

Office Use Only		\$	
	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):

2580 Sugar Bottom Road NE, Solon, IA

Parcel Number(s): 0711402002, 0711176003, 0711404002

Proposed Subdivision Name: Amendt Fifth Subdivision

The subdivision contains 11.78 total acres divided into 4 total lots as follows:

Buildable Lots: 1

Non-buildable outlots: 3

Total buildable acres: 1.54

Total non-buildable acres: 10.24

Current Zoning: R

Proposed Use of the Subdivision: Residential

Mark Stein

m.stein@mmsconsultants.net 319-351-8282

Name of Engineer/Surveyor

Contact Email and Phone

Craig Willis

CraigW@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.

Brad Amendt

Name of Owner

Name of Applicant (if different)

PO Box 1996 Iowa City, IA 52244

Applicant Street Address (including City, State, Zip)

319-333-6033

bamendt@southslope.net

Applicant Phone

Applicant Email

Applicant Signature

See back page for Application Submittal Requirements and Checklist



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: March 21st, 2023
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request for 2580 Sugar Bottom Road NE (PPN 0711402002)

Recently, your firm submitted a request to waive the Stormwater Management requirements for a residential subdivision located at 2580 Sugar Bottom Road NE (PPN 0711402002). After review, the PDS Administrative Officer has issued the following decision on the request:

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

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

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

Respectfully,

Kasey Hutchinson
Soil and Water Conservation Coordinator



PLANNING, DEVELOPMENT AND SUSTAINABILITY

PLANNING DIVISION

JOSH BUSARD
AICP, LEED-AP, CFM
DIRECTOR

NATHAN MUELLER, AICP, CFM
ASSISTANT DIRECTOR

WAIVER RESPONSE

Date: March 21st, 2023
To: MMS Consultants; Attn. Lacey Stutzman
From: Kasey Hutchinson, Soil and Water Conservation Coordinator
Re: Waiver Request for 2580 Sugar Bottom Road NE (PPN 0711402002)

Recently, your firm submitted a request to waive the Stormwater Management requirements for a residential subdivision located at 2580 Sugar Bottom Road NE (PPN 0711402002). After review, the PDS Administrative Officer has issued the following decision on the request:

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

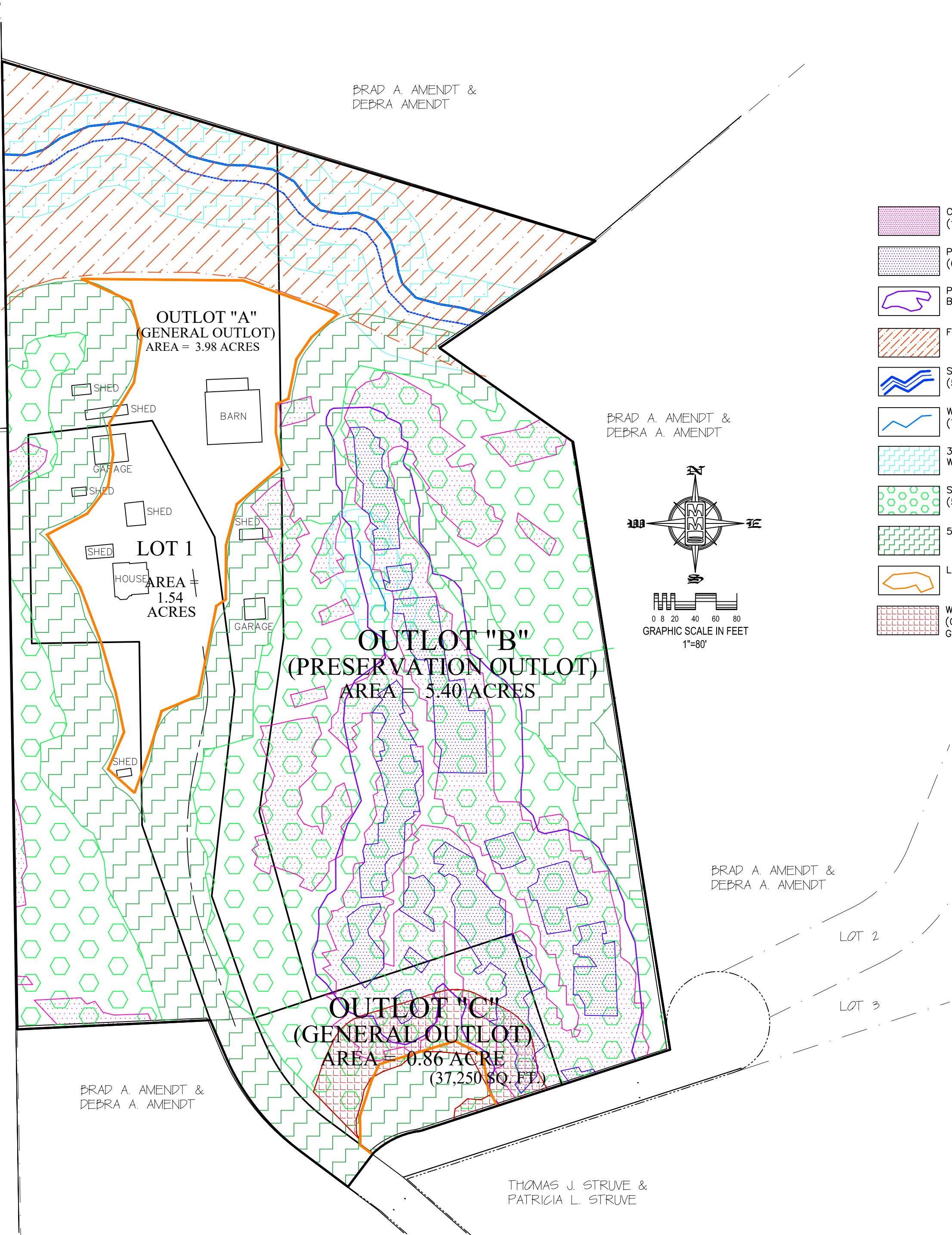
- Stormwater management planning will be required with any future building permits.

