

PRICE SURVEYING, INC.
 BOX 1352
 MASON CITY, IOWA

Reg. L. S. No. 3961
 May 10, 1974

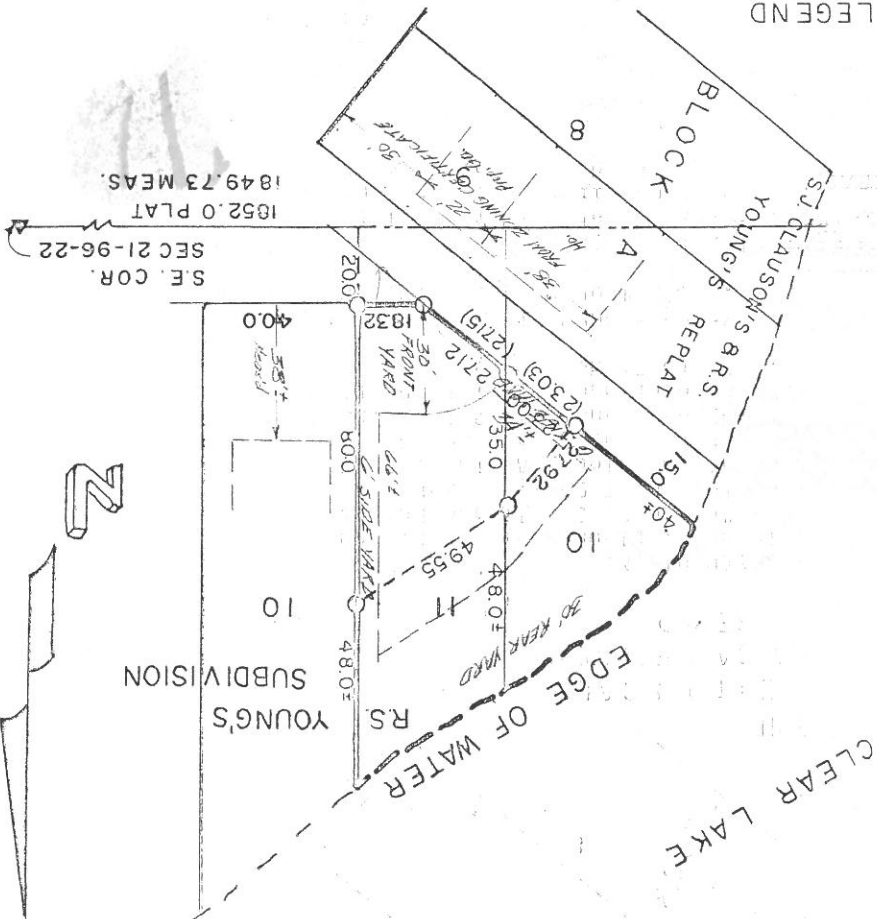
William R. Price
 William R. Price

CERTIFICATION:
 I hereby certify that this map, plat, report or survey was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Lot 11 in Young's Subdivision of the West 1/3 of Lot 1 in Section 21, T 96 N, R 22 W of the 5th P.M., Cerro Gordo County, Iowa.

SURVEY DESCRIPTION:
 Lot 10 in S. J. Clausen and R. S. Young's Replat of Lots 15 and 16, Block "D" in S. J. Clausen Replat of Government Lots 1, 2, and 3, in Section 28, T 96 N, R 22 W of the 5th P.M., Cerro Gordo County, Iowa, and all of Block "A" in R. S. Young's Replat of a portion of Section 28-96-22, and Lot 12 in R. S. Young's Subdivision of the West 1/3 of Government Lot 1 in Section 21, T 96 N, R 22 W of the 5th P.M., Cerro Gordo County, Iowa.

LEGEND
 SCALE = NO SCALE
 IRON T-BAR FOUND = O
 POINT SET = O



6500 D7

425-8181
 424-3378

Tel Pappajohn: M: 952-465-4527
O: 421-8000

received
10-22-18

PETITION TO VACATE PLATTED PUBLIC STREET AND/OR ALLEY

TO THE PLANNING & ZONING COMMISSION AND BOARD OF SUPERVISORS OF
CERRO GORDO COUNTY, IOWA:

The undersigned ask that a street and/or alley 15' feet wide, commencing at

see attached

and running thence _____

and terminating at _____

be vacated.

