

**Beck First Subdivision  
David W. & Catherine S. Beck**

***Figure 1***

Looking at the existing house



April 18, 2023, J. Robbins

***Figure 2***

Looking at the existing chicken coop



April 18, 2023, J. Robbins



**Figure 3**  
Looking north along the west side lot line



April 18, 2023, J. Robbins

**Figure 4**  
Looking south along the west side lot line



April 18, 2023, J. Robbins



**Figure 5**  
Looking north along the west side lot line



April 18, 2023, J. Robbins

**Figure 6**  
Looking south along the west side lot line



April 18, 2023, J. Robbins



**Figure 7**  
Looking at the existing well



April 18, 2023, J. Robbins

**Figure 8**  
Looking at the existing leech field



April 18, 2023, J. Robbins



**LOCHER LAW FIRM**

103 EAST STATE STREET, SUITE 721  
MASON CITY, IA 50401  
TELEPHONE (641) 423-2432  
TELECOPIER (641) 423-2433  
E-MAIL: locherlaw@netconx.net

HUGH H. SHEPARD  
(1876-1970)

ROBERT H. SHEPARD  
(1919-1989)

JAMES J. LOCHER

March 15, 2023

HAND DELIVERED

John Robbins  
Planning and Zoning Administrator  
Cerro Gordo County Courthouse  
Mason City, IA 50401

Re: Beck First Subdivision, Cerro Gordo County, Iowa

Dear Mr. Robbins:

Enclosed are the following documents relating to the Application of our clients David W. Beck and Catherine S. Beck for approval of this Plat:

1. Application for Final Plat (including Final Plat Checklist).
2. Original and fifteen copies of the Final Plat.
3. Our check in the amount of \$200.
4. Surveyor's Certificate.
5. Dedication of Plat.
6. Our Title Opinion.

7. Form of Treasurer's Certificate and current tax statement showing no unpaid taxes on the parcel which includes the Subdivision property. The County Treasurer is out of office until next week and no one else in the office could sign the Certificate. I expect to obtain this early next week and I will provide it to you at that time.

A final enclosure is a separate letter formally requesting waiver of the Preliminary Plat requirement.

Let me know if you need anything else.

Yours very truly,

LOCHER LAW FIRM

JJL:lrs  
Enclosures

cc: David W. Beck and  
Catherine S. Beck  
(By Email)

BY



**LOCHER LAW FIRM**

103 EAST STATE STREET, SUITE 721  
MASON CITY, IA 50401  
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JAMES J. LOCHER

March 15, 2023

HAND DELIVERED

Cerro Gordo County Board of Supervisors  
Cerro Gordo Planning and Zoning  
Cerro Gordo County Courthouse  
Mason City, IA 50401

Re: Beck First Subdivision, Cerro Gordo County, Iowa

Ladies and Gentlemen:

In behalf of my clients David W. Beck and Catherine S. Beck, I hereby request that you waive the preliminary plat requirement in connection with consideration of their Application for Approval of the Plat for this Subdivision.

Yours very truly,

LOCHER LAW FIRM

BY



JJL:lrs

cc: David W. Beck and Catherine S. Beck  
(By Email)



## PLANNING AND ZONING

### Cerro Gordo County Courthouse

220 N Washington Ave      Mason City, IA 50401-3254

John Robbins, Planning and Zoning Administrator

Michelle Rush, Executive Assistant

(641) 421-3075

plz@cgcounty.org

cgcounty.org/planning

### APPLICATION FOR FINAL PLAT

The requirements of the subdivision regulations must be met. Any incomplete application or plat drawings will not be considered by the Planning & Zoning Commission.

Please submit the following materials for plat consideration:

1. Completed Application Form
2. Original drawing and fifteen (15) copies of the Final Plat (Black line)
3. One copy of "Dedication of Plat" and all Certificates
4. Certificate from County Engineer stating plans and specifications for the improvements are acceptable to him and those improvements have been completed.
5. In lieu of final completion of the minimum improvements before the plat is finally approved, the subdivider may post a bond or escrow in accordance with the Cerro Gordo County Subdivision regulations.
6. Completed Checklist
7. When agreed to by the Zoning Administrator, a letter requesting waiver of preliminary plat shall be attached to the final plat documents along with the **\$200 filing fee to cover cost of processing**

Subdivision application is hereby made on the following property generally located at:

Near the City limits on County Road B-20 West off Highway 65.