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

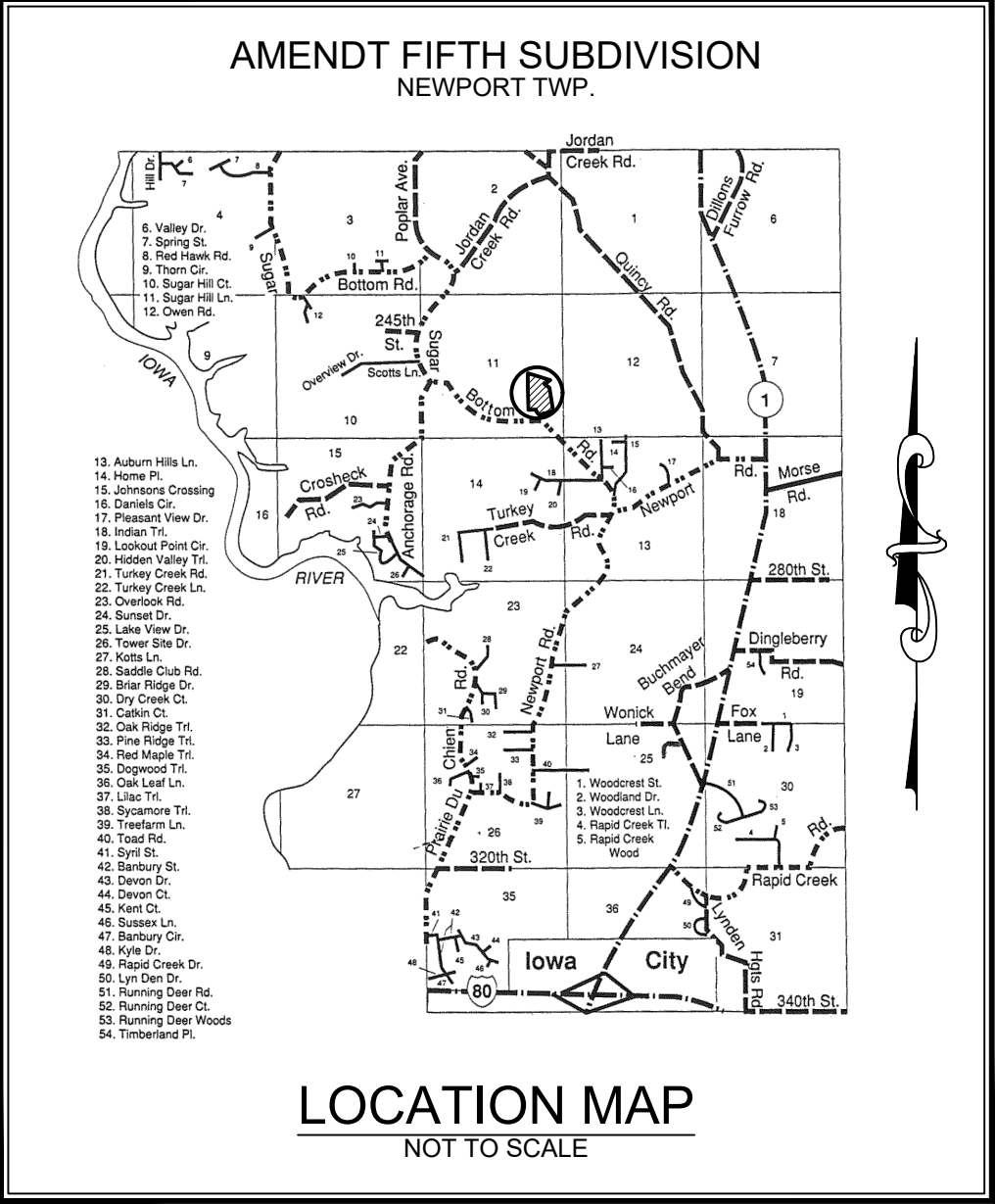
Respectfully,

Kasey Hutchinson
Soil and Water Conservation Coordinator

SENSITIVE AREAS EXHIBIT
AMENDT FIFTH SUBDIVISION
JOHNSON COUNTY, IOWA



- CRITICAL SLOPES (25%–35%)
(1.75 ACRES)
- PROTECTED SLOPES (>35%)
(0.77 ACRES)
- PROTECTED SLOPES BUFFER
- FLOODPLAIN
- STREAM CORRIDORS
(537 LINEAR FEET)
- WATERCOURSE
(76 LINEAR FEET)
- 30' STREAM CORRIDOR/
WATERCOURSE BUFFER
- SENSITIVE WOODLAND
(5.66 ACRES)
- 50' WOODLAND BUFFER
- LIMITS OF DISTURBANCE
- WOODLAND IMPACTS
(0.35 ACRES OR 6.18% FOR
GENERAL DEVELOPMENT)



LEGEND AND NOTES	
	— CONGRESSIONAL CORNER, FOUND
	— CONGRESSIONAL CORNER, REESTABLISHED
	— CONGRESSIONAL CORNER, RECORDED LOCATION
	— PROPERTY CORNER(S), FOUND (as noted)
	— PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
	— FOUND PK NAIL
	— 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	

- SENSITIVE AREAS NOTES**
- PERMITTED BUFFER USES AS OUTLINED WITHIN THE UDO SHALL BE FOLLOWED.
 - PROPOSED LIMITS OF DISTURBANCE HAVE BEEN PROVIDED. IMPACT TO AREAS BEYOND THE LIMITS OF DISTURBANCE (UNLESS IT IS A PERMITTED ACTIVITY AS LISTED WITHIN THE UDO) CONSTITUTES A VIOLATION OF THE APPROVED SENSITIVE AREAS REPORT.