The following information is attached to this petition:

- A plat showing the location of the street and/or alley to be vacated.
- Filing fee in the amount of \$100. (Check made payable to Cerro Gordo County)

By filing this petition, the undersigned land owner(s) certify and/or agree to the following:

- There are no building encroachments on the street and/or alley to be vacated.
- There are building encroachments on the street and/or alley to be vacated, and a detailed survey showing the encroachments is attached.
- Public utility easements exist and if the street and/or alley is vacated, we will provide the utility company with a private easement.

PROPRIETOR: CERRO GORDO COUNTY
SURVEY FOR: ARISTOTLE PAPPAJOHN
SURVEYOR: JOSEPH A. SNETHEN, PLS #23133
PREPARED BY CLAPSADDLE-GARBER ASSOCIATES, INC.
& RETURN TO: 511 BANK ST., WEBSTER CITY, IA. 50595
 PH: 515-832-1876 FAX: 515-832-1932
 WWW.CGACONSULTANTS.COM

LEGAL DESCRIPTIONS:

PARCEL LETTER 'A'

County Auditor's Parcel Letter 'A' located in S. J. Clausen and R. S. Young's Replat of Lots Fifteen (15) and Sixteen (16) in Block "D" in S. J. Clausen's Replat of Government Lots One (1), Two (2) and Three (3), in Section Twenty-eight (28), Township Ninety-six (96) North, Range Twenty-two (22) West of the 5th P.M., all of Block "A" in R.S. Young's Replat of a Portion of Government Lot One (1) and Lots Seven (7) and Eight (8) in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Twenty-eight (28), Township Ninety-six (96) North, Range Twenty-two (22) West of the 5th P.M., and Lot Twelve (12) in R. S. Young's Subdivision of the West One-third (W/3) of Government Lot One (1) in Section Twenty-one (21), Township Ninety-six (96) North, Range Twenty-two (22) West of the 5th P.M.; in Cerro Gordo County, Iowa more particularly described as follows:

Beginning at the South Corner of Lot 9 of said S. J. Clausen and R. S. Young's Replat; thence North 39°35'29" East, 15.31 feet along the northeasterly extension of the southeast line of said Lot 9 to the southeasterly extension of the northeast right of way line of a platted 15 feet wide street from said S. J. Clausen and R. S. Young's Replat (also being the southeasterly extension of the southerly line of Lot 10 of said S. J. Clausen and R. S. Young's Replat); thence North 51°30'57" West, 24.46 feet along said southeasterly extension to a southerly extension of the east line of Lot 11 of said R. S. Young's Subdivision of the West One-third of Government Lot One; thence North 00°28'15" West, 14.38 feet along said southerly extension to the Southeast Corner of said Lot 11; thence South 89°51'38" West, 17.92 feet along the south line of said Lot 11 to said northeast right of way line of said platted street; thence North 51°30'57" West, 51.23 feet along said northeast right of way line of said platted street; thence South 42°36'57" East, 98.81 feet to the point of beginning, containing 0.02 acres existing right of way. Subject to easements.

Note: For the purposes of this survey, the south line of Lot 10 of said R. S. Young's Subdivision of the West One-third of Government Lot One was determined to bear South 89°51'38" West using GPS.

PARCEL LETTER 'B'

County Auditor's Parcel Letter 'B' located in S. J. Clausen and R. S. Young's Replat of Lots Fifteen (15) and Sixteen (16) in Block "D" in S. J. Clausen's Replat of Government Lots One (1), Two (2) and Three (3), in Section Twenty-eight (28), Township Ninety-six (96) North, Range Twenty-two (22) West of the 5th P.M., all of Block "A" in R. S. Young's Replat of a Portion of Government Lot One (1) and Lots Seven (7) and Eight (8) in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Twenty-eight (28), Township Ninety-six (96) North, Range Twenty-two (22) West of the 5th P.M., and Lot Twelve (12) in R.S. Young's Subdivision of the West One-third (W/3) of Government Lot One (1) in Section Twenty-one (21), Township Ninety-six (96) North, Range Twenty-two (22) West of the 5th P.M.; in Cerro Gordo County, Iowa more particularly described as follows:

Beginning at the South Corner of Lot 9 of said S. J. Clausen and R. S. Young's Replat; thence North 50°00'22" West, 59.10 feet along the northeasterly line of said Lot 9; thence North 51°28'52" West, 68.7 feet more or less along said northeasterly line to a point on the high water line of Clear Lake (said point also being the North Corner of said Lot 9; thence Northeasterly, 13.8 feet more or less along said high water line to the West Corner of Lot 10 of said S. J. Clausen and R. S. Young's Replat; thence South 51°30'57" East, 30.4 feet more or less along the south line of said Lot 10 (also being the northeast right of way line of a platted 15 feet wide street from said S. J. Clausen and R. S. Young's Replat); thence South 42°36'57" East, 98.91 feet to the point of beginning, containing 0.03 acres existing right of way more or less. Subject to easements.