And legally described as:

LOT ONE (1) EXCEPT NORTH OF THE CREEK, IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP NINETY-SEVEN (97) NORTH, RANGE TWENTY (20) WEST OF THE 5<sup>TH</sup> P.M., ALL IN CERRO GORDO COUNTY, IOWA

Total area in acres: 6.65

Total number of lots: 2

The present zoning classification is: Single Family Residential.

The proposed use is: Residential purposes for new Lot 1A.

☐ This plat is not within two (2) miles of any incorporated city.

☒ This plat lies within two (2) miles of the incorporated city and/or cities of:

Mason City, Iowa

Signed:

  
(Owner or Authorized Agent)


Date: March 14, 2023

Address: 15486 300th Street

Mason City, IA 50401

I (We), David W. Beck and Catherine S. Beck

hereby authorize James J. Locher  
to be my (our) agent in this plat application.

  
Signature of Owner

Date: March 14, 2023



INDEX LEGEND  
LOCATION  
BECK FIRST SUBDIVISION CERRO GORDO  
COUNTY, IOWA BEING PART OF LOT 1  
OF THE SUBD. OF THE SE 1/4 OF THE  
NW 1/4 SEC. 28-T97N-R20W OF THE  
5TH P.M., CERRO GORDO COUNTY, IOWA  
ORDERED BY  
DAVID W. BECK  
CATHERINE S. BECK  
SURVEY REQUESTED BY  
DAVID BECK  
SURVEYOR COMPANY  
STARK SURVEYING INC.  
1622 S. TAFT AVE.  
MASON CITY, IOWA, 50401  
PHONE: 641-423-7947  
RETURN TO:  
BENJAMIN STARK  
1622 S. TAFT AVE.  
MASON CITY, IOWA, 50401

N 1/4 COR.  
SEC. 28-T97N-R20W  
FND. SMN W/ 100T  
SEC COR WASHER  
PER DOC.#2017-1953

PROPERTY OWNER  
DAVID BECK AND CATHERINE BECK  
15486 300TH STREET  
MASON CITY, IOWA, 50401

AREA CALCULATIONS  
TOTAL AREA.....6.65 AC  
- R.O.W. AREA.....0.25 AC  
NET AREA.....6.40 AC  
LOT 1A  
TOTAL AREA.....1.00 AC  
- R.O.W. AREA.....0.09 AC  
NET AREA.....0.91 AC  
LOT 1B  
TOTAL AREA.....5.65 AC  
- R.O.W. AREA.....0.16 AC  
NET AREA.....5.49 AC

MONUMENT TABLE	
NAME	DESCRIPTION
M-1	SW COR. SUBD. SE 1/4 NW 1/4 SEC. 28-T97N-R20W SET MAG NAIL

PROPOSED ZONING R-1  
BUILDING SETBACKS  
FRONT.....50 FT.  
REAR.....50 FT.  
SIDE.....25 FT.

### DESCRIPTION OF RECORD DOC.#0202267

LOT ONE (1) EXCEPT NORTH OF THE CREEK, IN THE SUBDIVISION OF THE  
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF  
SECTION 28, TOWNSHIP 97 NORTH, RANGE 20 WEST OF THE 5TH P.M., ALL IN  
CERRO GORDO COUNTY, IOWA.

THIS PLAT HAS BEEN REVIEWED BY THE PROPER AUTHORITIES. THIS DOCUMENT AS PRESENTED COMPLIES WITH ALL  
COUNTY ORDINANCES AND REGULATIONS

BY: \_\_\_\_\_  
CHAIRMAN BOARD OF SUPERVISORS DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
CHAIRMAN PLANNING & ZONING COMMISSION DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
SECRETARY, PLANNING & ZONING COMMISSION DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
COUNTY AUDITOR DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
COUNTY ENGINEER DATE \_\_\_\_\_  
BY: \_\_\_\_\_  
Mayor, Mason City, Iowa DATE \_\_\_\_\_

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REDBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND TBAR MONUMENT UNLESS NOTED (S) LOT NUMBER
- ▲ FOUND SECTION CORNER AS NOTED (0.00') RECORD MEASUREMENT
- ⊗ SET MAG NAIL