 - THE LIMITS OF DISTURBANCE SHALL BE FLAGGED ON THE SITE PRIOR TO ANY CONSTRUCTION ACTIVITIES. AN ONSITE PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES OR SENSITIVE AREAS IMPACTS.
 - PRIOR APPROVAL FROM THE COUNTY IS REQUIRED FOR ANY MODIFICATION TO THE LIMITS OF DISTURBANCE.
 - CRITICAL WILDLIFE HABITAT IS PRESENT FOR THE ENDANGERED INDIANA BAT AND THREATENED NLEB. POTENTIAL ROOST TREES FOR THE BAT SHALL ONLY BE REMOVED DURING THE DATES OF OCTOBER 1ST TO MARCH 31ST.
 - CRITICAL WILDLIFE HABITAT IS ALSO PRESENT FOR THE RUSTY PATCHED BUMBLE BEE (RPBB). ANY FUTURE LAND DISTURBING ACTIVITIES SHOULD FOLLOW THE RECOMMENDATIONS AS OUTLINED WITHIN SECTION 7 GUIDANCE FROM THE U.S. FISH AND WILDLIFE SERVICE TO PREVENT OR MINIMIZE TAKE OF THE RPBB.
 - COLOR VERSIONS OF THIS EXHIBIT ARE AVAILABLE ON FILE AT JOHNSON COUNTY PDS, ALONG WITH THE ACCOMPANYING SENSITIVE AREAS REPORT.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

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

Date	Revision
------	----------

SENSITIVE AREAS EXHIBIT
AMENDT FIFTH SUBDIVISION

A RESUBDIVISION OF AUDITOR'S
PARCEL 2023003 AND LOT 1,
AMENDT SECOND SUBDIVISION
LOCATED IN THE E 1/2 OF THE SE 1/4
OF SEC. 11-T80N-R6W OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date:	3/2/2023
Drawn by:	LRS
Checked by:	LRS
Project No:	3468-004
Scale:	1" = 80'
Sheet No:	1
of:	1