Note: For the purposes of this survey, the south line of Lot 10 of said R. S. Young's Subdivision of the West One-third of Government Lot One was determined to bear South 89°51'38" West using GPS.

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.

PRELIMINARY

Monument Symbols are Orientated to the North

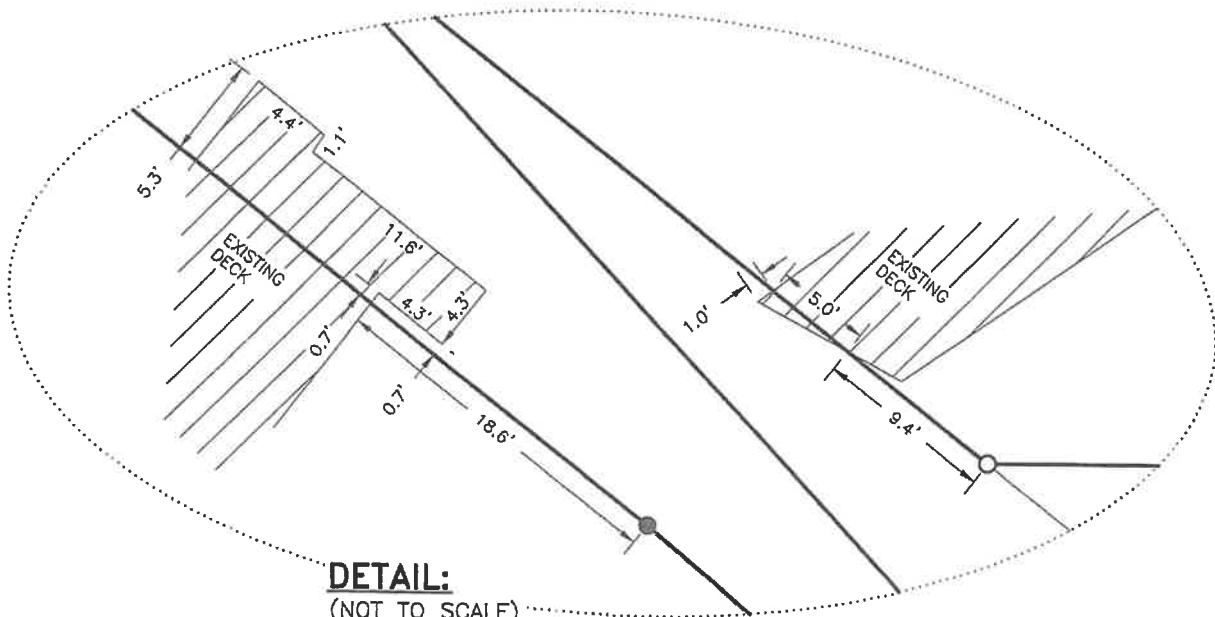
- ▲ ½"Ø Iron Pin
- 1"Ø Iron Axle
- 1½" O.D. Iron Pipe
- ⊙ Iron 'T' Bar Monument
- ★ ¾"Ø Yellow Capped Iron Rerod (#3981)

Found

(THESE NOTES BEING TAKEN FROM THE ORIGINAL SURVEY RECORDS. THESE RECORDS MAY OR MAY NOT BE
 DUPLICATES OF THOSE AVAILABLE IN PUBLIC RECORDS)
 BOB HOLZE FIELD BOOK C3 PAGE 28
 BOB HOLZE MISCELLANEOUS FILE 115 AND 92
 BOB HOLZE PLAT #831A, #842A AND #869

