

Office Use Only	1-12-23	\$620	PLC-23-28314
	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):

2720 Anchorage Rd. NE

Parcel Number(s): 0715401002

Proposed Subdivision Name: Breza First Subdivision

The subdivision contains 8.86 total acres divided into 4 total lots as follows:

Buildable Lots: 2 Non-buildable outlots: 2

Total buildable acres: 2.84 Total non-buildable acres: 4.89

Current Zoning: R Proposed Use of the Subdivision: Residential

Scott Ritter  
Name of Engineer/Surveyor

sritter@hart-frederick.com  
Contact Email and Phone

James D. McCarragher  
Name of Attorney

jamesm@meandonlaw.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.

Joseph E. & Julie A. Breza  
Name of Owner

Name of Applicant (if different)

2720 Anchorage Rd. NE Solon, IA. 52333  
Applicant Street Address (including City, State, Zip)

319-321-4193  
Applicant Phone

jbjd4020@southslope.net  
Applicant Email

*Joseph E. Breza*  
Applicant Signature

**See back page for Application Submittal Requirements and Checklist**



HART-FREDERICK CONSULTANTS P.C.

ENGINEERS & SURVEYORS

10 January 2023

Mr. Josh Busard  
Johnson County Zoning Director

Re: Breza First Subdivision, for Joe & Julie Breza,  
a Residential Subdivision

Dear Josh:

Attached please find the application and accompanying documents for a Residential Subdivision application for the Breza family. At this time they would like to split off this portion of their property for the eventual sale of a portion of their property. These lots have access to Anchorage Rd. NE via a new county approved drive. Lot 1 is served by a well and a septic system (Permit #: 405) as shown. Lot 2 is a bare lot at this time.

If you have questions or if you require further information you may contact myself, Attorney: Jim McCarragher or Joe & Julie Breza.

Respectfully Submitted,

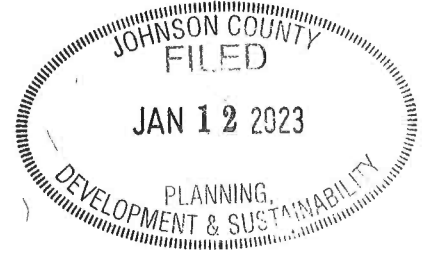
J. Scott Ritter, LLS  
Hart-Frederick Consultants P.C.

C: Mr. & Mrs. Breza  
Mr. James D. McCarragher  
HFCfile



<u>MailingName</u>	<u>MailingAddress2</u>	<u>MailingAddress3</u>	<u>MailingZipCode</u>	<u>Parcel</u>
Gary J. & Deborah K. Harapat	2657 Anchorage Rd. NE	Solon, IA.	52333	715179002 715178001
Bradley H. Eland US Army Corps of Engineers	2696 Anchorage Rd. NE P.O. Box 2004	Solon, IA. Rock Island, IL.	52333 61201-2004	715401001 715476001 715301003
Dennis A. Hartvigen	5104 Morse Rd. NE	Iowa City, IA.	52240	715401003
Brad P. & Stacey Spillman	2745 Anchorage Rd. NE	Solon, IA.	52333	715403001
Rodney & Jeanine Sedlacek	4146 Sunset Dr. NE	Solon, IA.	52333	715402001
Christopher A. & Debra L. McCracken	4142 Sunset Dr. NE	Solon, IA.	52333	715402002
Jennifer A. & Christopher J. Martin	4138 Sunset Dr. NE	Solon, IA.	52333	715427001
Joseph B. & Margaret A. Meder	2737 Lake View Dr. NE	Solon, IA.	52333	715428001 715426006
Harvey P. & Kathleen M. Rundell	4108 Overlook Rd. NE	Solon, IA.	52333	715426001
William A. & Becky N. Schmooke	4139 Crosheck Rd. NE	Solon, IA.	52333	715153002
Adam K. & Theresa A. Bonnema	4141 Crosheck Rd. NE	Solon, IA.	52333	715153001
Ryan & Holly Anthony	2665 Anchorage Rd. NE	Solon, IA.	52333	715177002





10 January 2023

Parcel # and Deed Book & page for Joe & Julie Breza

Parcel ID: 0715401002 Book 3840 on page 461

C: Mr. & Mrs. Breza  
Mr. James D. McCarragher  
HFC file



# SECONDARY ROAD DEPARTMENT

**JOHNSON COUNTY ENGINEER** Greg S. Parker, P.E.    **ASSISTANT COUNTY ENGINEER** Rob Winstead, P.E. & P.L.S.    **ASSISTANT COUNTY ENGINEER** Ed Bartels, P.E. & P.L.S.    **ASSISTANT COUNTY ENGINEER** Neil Shatek, P.E.  
**ASSISTANT TO THE ENGINEER** Paul Wittau, E.I.    **MAINTENANCE SUPERINTENDENT** Kevin Braddock    **ASST. MAINTENANCE SUPERINTENDENT** Shannon Smith    **ROADSIDE VEGETATION MANAGER/ WEED COMMISSIONER** Chris Henze