DESCRIPTION

AUDITOR'S PARCEL 2023003 AND ALL OF LOT 1, AMENDT SECOND SUBDIVISION, LOCATED IN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, AMENDT SECOND SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 316 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S73°10'18"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 600.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S55°33'00"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 183.15 FEET; THENCE S54°53'31"E, ALONG SAID EASTERLY LINE, 158.15 FEET; THENCE S09°03'41"E, ALONG SAID EASTERLY LINE, 595.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S71°56'39"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 250.51 FEET; THENCE SOUTHWESTERLY, 6.44 FEET, ALONG SAID SOUTHERLY LINE AND AN ARC OF A 42.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 6.44 FOOT CHORD BEARS S77°03'46"W; THENCE SOUTHWESTERLY, 49.14 FEET, ALONG SAID SOUTHERLY LINE, AND AN ARC OF AN 82.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 48.41 FOOT CHORD BEARS S63°19'20"W, TO THE MOST EASTERLY CORNER OF AUDITOR'S PARCEL 2023003, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 66, PAGE 235 IN SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AMENDT CT. NE (A PRIVATE ROAD); THENCE S36°54'33"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 40.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID AUDITOR'S PARCEL 2023003; THENCE N53°13'50"W, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2023003, A DISTANCE OF 56.96 FEET; THENCE NORTHWESTERLY, 119.61 FEET, ALONG SAID WESTERLY LINE AND AN ARC OF A 225.02 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 118.21 FOOT CHORD BEARS N38°11'29"W; THENCE N23°05'08"W, ALONG SAID WESTERLY LINE, 37.35 FEET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2023003, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE S87°15'28"W, ALONG SAID SOUTHERLY LINE, 186.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°55'53"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 578.58 FEET, TO THE NORTHEAST CORNER OF LOT 2, COOPER'S FIRST ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 36, PAGE 51 IN SAID RECORDER'S OFFICE; THENCE N00°53'09"W, ALONG SAID WESTERLY LINE, 358.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING 11.78 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

Johnson County Public Health Zoning Application

Applicant Name: Brad Amendt	Phone Number: () 319-333-6033		
Address: 2580 Sugar Bottom Road NE	City: Solon	State: IA	Zip: 52333

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input type="checkbox"/> Zoning reclassification from _____ to _____	\$75.00 Application Fee
<input checked="" type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee
*Outlots Exempt	

Application Fee \$50 + Lot Fee (if applicable)
(Number of lots ⁴ _____ Minus Number of Outlots = ¹ _____ x \$20.00 Fee Per Lot)
= Enclosed Fee \$70.00

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

**JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240**

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant:  Date: 4-27-23

PRELIMINARY AND FINAL PLAT
AMENDT FIFTH SUBDIVISION
JOHNSON COUNTY, IOWA

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

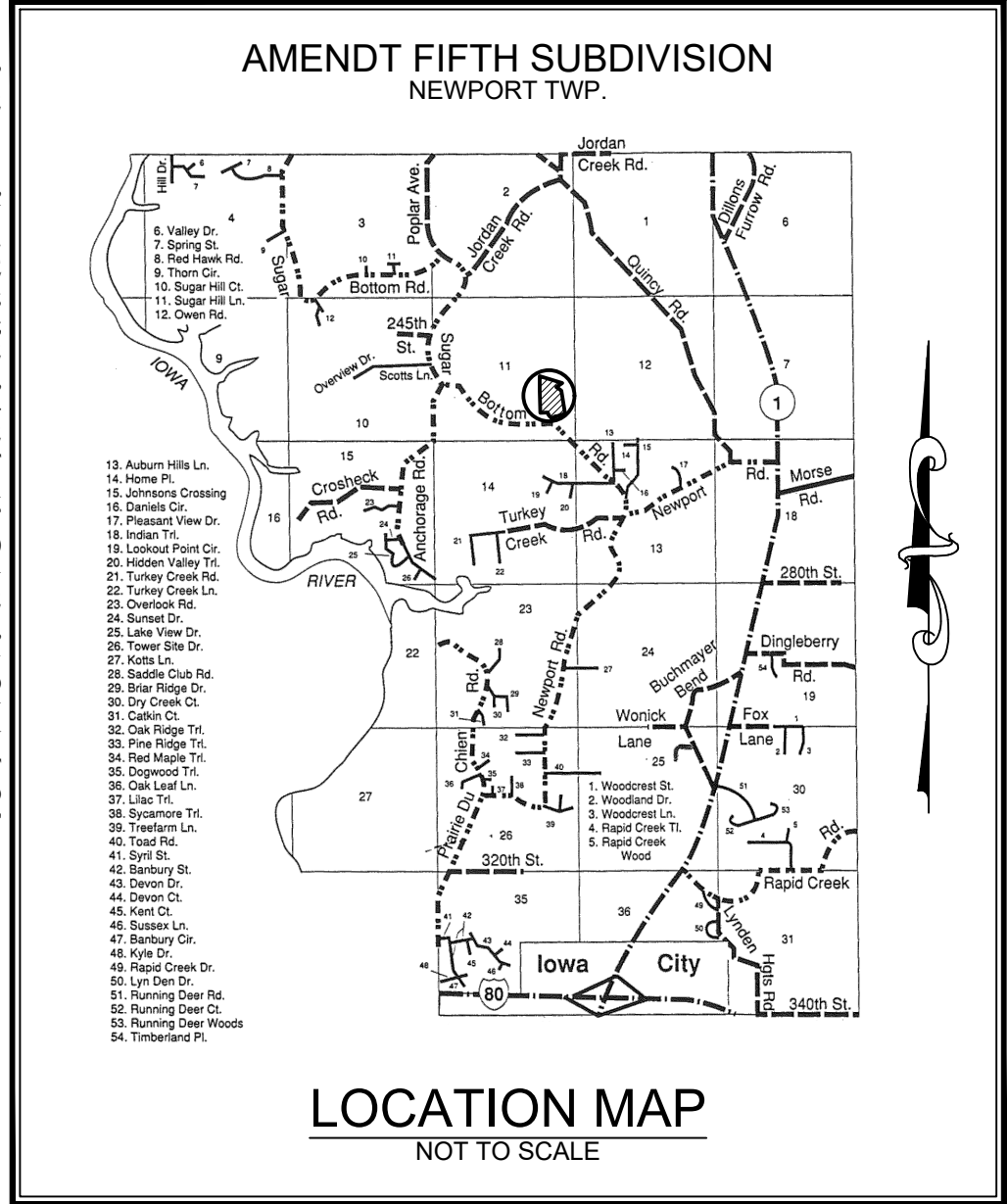
OWNERS/SUBDIVIDERS BY:
BRAD A. AND DEBRA A. AMENDT
P.O. BOX 1996
IOWA CITY, IOWA 52244