2. MONUMENT SHOWN, 0.4' DEEP. SET 1 3/4" O.D. X 0.6' ALUMINUM CAPPED IRON PIPE (#23133), FLUSH OVER MONUMENT SHOWN.
3. MONUMENT SHOWN, 0.8' DEEP. SET 3/4" Ø X 0.7' LIGHT BLUE CAPPED IRON REROD (#23133), 0.1' DEEP IN MONUMENT SHOWN.
4. MONUMENT SHOWN, 1.4' DEEP. SET 3/4" Ø X 1.7' LIGHT BLUE CAPPED IRON REROD (#23133), 0.3' EXPOSED ON MONUMENT SHOWN.
5. THE ORIGINAL PLATTING OF S.J. CLAUSEN AND R.S. YOUNG'S REPLAT GRAPHICALLY SHOW THAT LOT 10 AND LOT 11 ARE FURTHER EAST AND SOUTH. FIELD MEASUREMENTS AND OTHER HISTORICAL SURVEYS (SEE NOTE 1) SUBSEQUENTLY SHOW AND PROVE THAT SAID PLATTING IS GRAPHICALLY INCORRECT AND THERE IS NO PHYSICAL WAY FOR THE ADDITIONAL LOT SPACE. THE REPLAT DOES NOT CALL OUT THAT LOT 11 OF R.S. YOUNG'S SUBDIVISION IS PART OF THE S.J. CLAUSEN AND R.S. YOUNG'S REPLAT. BOTH COUNTY ENGINEER'S FIELD BOOK 333 PAGES 20-23 AND UNRECORDED BOB HOLZE PLAT #869 PRODUCED A SURVEY IN THE SAME MANOR AS THIS SURVEY. I ATTEMPTED TO RETRACE ALONG THE SECTION LINE RUNNING EAST AND FOUND NO MAJOR ADDITIONAL ERRORS IN THE HISTORICAL SURVEYS AND PLATTING ASIDE FROM THOSE KNOWN AND ACCOUNTED FOR (I.E. THERE BEING THE EXTRA 14'± ON THE EAST SIDE OF LOT 1 OF S.J. CLAUSEN SUBDIVISION OF EAST 1/2 OF LOT 1). ALSO THERE HAS BEEN LONG STANDING POSSESSION AND OCCUPATION IN LOTS 9 AND 10 OF THE REPLAT AND LOT 11 OF YOUNG'S. IT IS MY OPINION THAT THE ORIGINAL PLATTING OF THE REPLAT WAS GRAPHICALLY DRAWN INCORRECTLY AND THE PHYSICAL LAND NEVER WAS AVAILABLE AND HOW THE LAND IS MONUMENTED, OCCUPIED, AND POSSESSED NOW IS CORRECT.
6. FOUND IRON 'T' BAR MONUMENT, 0.5' EXPOSED N84°04'00"E, 3.10' FROM MONUMENT SHOWN AT TRUE CORNER.

PRELIMINARY



DETAIL:
(NOT TO SCALE)

R.S. YOUNG'S SUBDIVISION
OF WEST 1/3 OF GOV LOT 1

EDGE OF HIGH WATER LINE AND
WATER ON 9-26-18

SEE NOTE 6

125.4'±

N00°28'15"W 119.40'

LOT 10
(SEE NOTE 5)

LOT 11
(SEE NOTE 5)

LOT 10

NORTHEASTERLY
13.8'±

S51°30'57"E
30.4'±

PARCEL LETTER 'B'
R.O.W. - 0.03 AC.±

MEANDER LINE -
N57°10'39"E 14.49'

N51°28'52"W 68.7'±

N51°30'57"W 51.23'

EXISTING DECK

EXISTING DECK

SEE DETAIL
PAGE 3

LOT 9

SEE NOTE 4

SEE NOTE 5

S89°51'38"W
17.92'

P40'

S89°51'38"W M39.83'

N00°28'15"W
14.38'

23.04'

N51°30'57"W

PARCEL LETTER 'A'
R.O.W. - 0.02 AC.

