a thorough review, the PDS Administrative Officer has issued the following decisions on the request:

Request to waive Stormwater Management: **With Building Permit**

- Stormwater management planning will be required with any future building permit.

Request to waive Sensitive Areas: **Partial Approval**

- Waiver has been requested and approved for all sensitive areas with the exception of Critical Wildlife Habitat.
 - The project is located within a High Potential Zone for the Rusty Patched Bumble Bee. This should be addressed in a sensitive areas report to be submitted with the subdivision application.
- This project is exempt from the Historic Properties requirements.

Please contact me at khutchinson@johnsoncountyiowa.gov if you have any questions.

Respectfully,

Kasey Hutchinson
Soil and Water Conservation Coordinator

913 SOUTH DUBUQUE STREET, SUITE 204, IOWA CITY, IA 52240-4273

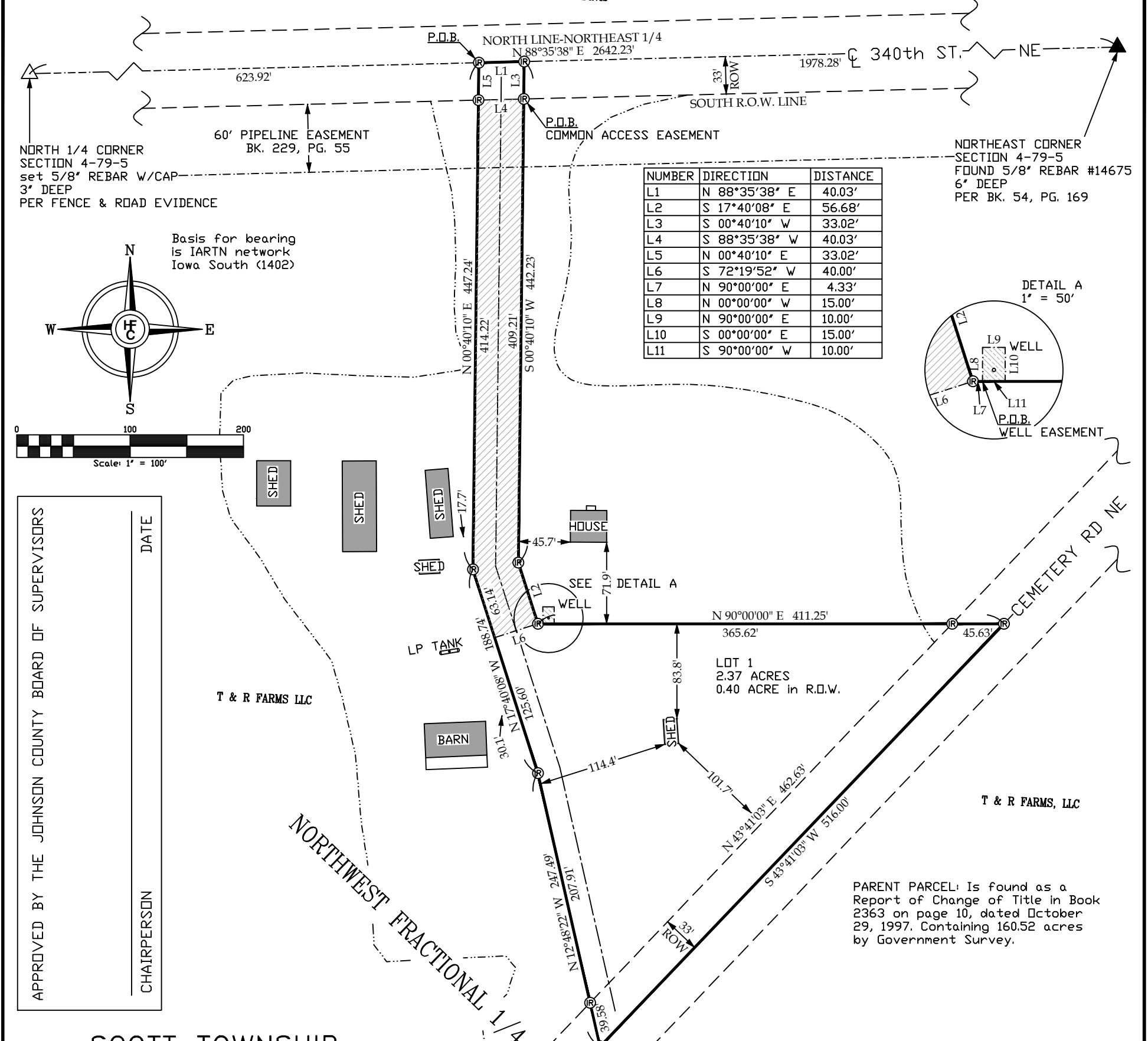
PHONE: (319) 356-6083 FAX: (319) 356-6084