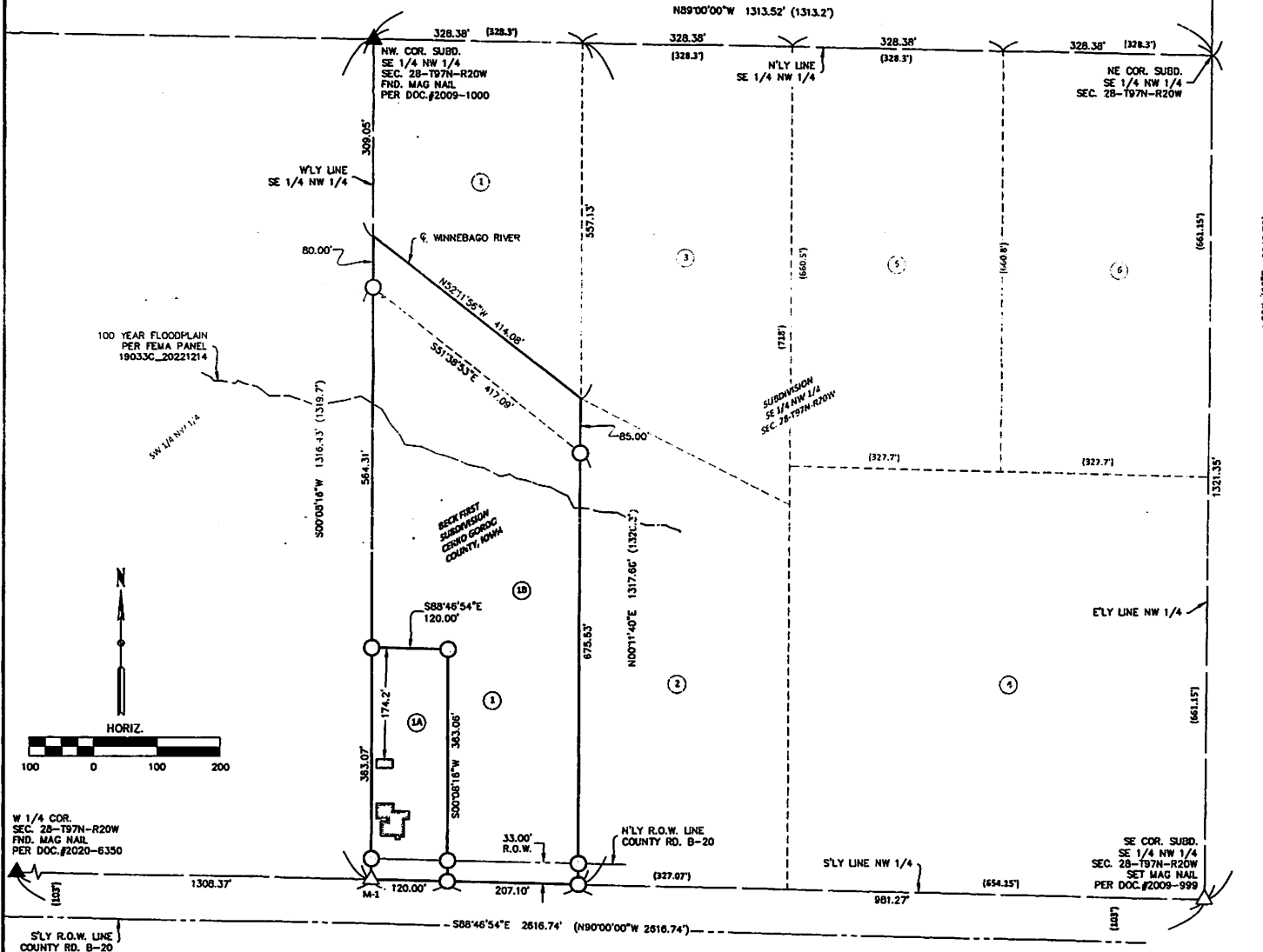


I hereby certify that this land surveying document was prepared and  
the related survey work was performed by me or under my direct  
personal supervision and that I am a duly licensed Land Surveyor under  
the laws of the State of Iowa.  
*Benjamin Stark* 3-10-23  
Benjamin Stark Date  
License number 23709 Sheets covered by this seal: 2  
My license renewal date is December 31, 2023

SCALE: AS SHOWN  
PROJECT NO. 23203  
DRAWN BY: BVS  
CHECKED BY: BVS  
SHEET 1 OF 2

FINAL PLAT  
BECK FIRST SUBDIVISION, CERRO GORDO  
COUNTY, IOWA

STARK SURVEYING  
INC.