N51°30'57"W
24.46'

SEE NOTE 3

LOT 8

POINT OF BEGINNING
PARCEL LETTERS 'A' AND 'B'
(SEE NOTE 2)

N39°35'29"E
M15.31'
R15.8'

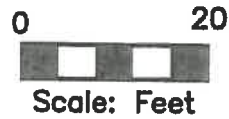
S.J. CLAUSEN AND
R.S. YOUNG'S REPLAT

P40'

S. LINE BLOCK A R.S. YOUNG
ADDITION (PER COUNTY ENGINEER'S
FIELD BOOK 333 PAGE 20)

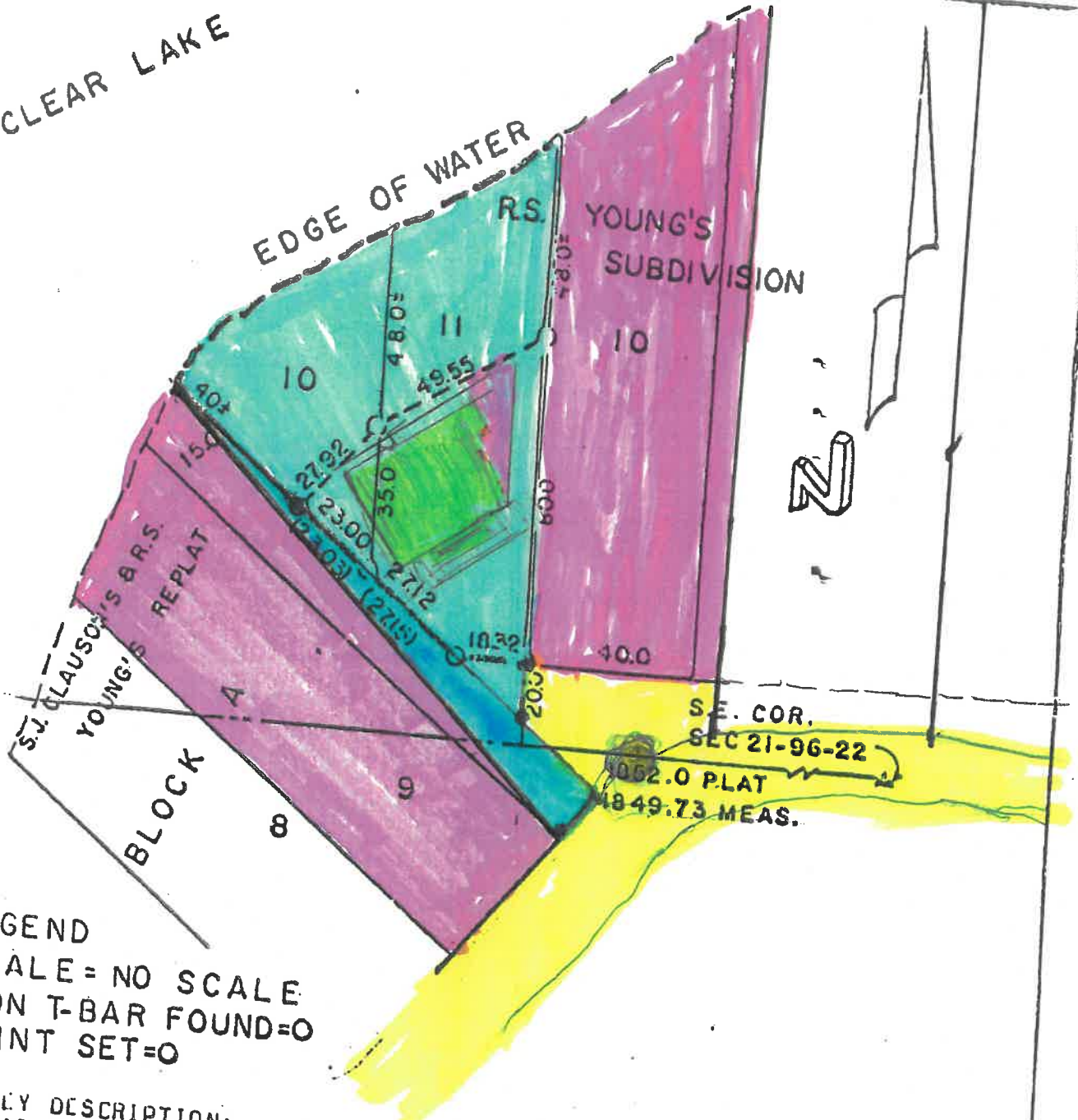
SW CORNER LOT 7
S.J. CLAUSEN'S AND
R.S. YOUNG'S REPLAT

N39°35'29"E M279.47' P280'
119.48' P120'



CLEAR LAKE

EDGE OF WATER



LEGEND

SCALE = NO SCALE

IRON T-BAR FOUND = O

POINT SET = O

SURVEY DESCRIPTION:

Lot 10 in S. J. Clausen and R. S. Young's Replat of Lots 1, 2, and 3, in Block "D" in S. J. Clausen Replat of Government Lots 1, 2, and 3, in Section 28, T 96 N, R 22 W of the 5th P.M., Cerro Gordo County, Iowa, and all of Block "A" in R. S. Young's Replat of a portion of Government Lot 1 and Lots 7 and 8 in the NE 1/4 of the NE 1/4 of said Section 28-96-22, and Lot 12 in R. S. Young's Subdivision of the West 1/3 of Government Lot 1 in Section 21, T 96 N, R 22 W of the 5th P.M., Cerro Gordo County, Iowa.

Lot 11 in Young's Subdivision of Government Lot 1 in Section 21, T 96 N, R 22 W of the 5th P.M., Cerro Gordo County, Iowa.

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OF WEST 1/3 OF GOV LOT 1

EDGE OF HIGH WATER LINE AND
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SEE NOTE 6

LOT 10
(SEE NOTE 5)

LOT 11
(SEE NOTE 5)

LOT 10

N00°28'15"W 119.40'

NORTHEASTERLY
13.8'±

S51°30'57"E
30.4'±

PARCEL LETTER 'B'
R.O.W. - 0.03 AC.±

MEANDER LINE -
N57°10'39"E 14.49'

N51°28'52"W
68.7'±

N51°30'57"W 51.23'

EXISTING DECK

EXISTING DECK

S42°36'57"E 98.81'

S89°51'38"W
17.92'

P40'

S89°51'38"W M39.83'

SEE DETAIL
PAGE 3

SEE NOTE 4

LOT 9

N00°28'15"W
14.38'

PARCEL LETTER 'A'
R.O.W. - 0.02 AC.

N51°30'57"W
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SEE NOTE 3

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POINT OF BEGINNING
PARCEL LETTERS 'A' AND 'B'
(SEE NOTE 2)

N39°35'29"E
M15.31'
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LOT 8

S.J. CLAUSEN AND
R.S. YOUNG'S REPLAT

S. LINE BLOCK A R.S. YOUNG
ADDITION (PER COUNTY ENGINEER'S
FIELD BOOK 333 PAGE 20)

SW CORNER LOT 7
S.J. CLAUSEN'S AND
R.S. YOUNG'S REPLAT

119.48' P120'
N39°35'29"E M279.47' P280'

0 20

Scale: Feet



PLAT OF SURVEY

INDEX LEGEND

LOCATION: PARCEL LETTERS 'A' AND 'B' IN S.J. CLAUSEN'S AND R.S. YOUNG'S REPLAT AND R.S. YOUNG'S SUBDIVISION OF THE W $\frac{1}{2}$ OF GOV'T LOT 1, BOTH IN SECTIONS 21 & 28, TOWNSHIP 96 NORTH, RANGE 22 WEST IN CERRO GORDO COUNTY, IOWA

PROPRIETOR: CERRO GORDO COUNTY

SURVEY FOR: ARISTOTLE PAPPADOPOULOS

SURVEYOR: JOSEPH A. SNETHEN, PLS #23133

PREPARED BY & RETURN TO: CLAPSADDLE-GARBER ASSOCIATES, INC.
511 BANK ST., WEBSTER CITY, IA. 50595
PH: 515-832-1876 FAX: 515-832-1932
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PRELIMINARY

JOSEPH A. SNETHEN, PLS

Date: _____ License number: 23133
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: 1, 2, & 3

Clapsaddle-Garber Associates, Inc.
Main Office: 18 East Main Street
Marshalltown, Iowa 50155
Ph 841-752-8701
www.cgaconsulants.com

CGA

Monument Symbols are Orientated to the North
▲ 1/2" ϕ Iron Pin
● 1" ϕ Iron Axle
□ 1 1/2" O.D. Iron Pipe
⊖ Iron T' Bar Monument
★ 5/8" ϕ Yellow Capped Iron Rod (#3961)

⊖ 3/4" ϕ x 2.0' Light Blue Plastic Capped Iron Rod (#23133)

P:\78017-AC\CADD\Survey\78017PLAT.dwg

M = Measured Distance or Bearing
P = Plotted Distance or Bearing
R = Record Distance or Bearing
D = Deed Distance or Bearing
G = GLO / PLSS Distance