www.johnson-county.com

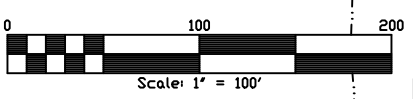
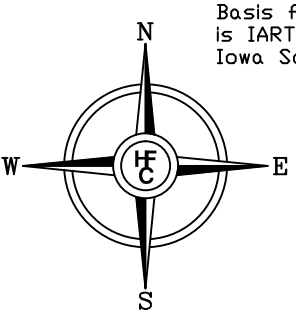
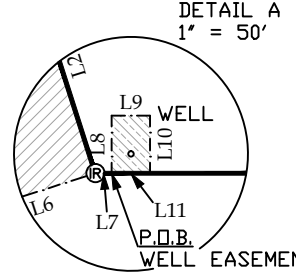
INDEX LEGEND

LOCATION: NORTHWEST FRAC'L 1/4-NORTHEAST FRAC'L 1/4
SECTION 4, T-79-N, R-5-W
REQUESTOR: T & R FARMS, LLC
PROPRIETOR: KENNETH KABELA ESTATE
SURVEYOR: J. SCOTT RITTER, PLS #16546
COMPANY: HART-FREDERICK CONSULTANTS P.C.
510 STATE ST. PO BOX 560 TIFFIN, IA 52340
RETURN TO: sritter@hart-frederick.com (319) 545-7215

Jean Ann Davis

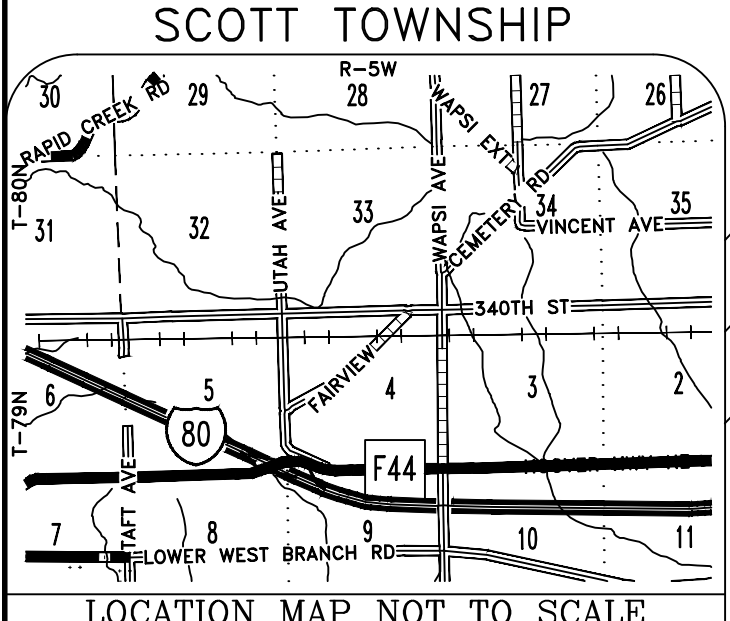


NUMBER	DIRECTION	DISTANCE
L1	N 88°35'38" E	40.03'
L2	S 17°40'08" E	56.68'
L3	S 00°40'10" W	33.02'
L4	S 88°35'38" W	40.03'
L5	N 00°40'10" E	33.02'
L6	S 72°19'52" W	40.00'
L7	N 90°00'00" E	4.33'
L8	N 00°00'00" W	15.00'
L9	N 90°00'00" E	10.00'
L10	S 00°00'00" E	15.00'
L11	S 90°00'00" W	10.00'



APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS
DATE _____
CHAIRPERSON _____

PARENT PARCEL: Is found as a Report of Change of Title in Book 2363 on page 10, dated October 29, 1997. Containing 160.52 acres by Government Survey.



LEGEND

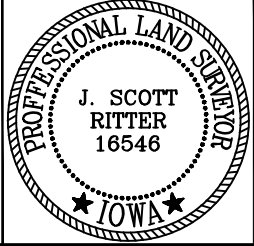
- GOVERNMENT CORNER
- SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- CUT "X" IN CONCRETE
- SET PK NAIL
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- RIGHT-OF-WAY LINES
- SECTION LINES
- EASEMENT LINES
- LOT LINES PLATTED OR BY DEED
- FIELD LINE
- EXISTING BUILDINGS
- COMMON ACCESS EASEMENT
18864.83 SQ. FT. (0.43 ACRE)
- WELL EASEMENT
150.00 SQ. FT.

