

Office Use Only	12-9-21	\$540.-	P2C-21-28161
	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):
 1574 & 1580 480th St. SW

Parcel Number(s): 1309101001 & 1309101002

Proposed Subdivision Name: Roberts Ranch

The subdivision contains 2.00 total acres divided into 1 total lots as follows:

Buildable Lots: 1 Non-buildable outlots: _____

Total buildable acres: 1.80 Total non-buildable acres: _____

Current Zoning: A & R Proposed Use of the Subdivision: residential

Scott Ritter

Name of Engineer/Surveyor

sritter@hart-frederick.com

Contact Email and Phone

Michael Brenneman

Name of Attorney

brenneman @hebblelaw.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.

Marcia Gingerich

Name of Owner

Name of Applicant (if different)

1580 480th St. SW Kalona, IA. 52247

Applicant Street Address (including City, State, Zip)

331-2883

Applicant Phone

marciagingerich@gmail.com

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

22 November 2021

Mr. Josh Busard
Johnson County Zoning Director

Re: Roberts Ranch, for Marcia Gingerich, a Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Historic Residence Parcel Split application for Marcia Gingerich.

At this time she would like to split off this portion of her property for the eventual sale of these existing residence and buildings to family members. This lot has access to 480th St. SW with an existing septic system & well.

If you have questions or if you require further information you may contact myself, Attorney: Mike Brenneman or Marcia Gingerich.

Respectfully Submitted,

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

C: Ms. Marcia Gingerich
Mr. Michael Brennemen
HFCfile

22 November 2021

Parcel # and Deed Book & page for Marcia Gingerich

Parcel ID: 1309101002 Book 3038 on page 19

Parcel ID: 1309101001 Book 4527 on page 174

C: Ms. Marcia Gingerich
Mr. Mike Brenneman
HFC file

<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Dorothy A. Bender	218 F Pl. Unit B	Kalona, IA.	52247	1310226001
				1310251001
Randall J. & Cheryl A. Gingerich	814 7th St.	Kalona, IA.	52247	1309176001
Michael E. & Mandy S. Steckly	1499 480th St. SW	Wellman, IA.	52356	1309151001
James A. Swartzentruber etal	4775 Derby Ave. SW	Kalona, IA.	52247	1309151001
Jeanette A. Bulechek Trust	1600 480th St. SW	Kalona, IA.	52247	1304451001
				1304476001
Allen Organ	1606 480th St. SW	Kalona. IA.	52247	1303351002
James Arlin & Fannie N. Swartzentruber	4775 Derby Ave. SW	Kalona, IA.	52247	1303351001

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. **\$ 540**
- ____**N/A**____ **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.)

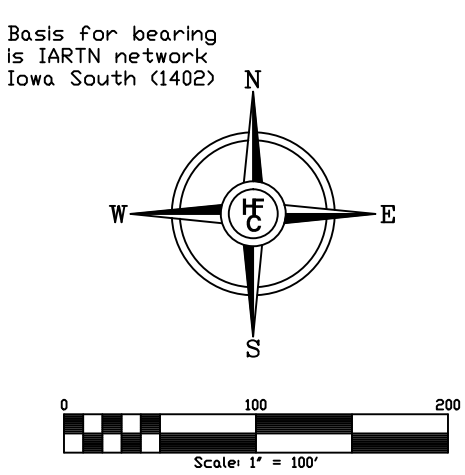
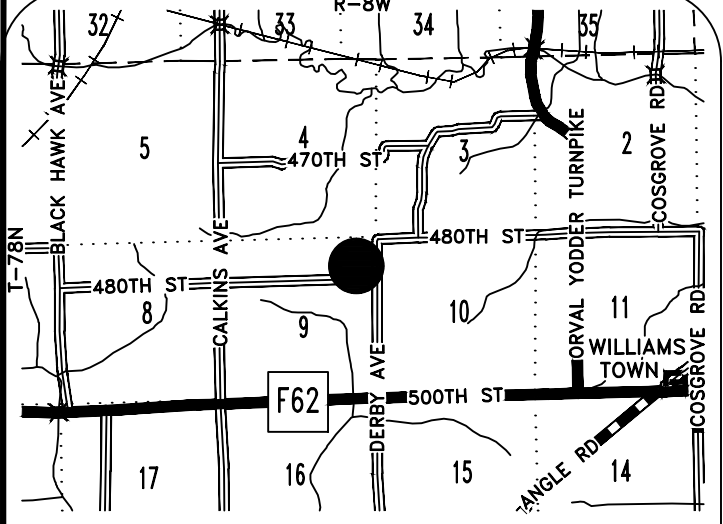
Electronic Submission Requirements – an electronic submission of all hard-copy materials required above should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 noon the day after the submittal deadline for the application to be considered complete. Electronic 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.