78017
Page 1 of 3

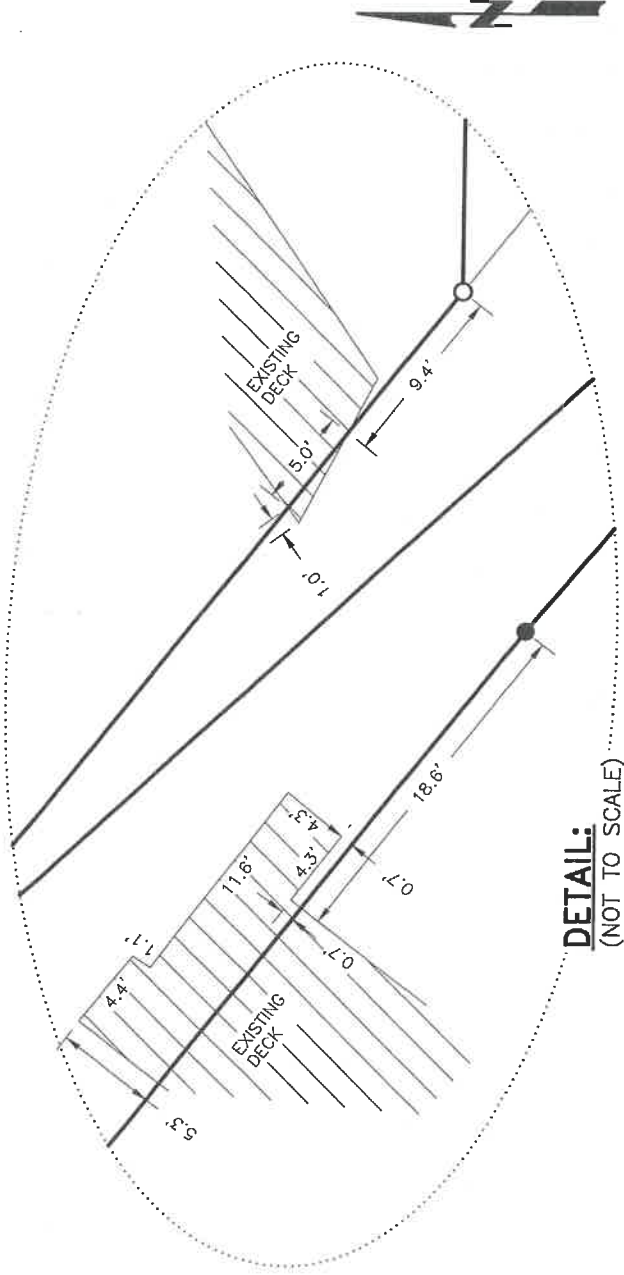
NOTES:

1. FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:
COUNTY ENGINEER'S FIELD BOOK 333 PAGES 20-23
COUNTY RECORDER'S INSTRUMENT #89-8229
COUNTY RECORDER'S PLAT BOOK 3 PAGES 208-211 AND 231-233
COUNTY RECORDER'S PLAT BOOK 2 PAGES 54-55