OWNERS' ATTORNEY:
CRAIG WILLIS
MEARDON SUEPPEL & DOWNER P.L.C.
122 SOUTH LINN STREET
IOWA CITY, IOWA 52240

DESCRIPTION

AUDITOR'S PARCEL 2023003 AND ALL OF LOT 1, AMENDT SECOND SUBDIVISION, LOCATED IN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, AMENDT SECOND SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 316 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S73°10'18"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 600.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S55°33'00"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 183.15 FEET; THENCE S54°53'31"E, ALONG SAID EASTERLY LINE, 158.15 FEET; THENCE S09°03'41"E, ALONG SAID EASTERLY LINE, 595.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S71°56'39"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 250.51 FEET; THENCE SOUTHWESTERLY, 6.44 FEET, ALONG SAID SOUTHERLY LINE AND AN ARC OF A 42.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 6.44 FOOT CHORD BEARS S77°03'46"W; THENCE SOUTHWESTERLY, 49.14 FEET, ALONG SAID SOUTHERLY LINE, AND AN ARC OF AN 82.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 48.41 FOOT CHORD BEARS S63°19'20"W, TO THE MOST EASTERLY CORNER OF AUDITOR'S PARCEL 2023003, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 66, PAGE 235 IN SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AMENDT CT. NE (A PRIVATE ROAD); THENCE S36°54'33"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 40.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID AUDITOR'S PARCEL 2023003; THENCE N53°13'50"W, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2023003, A DISTANCE OF 56.96 FEET; THENCE NORTHWESTERLY, 119.61 FEET, ALONG SAID WESTERLY LINE AND AN ARC OF A 225.02 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 118.21 FOOT CHORD BEARS N38°11'29"W; THENCE N23°05'08"W, ALONG SAID WESTERLY LINE, 37.35 FEET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2023003, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE S87°15'28"W, ALONG SAID SOUTHERLY LINE, 186.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°55'53"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 578.58 FEET, TO THE NORTHEAST CORNER OF LOT 2, COOPER'S FIRST ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 36, PAGE 51 IN SAID RECORDER'S OFFICE; THENCE N00°53'09"W, ALONG SAID WESTERLY LINE, 358.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING 11.78 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



PLAT APPROVED BY:
JOHNSON COUNTY BOARD OF SUPERVISORS:

CHAIRPERSON DATE

AREA SUMMARY

	NE 1/4 SE 1/4	SE 1/4 SE 1/4	TOTAL
LOT 1	0.98 ACRE	0.56 ACRE	1.54 ACRES
OUTLOT "A"	2.72 ACRES	1.26 ACRES	3.98 ACRES
OUTLOT "B"	3.28 ACRES	2.12 ACRES	5.40 ACRES
OUTLOT "C"	0.00 ACRES	0.86 ACRE	0.86 ACRE
TOTAL	6.98 ACRES	4.80 ACRES	11.78 ACRES

LEGEND AND NOTES

- CONGRESSIONAL CORNER, FOUND
 - CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
 - FOUND PK NAIL
 - 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

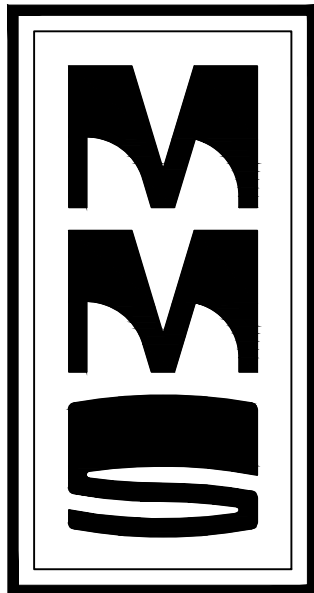
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

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

Date Revision

PRELIMINARY AND FINAL PLAT
AMENDT FIFTH SUBDIVISION

A RESUBDIVISION OF AUDITOR'S
PARCEL 2023003 AND LOT 1,
AMENDT SECOND SUBDIVISION
LOCATED IN THE E 1/2 OF THE SE 1/4
OF SEC. 11-T80N-R6W OF THE 5TH P.M.,
JOHNSON COUNTY, IOWA

MMS CONSULTANTS, INC.