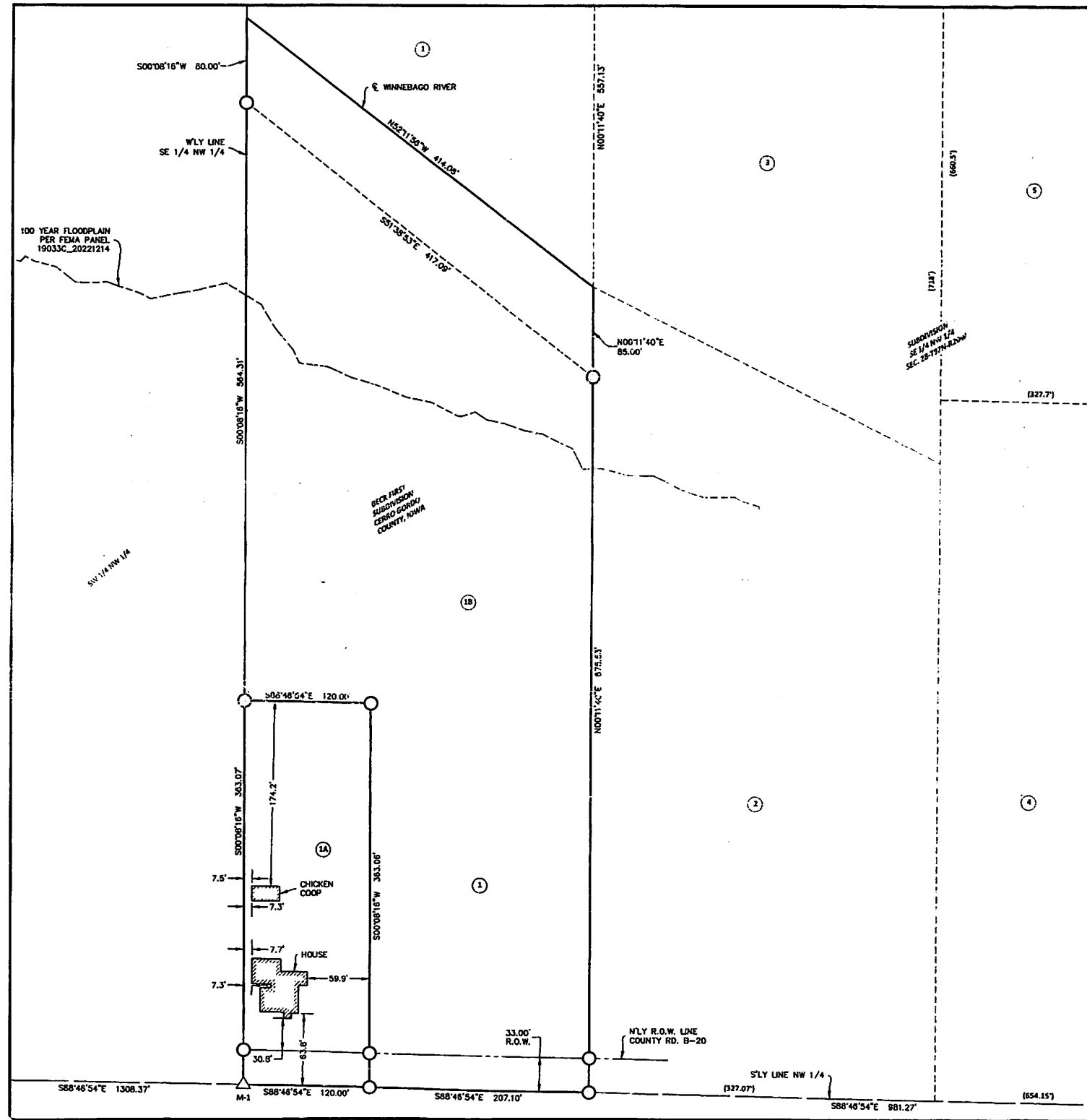
W 1/4 COR.  
SEC. 28-T97N-R20W  
FND. MAG NAIL  
PER DOC.#2020-6350

S'LY R.O.W. LINE  
COUNTY RD. B-20

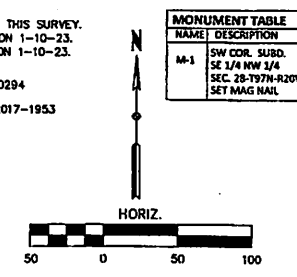
- SURVEYOR'S NOTES:
- 1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
  - 2) THE WATER ELEVATION AT THE NW COR. OF LOT 1B IS 1085.6' ON 1-10-23.
  - 3) THE WATER ELEVATION AT THE NE COR. OF LOT 1B IS 1085.5' ON 1-10-23.
  - 4) SEE SHEET 2 OF 2 FOR 1" = 100' SCALE.

