

| | | | |
|-----------------|------------|--------|--------------------|
| Office Use Only | 1-12-23 | \$560- | P2C-23-28312 |
| | Date Filed | Fee | Application Number |



JOHNSON COUNTY, IOWA

APPLICATION FOR: SUBDIVISION PLAT APPROVAL

Application is hereby made for approval of a (circle): **PRELIMINARY / FINAL / COMBINED**
 subdivision plat on property located at (street address if available or layman's description):

4439 Dane Rd. SW

Parcel Number(s): 1032101003

Proposed Subdivision Name: Barnes Second Subdivision

The subdivision contains 3.76 total acres divided into 2 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 1

Total buildable acres: 1.39

Total non-buildable acres: 2.00

Current Zoning: A

Proposed Use of the Subdivision: Residential

Scott Ritter
Name of Engineer/Surveyor

sritter@hart-frederick.com
Contact Email and Phone

Jay Sigafosse
Name of Attorney

jay@neuzillaw.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.

Pauline M. Barnes
Name of Owner

Wayne W. Barnes, executor
Name of Applicant (if different)

4429 Dane Rd. SW Iowa City, IA. 52240

Applicant Street Address (including City, State, Zip)

319-631-1961
Applicant Phone

wbarnes@agvantagefs.com
Applicant Email

Wayne W Barnes Jr Ex
Applicant Signature

See back page for Application Submittal Requirements and Checklist



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

4 January 2023

Mr. Josh Busard
Johnson County Zoning Director



Re: Barnes Second Subdivision, for Wayne Barnes, executor, Pauline M. Barnes Estate, a Historic Residence Parcel Split

Dear Josh:

Attached please find the application and accompanying documents for a Historic Residence Parcel Split application for the Barnes family.

At this time the Bertlett family would like to split off this portion of their property for the eventual sale of this existing residence and area around.

This lot has access to Dane Rd. SW with water being served from Lot 1, Barnes Subdivision and no septic of record.

The Barnes family is doing this split with a restriction on the house to be unlivable, future owners will have to upgrade with a well & septic system to come into compliance. With Final plat Documents, Jay Sigafoose will provide a document for that.

If you have questions or if you require further information you may contact myself, Attorney: Jay Sigafoose or Wayne Barnes.

Respectfully Submitted,

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

C: Mr. Wayne Barnes
Mr. Jay Sigafoose
HFCfile

| <u>MailingName</u> | <u>MailingAddress2</u> | <u>MailingAddress3</u> | <u>MailingZipCode</u> | <u>Parcel</u> |
|--------------------------------|------------------------|------------------------|-----------------------|---------------|
| Tom H. & Karen H. Williams | 3762 Osage Rd. SW | Iowa City, IA. | 52240 | 1032103002 |
| | | | | 1032103004 |
| | | | | 1032103005 |
| | | | | 1032103006 |
| Myron K. & Rebecca A. Smalley | 4410 Dane Rd. SW | Iowa City, IA. | 52240 | 1032103003 |
| | | | | 1033227001 |
| | | | | 1033226003 |
| Wayne W. Jr. & Donna Jo Barnes | 4429 Dane Rd. SW | Iowa City, IA. | 52240 | 1033251001 |
| | Pauline M. Barnes | 4439 Dane Rd. SW | Iowa City, IA. | 52240 |
| | | | | 1032101003 |
| | | | | 1032176001 |



4 January 2023

Parcel # and Deed Book & page for Pauline M. Barnes,

Parcel ID: 1032101003 Book 6074 on page 138

Parcel ID: 1032126002 Book 6074 on page 138

Parcel ID: 1032151001 Book 6074 on page 138

Parcel ID: 1032176001 Book 6074 on page 138

C: Mr, Wayne Barnes
Mr. Jay Sigafoose
HFC file



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

BARNES SECOND SUBDIVISION

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 79 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is more particularly described as follows:

Commencing at the Northeast corner of Section 32, Township 79 North, Range 6 West; thence S 00°05'38" E along the East line of the Northeast 1/4 of said Section 32, a distance of 896.69 feet to the Southeast corner of Lot 1 of Barnes Subdivision as is recorded in Plat Book 46 on page 50 in the office of the Johnson County Recorder, being the Point of Beginning; thence continuing S 00°05'38" E along said East line, a distance of 215.46 feet; thence S 89°54'22" W, a distance of 722.05 feet; thence N 09°58'42" W, a distance of 337.56 feet to a point on the Southerly line of the Lot 1 of said Barnes Subdivision; thence S 43°14'10" E along said Southerly line, a distance of 181.81 feet; thence N 88°32'43" E along said Southerly line, a distance of 146.59 feet; thence N 01°27'17" W along said Southerly line, a distance of 23.98 feet; thence N 88°32'43" E along said Southerly line, a distance of 120.77 feet; thence S 01°27'17" E along said Southerly line, a distance of 23.98 feet; thence N 88°32'43" E along said Southerly line, a distance of 388.50 feet; to the Point of Beginning containing 3.76 acres of which 0.34 acre is county road right of way and being subject to all easements and restrictions of record.

70' REQUIRED RIGHT OF WAY ACQUISITION

Being a part of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 79 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as follows:
Commencing at the Northeast corner of Section 32, Township 79 North, Range 6 West; thence S 00°05'38" E along the East line of the Northeast 1/4 of said Section 32, a distance of 896.69 feet to the Southeast corner of Lot 1 of Barnes Subdivision as is recorded in Plat Book 46 on page 50 in the office of the Johnson County Recorder; thence S 88°32'43" W along the Southerly line of Lot 1 of said Barnes Subdivision, a distance of 33.01 feet to a point on the West right of way line for Dane Road SW, being the Point of Beginning; thence S 00°05'38" E along said West right of way line, a distance of 214.68 feet; thence S 89°54'22" W, a distance of 37.00 feet; thence N 00°05'38" W, a distance of 213.80 feet to a point on said Southerly line of Lot 1; thence N 88°32'43" E along said Southerly line, a distance of 37.01 feet to the Point of Beginning containing 0.18 acre.

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, 2024.
Pages covered by this seal: THIS SHEET ONLY



PRELIMINARY & FINAL PLAT (PAGE 2 OF 2)
BARNES SECOND SUBDIVISION
PART OF THE NE 1/4 - NE 1/4 OF
SECTION 32, T-79-N, R-6-W
JOHNSON COUNTY, IOWA
DATE: 01/23 DRN: JSR APP:
FLD BK: GPS PROJ. NO: 227288