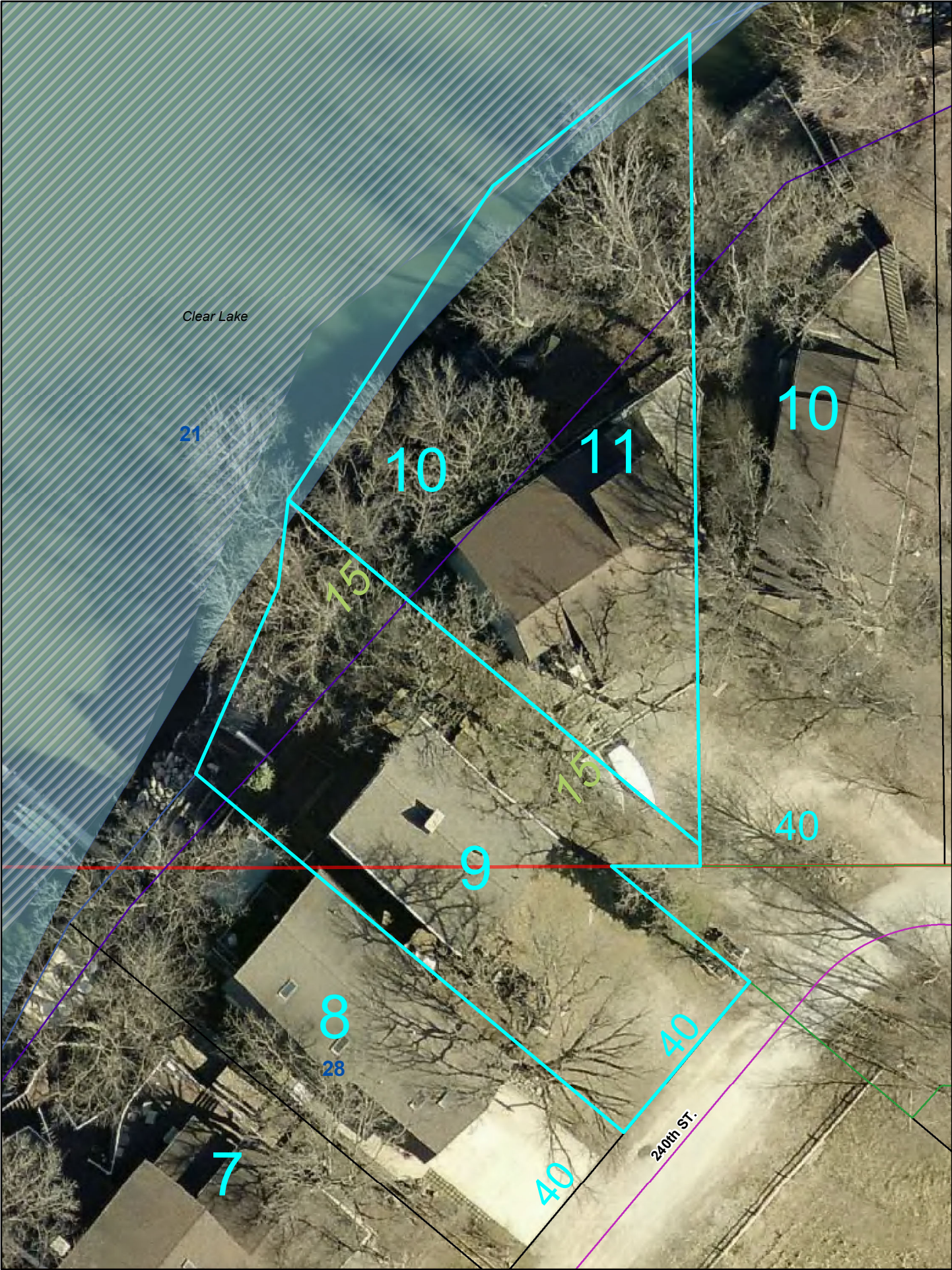
(ITEMS LISTED BELOW ARE FROM PRIVATE INTERNAL CGA RECORDS. THESE RECORDS MAY OR MAY NOT BE DUPLICATES OF THOSE AVAILABLE IN PUBLIC RECORDS)
BOB HOLZE FIELD BOOK C3 PAGE 28
BOB HOLZE MISCELLANEOUS FILE 115 AND 92
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3. MONUMENT SHOWN, 0.8' DEEP. SET 3/4"Ø X 0.7' LIGHT BLUE CAPPED IRON REROD (#23133), 0.1' DEEP IN MONUMENT SHOWN.
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6. FOUND IRON 'T' BAR MONUMENT, 0.5' EXPOSED N84°04'00"E, 3.10' FROM MONUMENT SHOWN AT TRUE CORNER.



DETAIL:
(NOT TO SCALE)



Clear Lake

21

10

11

10

15

16

40

9

8

28

240th ST.

7

40

40

Aristotle Pappajohn and Jodi Kortsha
Public access between 3660 240th Street and 3656 240th Street

Figure 1

Looking northwest along the public access from 240th Street



October 31, 2018, J. Robbins

Figure 2

Looking toward Clear Lake along the public access



October 31, 2018, J. Robbins

Figure 3
Looking at the existing cabin on Lot 9



October 31, 2018, J. Robbins

Figure 4
Looking at the existing house on Lot 10, and also Lot 11 of Young's Subdivision



October 31, 2018, J. Robbins

Figure 5

Looking at the existing rail-ties/deck partially encroaching into the public access



October 31, 2018, J. Robbins

Figure 6

Looking at deck partially encroaching into the public access



October 31, 2018, J. Robbins