INDEX LEGEND

LOCATION: NORTHEAST 1/4-NORTHEAST 1/4
SECTION 9, T-78-N, R-8-W
REQUESTOR: MARCIA GINGERICH
PROPRIETOR: MARCIA K. GINGERICH
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

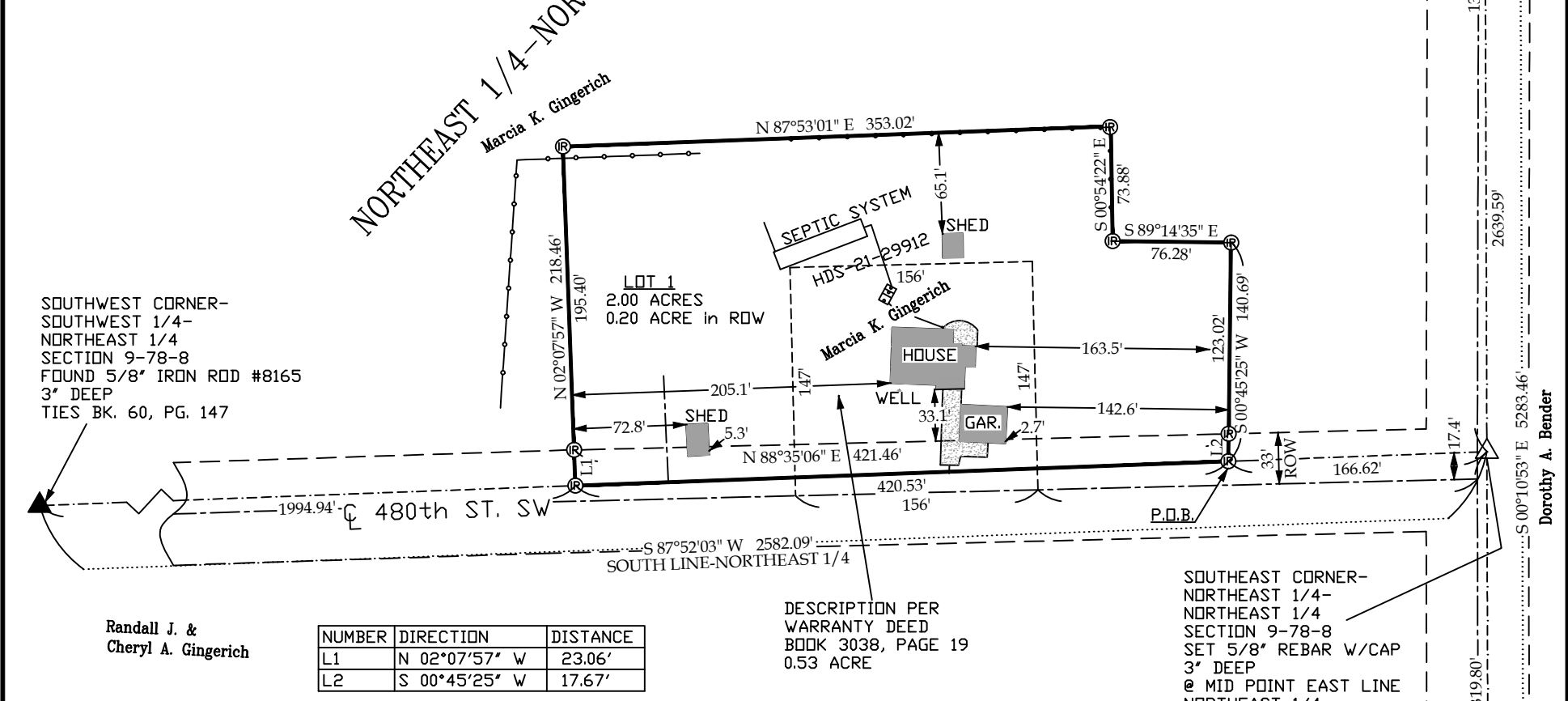
HFC HART-FREDERICK CONSULTANTS P.C.
www.hart-frederick.com
510 State Street P.O. Box 560 TIFFIN, IOWA 52340-0560 Phone: (319) 545-7215 www.hart-frederick.com