Date: 1/27/2023

Surveyed by: JRD Field Book No: 1354

Drawn by: MAS Scale: 1" = 100'

Checked by: GDM, MAS Sheet No: 1

Project No: 3468-004

of: 1

PREPARED BY AND RETURN TO: MMS CONSULTANTS, INC. 1917 S. GILBERT ST. IOWA CITY, IOWA 52240 (319) 351-8282

LOCATION:

A RESUBDIVISION OF AUDITOR'S PARCEL 2023003 AND ALL OF LOT 1 OF AMENDT SECOND SUBDIVISION LOCATED IN THE E 1/2 OF THE SE 1/4 OF SEC. 11-T80N-R6W 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:

BRAD A. AMENDT AND DEBRA A. AMENDT

PROPRIETORS OR OWNERS:

BRAD A. AMENDT AND DEBRA A. AMENDT

DATE OF SURVEY:

DECEMBER 20, 2022

DOCUMENT RETURN INFORMATION:

LAND SURVEYOR

BRADLEY R. GUNNELLS & JULIE A. GUNNELLS

LOT 2, COOPER'S FIRST ADDITION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 36, PAGE 51 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

TODD J. RUDEN &
BRIDGED M. RUDEN

JOHN GLICK

LOT 1, COOPER'S FIRST ADDITION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 36, PAGE 51 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

TODD J. RUDEN &
BRIDGED M. RUDEN

POINT OF BEGINNING
(NW CORNER LOT 1)

OUTLOT "A"
(AGRICULTURAL
OUTLOT)
AREA = 3.98 ACRES

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

FOUND 5/8" REBAR

AMENDT PLAT OF SURVEY
AUDITOR'S PARCEL 2023003
JOHNSON COUNTY, IOWA AS
RECORDED IN PLAT BOOK 57,
PAGE 266 IN THE RECORDS
OF THE JOHNSON COUNTY
RECORDER'S OFFICE

BRAD A. AMENDT &
DEBRA A. AMENDT

NE 1/4 SE 1/4
SEC. 11-T80N-R6W

SE 1/4 SE 1/4
SEC. 11-T80N-R6W

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

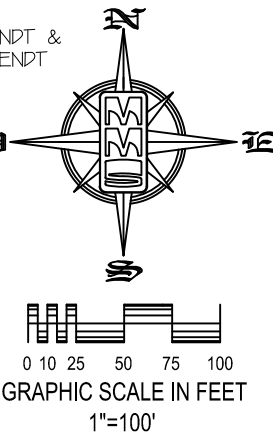
LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

LOT 1, AMENDT SECOND SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 33, PAGE 316 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE



LOT 1, AMENDT FOURTH SUBDIVISION
JOHNSON COUNTY, IOWA AS RECORDED
IN PLAT BOOK 58, PAGE 39 IN THE
RECORDS OF THE JOHNSON COUNTY
RECORDER'S OFFICE

BRAD A. AMENDT &
DEBRA A. AMENDT

FOUND 5/8" REBAR WITH
YELLOW, PLASTIC
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

FOUND 5/8" REBAR
CAP NO. 8165

Line #	Direction	Length
L1	N22°56'30"W	22.59'
L2	N53°24'55"W	56.92'
L3	S36°54'33"W	40.00'
L4	N53°13'50"W	56.96'
L5	N23°05'08"W	37.35'

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	30°33'32"	50.54'	98.68'	185.02'	97.52'	N38°08'53"W
C2	30°27'23"	61.26'	119.61'	225.02'	118.21'	N38°11'29"W
C3	34°20'03"	25.33'	49.14'	82.00'	48.41'	S63°19'20"W
C4	8°47'21"	3.23'	6.44'	42.00'	6.44'	S77°03'46"W

A) AUDITOR'S PARCEL 2023003
(BOUNDARY LINE ADJUSTMENT)
JOHNSON COUNTY, IOWA AS
RECORDED IN PLAT BOOK 46, PAGE 235
IN THE RECORDS OF THE JOHNSON
COUNTY RECORDER'S OFFICE



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

May 10, 2023

Mr. Josh Busard
Johnson County Planning Development & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Amendt Fifth Subdivision Preliminary & Final Plat

Dear Josh,

On behalf of Brad and Debra Amendt we are filing a Preliminary and Final Plat of Amendt Fifth Subdivision. This is a resubdivision of their property described as Auditor's Parcel 2023003 and Lot 1 of Amendt Second Subdivision, located in the E 1/2 of the SE 1/4 of Section 11-T80N-R6W of the 5th P.M., Johnson County, Iowa.