4810 MELROSE AVE. WEST, IOWA CITY IOWA 52246 TEL (319) 356-6046 FAX (319) 339-6133 [www.johnsoncountyiowa.gov](http://www.johnsoncountyiowa.gov)

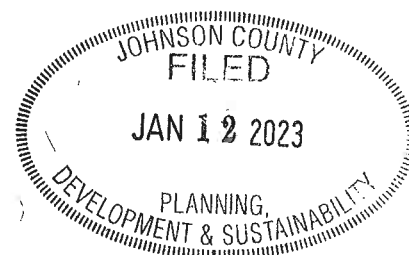
7/6/2022

Joseph Bressa  
2720 Anchorage Rd. NE  
Solon, IA 52333

Your Permit To Work With In The County Right Of Way (2022-044) to remove the existing driveway and add a driveway for a two lot subdivision has been approved. The new driveway will require a 15 inch culvert. After the new driveway is installed you will be required to remove the existing driveway at 2720 Anchorage Rd NE. If you have any questions you can call 319-356-6046.

Thanks,

**Shannon Smith**  
Assistant Maintenance Superintendent  
[ssmith@johnsoncountyiowa.gov](mailto:ssmith@johnsoncountyiowa.gov)



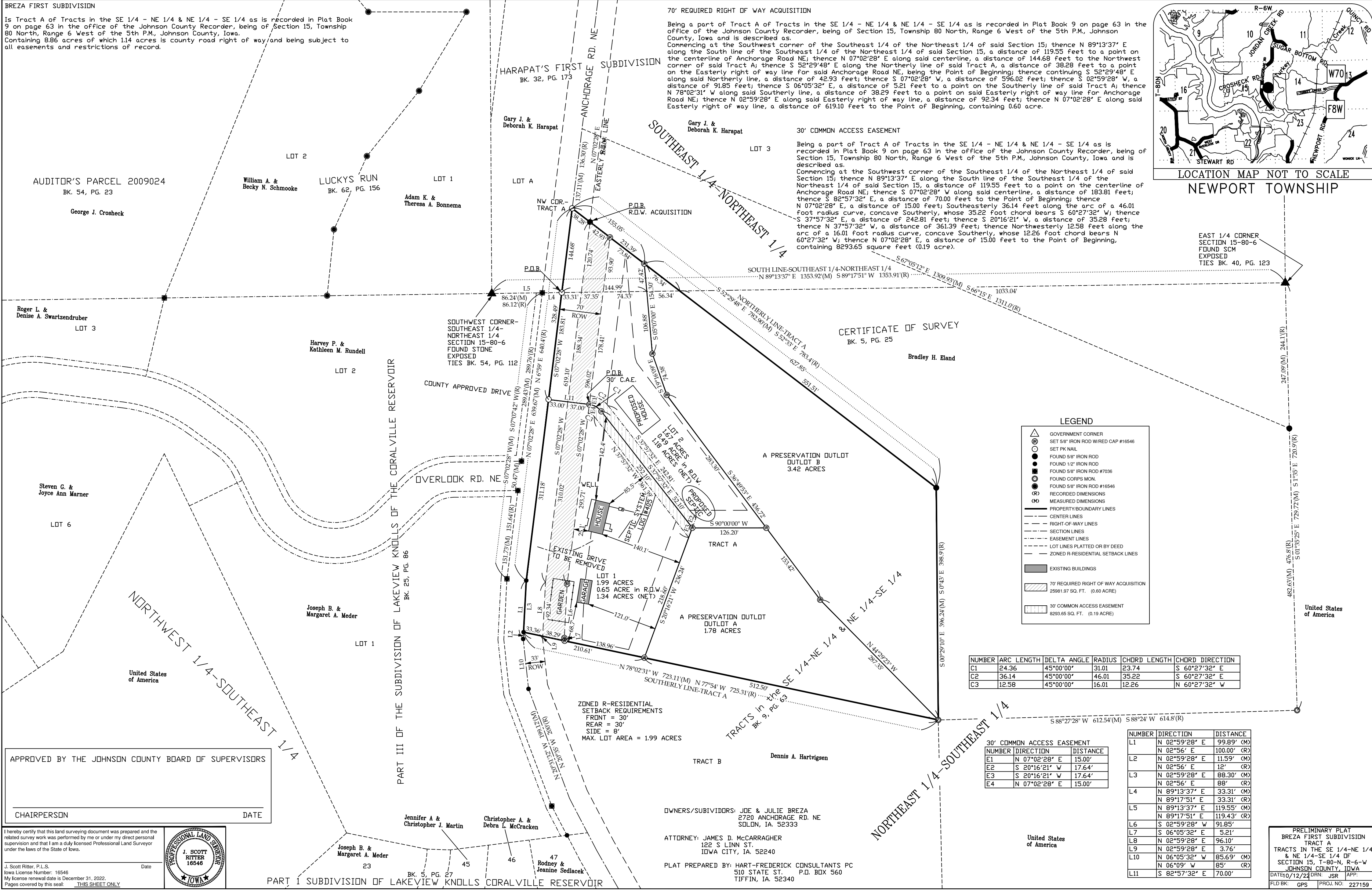
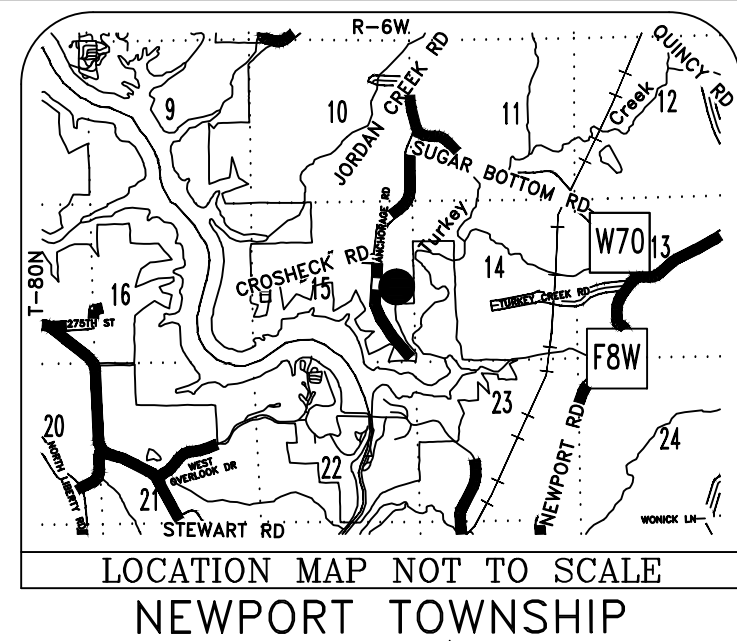
**INDEX LEGEND**  
 LOCATION: TRACT A, IN THE SE 1/4-NE 1/4 & NE 1/4-SE 1/4 SECTION 15, T-80-N, R-6-W  
 REQUESTOR: JOE & JULIE BREZA  
 PROPRIETOR: JOSEPH E. & JULIE A. BREZA  
 SURVEYOR: J. SCOTT RITTER, PLS #16546  
 COMPANY: HART-FREDERICK CONSULTANTS P.C.  
 510 STATE ST. PO BOX 560 TIFFIN, IA 52340  
 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