DOCUMENTS USED FOR THIS SURVEY:  
PLATS: BK.2 PG.323, BK.122 PG.042, DOC.#2007-245, DOC.#2005-10294  
DEED: DOC.#0202267  
CERTS: DOC.#2020-6350, DOC.#2009-1000, DOC.#2009-999, DOC.#2017-1953





**SURVEYOR'S NOTES:**  
1) IGPCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.  
2) THE WATER ELEVATION AT THE NW COR. OF LOT 1B IS 1085.6' ON 1-10-23.  
3) THE WATER ELEVATION AT THE NE COR. OF LOT 1B IS 1085.5' ON 1-10-23.  
**DOCUMENTS USED FOR THIS SURVEY**  
PLATS: BK. 2 PG. 323, BK. 122 PG. 642, DOC. #2007-245, DOC. #2005-10294  
DEED: DOC. #2022267  
CERTS: DOC. #2020-6350, DOC. #2009-1000, DOC. #2009-999, DOC. #2017-1953



MONUMENT TABLE	
NAME	DESCRIPTION
M-1	SW COR. SUBD. SE 1/4 NW 1/4 SEC. 28-197N-R20W SET MAG NAIL

THIS PLAT HAS BEEN REVIEWED BY THE PROPER AUTHORITIES. THIS DOCUMENT AS PRESENTED COMPLIES WITH ALL COUNTY ORDINANCES AND REGULATIONS

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN BOARD OF SUPERVISORS

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIRMAN PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY, PLANNING & ZONING COMMISSION

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY AUDITOR

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
Mayor, Mason City, Iowa

LEGEND	
△	SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
○	SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
●	FOUND TBAR MONUMENT UNLESS NOTED (63) LOT NUMBER
▲	FOUND SECTION CORNER AS NOTED (0.00') RECORD MEASUREMENT
⊗	SET MAG NAIL

STARK SURVEYING  
INC.

FINAL PLAT  
BECK FIRST SUBDIVISION, CERRO GORDO  
COUNTY, IOWA

SCALE: AS SHOWN  
PROJECT NO. 23203  
DRAWN BY: BVS  
CHECKED BY: BVS  
SHEET 2 OF 2



**SPACE ABOVE THIS LINE FOR RECORDER**

STATE OF IOWA                   )  
                                     )ss.:                   **DEDICATION OF PLAT**  
COUNTY OF CERRO GORDO      )

David W. Beck and Catherine S. Beck, husband and wife, being the proprietors

and having interests in real estate situated in Cerro Gordo County, Iowa, described as:

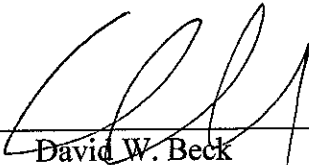
LOT ONE (1) EXCEPT NORTH OF THE CREEK, IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP NINETY-SEVEN (97) NORTH, RANGE TWENTY (20) WEST OF THE 5<sup>TH</sup> P.M., ALL IN CERRO GORDO COUNTY, IOWA

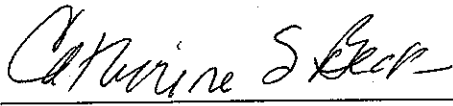
hereby acknowledge that they have caused said real estate to be surveyed and platted for purposes of establishing a subdivision to be known as Beck First Subdivision, Cerro Gordo County, Iowa, and state the Plat of said subdivision, which has been prepared with their free consent and in accordance with their desire, is attached hereto.

Easement is granted and reserved in favor of the City of Mason City, Iowa, and Cerro Gordo County, Iowa, for the free and uninhibited access to all property in the Subdivision for fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities.