The historical lot with the house has been rezoned to R-Residential and platted as Lot 1. It will continue to use the existing well and septic system. Outlot "A" surrounding the historic residential lot will contain other outbuildings. Outlot "B" is a preservation outlot to protect the steep slopes and timber area. Outlot "C", a general outlot, will be utilized for a future building for the owner's use. Access to the lots will continue to be from Sugar Bottom Road NE by way of Amendt Ct NE.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mark A. Stein".

Mark A. Stein, PLS

T:\3468\3468-004\3468-004L4.docx

T:\3468\3468-004\3468-004L4.docx

Office Use Only	3/20/23 Date Filed	PDS-23-28347 Application Number
--------------------	-----------------------	------------------------------------



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: Residential subdivision
 Street Address or Layman's Description: 2580 Sugar Bottom Road NE, Solon, IA
 Parcel Number(s): 0711402002

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Brad Amendt bamendt@southslope.net
 Name of Applicant Applicant Email Address
 319-333-6033

Applicant Phone

PO Box 1996 Iowa City
 Name of Owner (if different) Owner Email Address
 Owner Mailing Address (include City, State, Zip)

[Signature] 3/16/2023
 Applicant Signature Date

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT** ☐ DENY

[Signature] 3/21/2023
 ADMINISTRATIVE OFFICER DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

LSS A waiver request fee of \$50 due at time of submittal.

LSS A written narrative explaining the request.

Office Use Only	3/20/23 Date Filed	PDS-23-28347 Application Number
--------------------	-----------------------	------------------------------------



JOHNSON COUNTY, IOWA
REQUEST FOR WAIVER: Storm-water Management Requirements

Type of Development Application: Residential subdivision
 Street Address or Layman's Description: 2580 Sugar Bottom Road NE, Solon, IA
 Parcel Number(s): 0711402002

A written narrative explaining justification for granting this waiver request should be attached hereto.

The undersigned hereby requests waiver from the Stormwater Management Ordinance requirements of the Johnson County Unified Development Ordinance in connection with this project, and 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 waiver 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.

Brad Amendt
 Name of Applicant
319-333-6033
 Applicant Phone

bamendt@southslope.net
 Applicant Email Address

PO Box 1996 Iowa City
 Owner Mailing Address (include City, State, Zip)

3/16/2023
 Date

[Signature]
 Applicant Signature

ADMINISTRATIVE OFFICER'S DECISION: ☐ APPROVE ☒ WITH BUILDING PERMIT** ☐ DENY

[Signature]
 ADMINISTRATIVE OFFICER

3/21/2023
 DATE

**Sediment and Erosion control, and Stormwater Management compliance will not be required with this development application, but will be required with any future building permits on this site.

Initial each item below to confirm that you are aware of the submittal requirements for a waiver request application to be considered complete.

LSS A waiver request fee of \$50 due at time of submittal.

LSS A written narrative explaining the request.

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.

Application Fee (varies based on nature of application) is due at the time of submittal.

A brief letter of intent explaining the application and describing road, well, septic, etc.

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 signed certificate of the Auditor approving the subdivision name.

Resolution Affirming the Stability of the Road System (signed and notarized).

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.

For subdivisions that propose to create a new access or upgrade an existing access to a public county road: a copy of an approved ROW Permit (Access Permit) from Johnson County Secondary Roads.

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.

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 (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 2017 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.

Adjacent Property Owners List
Amendt Fifth Subdivision
Within 500'
MMS Project #3468-004

BRAD A & DEBRA A AMENDT
PO BOX 1996
IOWA CITY, IA 52244-1996

BRADLEY R & JULIE A GUNNELLS
2540 SUGAR BOTTOM RD NE
SOLON, IA 52333

DIAMOND K PROPERTIES LLC
536 SCOTT PARK DR
IOWA CITY, IA 52245

JAMES W & BETH E PETERSON
309 N 7TH AVE
IOWA CITY, IA 52245

JOHN GLICK
2570 SUGAR BOTTOM RD NE
SOLON, IA 52333

SEAN M MCCARTY & MUNDI A
MCCAR
2571 SUGAR BOTTOM RD NE
SOLON, IA 52333

THOMAS J & PATRICIA L STRUVE
2588 SUGAR BOTTOM RD NE
SOLON, IA 52333

TODD J & BRIDGID M RUDEN
2574 SUGAR BOTTOM RD
SOLON, IA 52333



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

Environmental Specialists

Landscape Architects

Land Planners

Land Surveyors

Civil Engineers

May 10, 2023

Mr. Josh Busard
Johnson County Planning Development & Sustainability Dept.
913 S. Dubuque St, Suite 204
Iowa City, IA 52240

RE: Amendt Fifth Subdivision Preliminary & Final Plat

Dear Josh,

On behalf of Brad and Debra Amendt we are filing a Preliminary and Final Plat of Amendt Fifth Subdivision. This is a resubdivision of their property described as Auditor's Parcel 2023003 and Lot 1 of Amendt Second Subdivision, located in the E 1/2 of the SE 1/4 of Section 11-T80N-R6W of the 5th P.M., Johnson County, Iowa.