**BREZA FIRST SUBDIVISION**  
 Is Tract A of Tracts in the SE 1/4 - NE 1/4 & NE 1/4 - SE 1/4 as is recorded in Plat Book 9 on page 63 in the office of the Johnson County Recorder, being of Section 15, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa, containing 8.86 acres of which 1.14 acres 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 Tract A of Tracts in the SE 1/4 - NE 1/4 & NE 1/4 - SE 1/4 as is recorded in Plat Book 9 on page 63 in the office of the Johnson County Recorder, being of Section 15, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:  
 Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 15; thence N 89°13'37" E along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 15, a distance of 119.55 feet to a point on the centerline of Anchorage Road NE; thence N 07°02'28" E along said centerline, a distance of 144.68 feet to the Northwest corner of said Tract A; thence S 52°29'48" E along the Northerly line of said Tract A, a distance of 38.28 feet to a point on the Easterly right of way line for said Anchorage Road NE, being the Point of Beginning; thence continuing S 52°29'48" E along said Northerly line, a distance of 42.93 feet; thence S 07°02'28" W, a distance of 596.02 feet; thence S 02°59'28" W, a distance of 91.85 feet; thence S 06°05'32" E, a distance of 5.21 feet to a point on the Southerly line of said Tract A; thence N 78°02'31" W along said Southerly line, a distance of 38.29 feet to a point on said Easterly right of way line for Anchorage Road NE; thence N 02°59'28" E along said Easterly right of way line, a distance of 92.34 feet; thence N 07°02'28" E along said Easterly right of way line, a distance of 619.10 feet to the Point of Beginning, containing 0.60 acre.