SUBDIVIDOR: T & R FARMS, LLC
P.O. BOX 48
NORTH LIBERTY, IA. 52317

ATTORNEY: ROBERT DOWNER
122 S LINN ST.
IDWA CITY, IA. 52240

PLAT PREPARED BY: HART-FREDERICK CONSULTANTS P.C.
510 EAST STATE STREET
P.O. BOX 560
TIFFIN, IA. 52340

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.



J. Scott Ritter, P.L.S. _____ Date _____
Iowa License Number: 16546
My license renewal date is December 31, 2022.
Pages covered by this seal: THIS SHEET ONLY

PRELIMINARY & FINAL PLAT (PAGE 1 of 2)
KABELA FARM SUBDIVISION
A FARMSTEAD SPLIT
PART OF THE NW FRAC'L 1/4-NE FRAC'L 1/4
OF SECTION 4, T-79-N, R-5-W
JOHNSON COUNTY, IOWA

DATE: 11/10/21 DRN: JSR APP: _____
FLD BK: GPS PROJ. NO: 217258



HF&C HART-FREDERICK CONSULTANTS P.C.

510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215

www.hart-frederick.com



KABELA FARM SUBDIVISION

Lot 1 is a part of the Northwest fractional 1/4 of the Northeast fractional 1/4 of Section 4, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the North 1/4 corner of Section 4, Township 79 North, Range 5 West; thence N 88°35'38" E along the North line of the Northeast 1/4 of said Section 4, a distance of 623.92 feet to the Point of Beginning; thence continuing N 88°35'38" E along said North line, a distance of 40.03 feet; thence S 00°40'10" W, a distance of 442.23 feet; thence S 17°40'08" E, a distance of 56.68 feet; thence N 90°00'00" E, a distance of 41.25 feet to a point on the centerline of Fairview Cemetery Road NE; thence S 43°41'03" W along said centerline, a distance of 516.00 feet; thence N 12°48'22" W, a distance of 247.49 feet; thence N 17°40'08" W, a distance of 188.74 feet; thence N 00°40'10" E, a distance of 447.24 feet to the Point of Beginning containing 2.37 acres of which 0.40 acres appears to be county road right of way and being subject to all easements and restrictions of record.

COMMON ACCESS EASEMENT

Being a part of the Northwest fractional 1/4 of the Northeast fractional 1/4 of Section 4, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as
 Commencing at the North 1/4 corner of Section 4, Township 79 North, Range 5 West; thence N 88°35'38" E along the North line of the Northeast 1/4 of said Section 4, a distance of 663.95 feet; thence S 00°40'10" W, a distance of 33.02 feet to a point on the South right of way line for 340th Street NE, being the Point of Beginning; thence continuing S 00°40'10" W, a distance of 409.21 feet; thence S 17°40'08" E, a distance of 56.68 feet; thence S 72°19'52" W, a distance of 40.00 feet; thence N 17°40'08" W, a distance of 63.14 feet; thence N 00°40'10" E, a distance of 414.22 feet to a point on said South right of way line for 340th Street NE; thence N 88°35'38" E along said South right of way line, a distance of 40.03 feet to the Point of Beginning containing 0.43 acre.

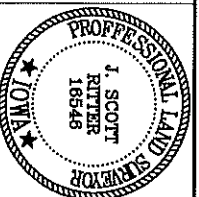
WELL EASEMENT

Being a part of the Northwest fractional 1/4 of the Northeast fractional 1/4 of Section 4, Township 79 North, Range 5 West of the 5th P.M., Johnson County, Iowa and is described as
 Commencing at the North 1/4 corner of Section 4, Township 79 North, Range 5 West; thence N 88°35'38" E along the North line of the Northeast 1/4 of said Section 4, a distance of 663.95 feet; thence S 00°40'10" W, a distance of 442.23 feet; thence S 17°40'08" E, a distance of 56.68 feet; thence N 90°00'00" E, a distance of 4.33 feet to the Point of Beginning; thence N 00°00'00" W, a distance of 15.00 feet; thence N 90°00'00" E, a distance of 10.00 feet; thence S 00°00'00" E, a distance of 15.00 feet; thence S 90°00'00" W, a distance of 10.00 feet to the Point of Beginning containing 150.00 square feet.

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.

J Scott Ritter, P.L.S.
 Iowa License Number: 16546
 My license renewal date is December 31, 2022.
 Pages covered by this seal: THIS SHEET ONLY

Date



PRELIMINARY & FINAL PLAT
 (Page 2 of 2)
 KABELA FARM SUBDIVISION
 A FARMSTEAD SPLIT
 PART OF THE NW 1/4-NE 1/4
 OF SECTION 4, T-79-N, R-5-W
 JOHNSON COUNTY, IOWA

DATE: 07/21 | DRN: USR | APP:
 FLD BK: GPS | PROJ. NO: 217154