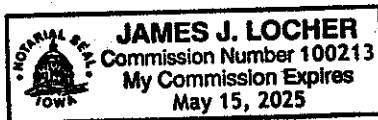



All property in the Subdivision shall be subject to easements of record as shown on the Plat for the Subdivision.

  
David W. Beck

  
Catherine S. Beck

On this 3/20 day of March, 2023, before me, the undersigned, Notary Public in and for the State of Iowa, personally appeared David W. Beck and Catherine S. Beck, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



  
Notary Public in and for Said State

FINAL PLAT BECK FIRST SUBDIVISION,  
CERRO GORDO COUNTY, IOWA

SURVEYOR'S CERTIFICATE

I, BENJAMIN V. STARK, A DULY LICENSED LAND SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF IOWA, DO HEREBY CERTIFY THAT AT THE INSTANCE AND REQUEST OF DAVID BECK, MASON CITY, IOWA, I SURVEYED THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE LOCATED IN , CLEAR LAKE, IOWA, TO WIT:

LOT ONE (1) EXCEPT NORTH OF THE CREEK, IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 97 NORTH, RANGE 20 WEST OF THE 5TH P.M., ALL IN CERRO GORDO COUNTY, IOWA.

FOR THE PURPOSE OF SUBDIVIDING AND PLATTING SAID REAL ESTATE, HENCEFORTH TO BE KNOWN AS BECK FIRST SUBDIVISION CERRO GORDO COUNTY, IOWA, THE PLAT OF WHICH IS ATTACHED HERETO AND MADE A PART OF THIS CERTIFICATE; THAT THE SAID REAL ESTATE WAS SURVEYED BY ME IN JANUARY, 2023 AND STAKED OUT AND PLATTED INTO LOTS AS SHOWN ON SAID PLAT; THAT SAID PLAT SETS FORTH THE BOUNDARIES THEREOF, AND THE SIZE AND DIMENSIONS OF THE LOTS IN ACCORDANCE WITH SAID SURVEY; THAT THE CORNERS OF ALL LOTS ARE MARKED OR ARE TO BE MARKED PRIOR TO FEBRUARY, 2023, WITH 1/2" REBAR MONUMENTS AND CAPS BEARING THE NUMBER 23709, AND ALL DIMENSIONS ON SAID PLAT ARE SHOWN IN FEET AND DECIMALS THEREOF.

IN WITNESS WHEREOF I HAVE HEREUNTO SIGNED MY NAME AND AFFIXED MY SEAL THIS 10 DAY OF MARCH, 2023.

DATE SURVEYED	1-10-23
SCALE:	AS SHOWN
PROJECT NO.:	23203
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



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 Land Surveyor under the laws of the State of Iowa.

*Benjamin Stark*  
Benjamin Stark

*3-10-23*  
Date

License number 23709

Sheets covered by this seal: 1

My license renewal date is December 31, 2023

*STARK  
SURVEYING  
INC.*



Preparer James J. Locher, 103 East State Street, Suite 721, Mason City, IA 50401, (641) 423-2432  
Information Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

### **CERTIFICATE OF CERRO GORDO, IOWA, TREASURER**

I, Nikki Fessler, Cerro Gordo County, Iowa, Treasurer, hereby certify that the following described real estate constituting Beck First Subdivision, Cerro Gordo County, Iowa, is free from certified taxes and certified special assessments:

LOT ONE (1) EXCEPT NORTH OF THE CREEK, IN THE SUBDIVISION OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-EIGHT (28), TOWNSHIP NINETY-SEVEN (97) NORTH, RANGE TWENTY (20) WEST OF THE 5<sup>TH</sup> P.M., ALL IN CERRO GORDO COUNTY, IOWA

(Reference Parcel No. 03-28-177-001-00).

Date: March 20, 2023.

  
Nikki Fessler, Cerro Gordo County Treasurer

Preparer James J. Locher, 103 East State Street, Suite 721, Mason City, IA 50401, (641) 423-2432  
Information Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE FOR RECORDER

**APPROVAL OF SUBDIVISION PLAT  
CERRO GORDO AUDITOR**

**RE: BECK FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA**

Pursuant to Iowa Code Sections 354.6(2) and 354.11(e), the Cerro Gordo County Auditor has reviewed the above subdivision name or title and hereby approves the same.

Date: March 20<sup>th</sup>, 2023.

Signed:

Jandy Shonka Liputz  
Cerro Gordo County Auditor





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CH B20 300TH ST