**30' COMMON ACCESS EASEMENT**  
 Being a part of Tract A of Tracts in the SE 1/4 - NE 1/4 & NE 1/4 - SE 1/4 as is recorded in Plat Book 9 on page 63 in the office of the Johnson County Recorder, being of Section 15, Township 80 North, Range 6 West of the 5th P.M., Johnson County, Iowa and is described as:  
 Commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 15; thence N 89°13'37" E along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 15, a distance of 119.55 feet to a point on the centerline of Anchorage Road NE; thence S 07°02'28" W along said centerline, a distance of 183.81 feet; thence S 82°57'32" E, a distance of 70.00 feet to the Point of Beginning; thence N 07°02'28" E, a distance of 15.00 feet; Southeasterly 36.14 feet along the arc of a 46.01 foot radius curve, concave Southerly, whose 35.22 foot chord bears S 60°27'32" W; thence S 37°57'32" E, a distance of 242.81 feet; thence S 20°16'21" W, a distance of 35.28 feet; thence N 37°57'32" W, a distance of 361.39 feet; thence Northwesterly 12.58 feet along the arc of a 16.01 foot radius curve, concave Southerly, whose 12.26 foot chord bears N 60°27'32" W; thence N 07°02'28" E, a distance of 15.00 feet to the Point of Beginning, containing 8293.65 square feet (0.19 acre).



**CERTIFICATE OF SURVEY**  
 BK. 5, PG. 25  
 Bradley H. Eland

**LEGEND**

- △ GOVERNMENT CORNER
- ⊙ SET 5/8" IRON ROD W/ WED CAP #16546
- SET PK NAIL
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD #7036
- FOUND CORPS MON.
- FOUND 5/8" IRON ROD #16546
- Ⓜ RECORDED DIMENSIONS
- Ⓜ MEASURED DIMENSIONS
- PROPERTY/BOUNDARY LINES
- - - CENTER LINES
- - - RIGHT-OF-WAY LINES
- - - SECTION LINES
- - - EASEMENT LINES
- - - LOT LINES PLATTED OR BY DEED
- - - ZONED R-RESIDENTIAL SETBACK LINES
- ▒ EXISTING BUILDINGS
- ▨ 70' REQUIRED RIGHT OF WAY ACQUISITION  
25981.97 SQ. FT. (0.60 ACRE)
- ▨ 30' COMMON ACCESS EASEMENT  
8293.65 SQ. FT. (0.19 ACRE)

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	24.36	45°00'00"	31.01	23.74	S 60°27'32" E
C2	36.14	45°00'00"	46.01	35.22	S 60°27'32" E
C3	12.58	45°00'00"	16.01	12.26	N 60°27'32" W

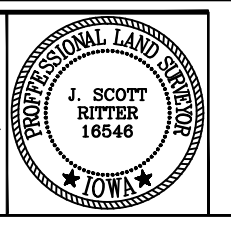
**30' COMMON ACCESS EASEMENT**

NUMBER	DIRECTION	DISTANCE
L1	N 02°59'28" E	99.89' (M)
E1	N 07°02'28" E	15.00'
E2	S 20°16'21" W	17.64'
E3	S 20°16'21" W	17.64'
E4	N 07°02'28" E	15.00'

NUMBER	DIRECTION	DISTANCE
L1	N 02°59'28" E	99.89' (M)
L2	N 02°59'28" E	11.59' (M)
L3	N 02°59'28" E	88.30' (M)
L4	N 89°13'37" E	33.31' (M)
L5	N 89°13'37" E	119.55' (M)
L6	S 02°59'28" W	91.85'
L7	S 06°05'32" E	5.21'
L8	N 02°59'28" E	96.10'
L9	N 02°59'28" E	3.76'
L10	N 06°05'32" W	85.69' (M)
L11	S 82°57'32" E	70.00'

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.  
 Iowa License Number: 16546  
 My license renewal date is December 31, 2022.  
 Pages covered by this seal: THIS SHEET ONLY



OWNERS/SUBDIVIDORS: JOE & JULIE BREZA  
 2720 ANCHORAGE RD. NE  
 SLDLN, IA. 52333  
 ATTORNEY: JAMES D. MCCARRAGHER  
 122 S LINN ST.  
 IOWA CITY, IA. 52240  
 PLAT PREPARED BY: HART-FREDERICK CONSULTANTS PC  
 510 STATE ST. P.O. BOX 560  
 TIFFIN, IA. 52340

PRELIMINARY PLAT  
 BREZA FIRST SUBDIVISION  
 TRACT A  
 TRACTS IN THE SE 1/4-NE 1/4 & NE 1/4-SE 1/4 OF SECTION 15, T-80-N, R-6-W JOHNSON COUNTY, IOWA  
 DATE: 10/12/23 DRN: JSR APP: \_\_\_\_\_  
 FLD BK: GPS PROJ. NO: 227159