NORTHEAST CORNER
SECTION 9-78-8
FOUND 5/8" REBAR #10896
3" DEEP

LOCATION MAP NOT TO SCALE
WASHINGTON TOWNSHIP

NORTHEAST 1/4-NORTHEAST 1/4
Marcia K. Gingerich



SOUTHWEST CORNER-
SOUTHWEST 1/4-
NORTHEAST 1/4
SECTION 9-78-8
FOUND 5/8" IRON ROD #8165
3" DEEP
TIES BK. 60, PG. 147

DESCRIPTION PER
WARRANTY DEED
BOOK 3038, PAGE 19
0.53 ACRE

SOUTHEAST CORNER-
NORTHEAST 1/4-
NORTHEAST 1/4
SECTION 9-78-8
SET 5/8" REBAR W/CAP
3" DEEP
@ MID POINT EAST LINE
NORTHEAST 1/4

Randall J. &
Cheryl A. Gingerich

ROBERTS RANCH

Lot 1 is a part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 78 North, Range 8 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows.

Commencing at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 78 North, Range 8 West; thence S 87°52'03" W along the South line of the Northeast 1/4 of said Section 9, a distance of 166.62 feet to the Point of Beginning; thence continuing S 87°52'03" W along said South line, a distance of 420.53 feet; thence N 02°07'457" W, a distance of 218.46 feet; thence N 87°53'01" E, a distance of 353.02 feet; thence S 00°54'22" E, a distance of 73.88 feet; thence S 89°14'35" E, a distance of 76.28 feet; thence S 00°45'25" W, a distance of 140.69 feet to the Point of Beginning containing 2.00 acres of which 0.20 acre appears to be existing county road right of way and being subject to all easements and restrictions of record.

SE 1/4-NE 1/4

EAST 1/4 CORNER
SECTION 9-78-8
SET 5/8" REBAR W/CAP
3" DEEP
ON EAST LINE SECTION 9
7.2' E. OF RD. & FNC. E.

SOUTHEAST CORNER
SECTION 9-78-8
FOUND MAG NAIL
IN PAVEMENT
TIES BK. 54, PG. 217

LEGEND

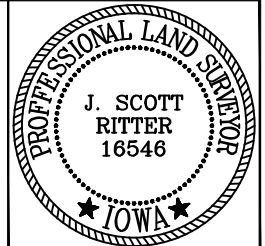
- △ GOVERNMENT CORNER
- ⊗ SET 5/8" IRON ROD W/RED CAP #16546
- FOUND IRON ROD (AS NOTED)
- ✕ CUT "X" IN CONCRETE
- SET PK NAIL
- (R) RECORDED DIMENSIONS
- (M) MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EXISTING FENCE
- - - LOT LINES PLATTED OR BY DEED
- EXISTING BUILDINGS
- ▨ CONCRETE SURFACE

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS

CHAIRPERSON _____ DATE _____

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
ROBERTS RANCH
PART OF THE NE 1/4-NE 1/4
OF SECTION 9, T-78-N, R-8-W
JOHNSON COUNTY, IOWA

DATE: 11/22/21	DRN: JSR	APP:
FLD BK: GPS	PROJ. NO: 217272	