The historical lot with the house has been rezoned to R-Residential and platted as Lot 1. It will continue to use the existing well and septic system. Outlot "A" surrounding the historic residential lot will contain other outbuildings. Outlot "B" is a preservation outlot to protect the steep slopes and timber area. Outlot "C", a general outlot, will be utilized for a future building for the owner's use. Access to the lots will continue to be from Sugar Bottom Road NE by way of Amendt Ct NE.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mark A. Stein".

Mark A. Stein, PLS

T:\3468\3468-004\3468-004L4.docx

T:\3468\3468-004\3468-004L4.docx

RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM

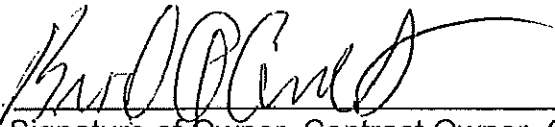
Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the Iowa Code, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.



Signature of Owner, Contract Owner, Option Purchaser

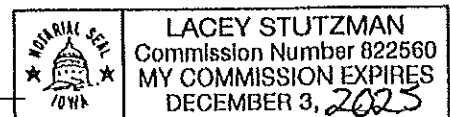
2580 Sugar Bottom Road NE, Solon, IA

Address and Phone Number

Subscribed and sworn to before me on this 1st day of February, 2023.



Notary Public, in & for the State of Iowa.



Prepared by and return to: Craig N. Willis 122 South Linn Street Iowa City, IA 52240 319/338-9222

**CERTIFICATE OF COUNTY AUDITOR
JOHNSON COUNTY, IOWA**

I, Travis Weipert, the Johnson County Auditor, hereby approve of AMENDT FIFTH SUBDIVISION, Johnson County, Iowa, as a succinct and unique name for the subdivision containing the following described real estate located in Johnson County, Iowa:

AUDITOR'S PARCEL 2023003 AND ALL OF LOT 1, AMENDT SECOND SUBDIVISION, LOCATED IN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 80 NORTH, RANGE 6 WEST OF THE 5TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, AMENDT SECOND SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 33, PAGE 316 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S73°10'18"E, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 600.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S55°33'00"W, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 183.15 FEET; THENCE S54°53'31"E, ALONG SAID EASTERLY LINE, 158.15 FEET; THENCE S09°03'41"E, ALONG SAID EASTERLY LINE, 595.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S71°56'39"W, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 250.51 FEET; THENCE SOUTHWESTERLY, 6.44 FEET, ALONG SAID SOUTHERLY LINE AND AN ARC OF A 42.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE 6.44 FOOT CHORD BEARS S77°03'46"W; THENCE SOUTHWESTERLY, 49.14 FEET, ALONG SAID SOUTHERLY LINE, AND AN ARC OF AN 82.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 48.41 FOOT

CHORD BEARS S63°19'20"W, TO THE MOST EASTERLY CORNER OF AUDITOR'S PARCEL 2023003, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 66, PAGE 235 IN SAID RECORDER'S OFFICE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF AMENDT CT. NE (A PRIVATE ROAD); THENCE S36°54'33"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 40.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID AUDITOR'S PARCEL 2023003; THENCE N53°13'50"W, ALONG THE WESTERLY LINE OF SAID AUDITOR'S PARCEL 2023003, A DISTANCE OF 56.96 FEET; THENCE NORTHWESTERLY, 119.61 FEET, ALONG SAID WESTERLY LINE AND AN ARC OF A 225.02 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE 118.21 FOOT CHORD BEARS N38°11'29"W; THENCE N23°05'08"W, ALONG SAID WESTERLY LINE, 37.35 FEET TO THE NORTHWEST CORNER OF SAID AUDITOR'S PARCEL 2023003, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE S87°15'28"W, ALONG SAID SOUTHERLY LINE, 186.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°55'53"W, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 578.58 FEET, TO THE NORTHEAST CORNER OF LOT 2, COOPER'S FIRST ADDITION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 36, PAGE 51 IN SAID RECORDER'S OFFICE; THENCE N00°53'09"W, ALONG SAID WESTERLY LINE, 358.40 FEET TO THE **POINT OF BEGINNING**, CONTAINING 11.78 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Trans Wap 4 by Tr Davis Deputy

TRAVIS WEIPERT, Johnson County Auditor

5/4/23

Date

(seal)

