

Carol J. Boehlje
4317 Olive Ave
Figure 1

Looking at the house from Olive Avenue



August 2024, T. Meyer

Figure 2
Looking at the grain bins



August 2024, T. Meyer

Figure 3
Looking at machine sheds



August 2024, T. Meyer

Figure 4
Looking at South lot line marker



August 2024, T. Meyer

received
7-23-24

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

CANDI J BOEHJE
4317 OLIVE AVE
ROCKWELL, IA 50469 512-0628

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is A1

Proposed zoning district for described property A2.

Reasons for re-zoning:

Selling the acreage.

Name and Addresses of the owners of all properties lying within five hundred (500) feet of any part of the property proposed to be changed are as follows:

Cody Blackdeer
4628 Olive Ave
Rockwell, IA 50469

An official survey by a Registered Land Surveyor is attached.

This property is developed and a plat, developed by a Registered Land Surveyor, is attached which shows the location of all buildings on the site along with all dimensions and distances.

This property is undeveloped and a rough draft or schematic drawing of the area is attached.

Other information is also attached which may be pertinent to this request.

Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

I (We) grant to the Planning & Zoning staff, members of the Planning & Zoning Commission and Board of Supervisors permission to enter onto the described property for review purposes.

7-23-2024
Date

Carol J Bookings
Owner's Signature

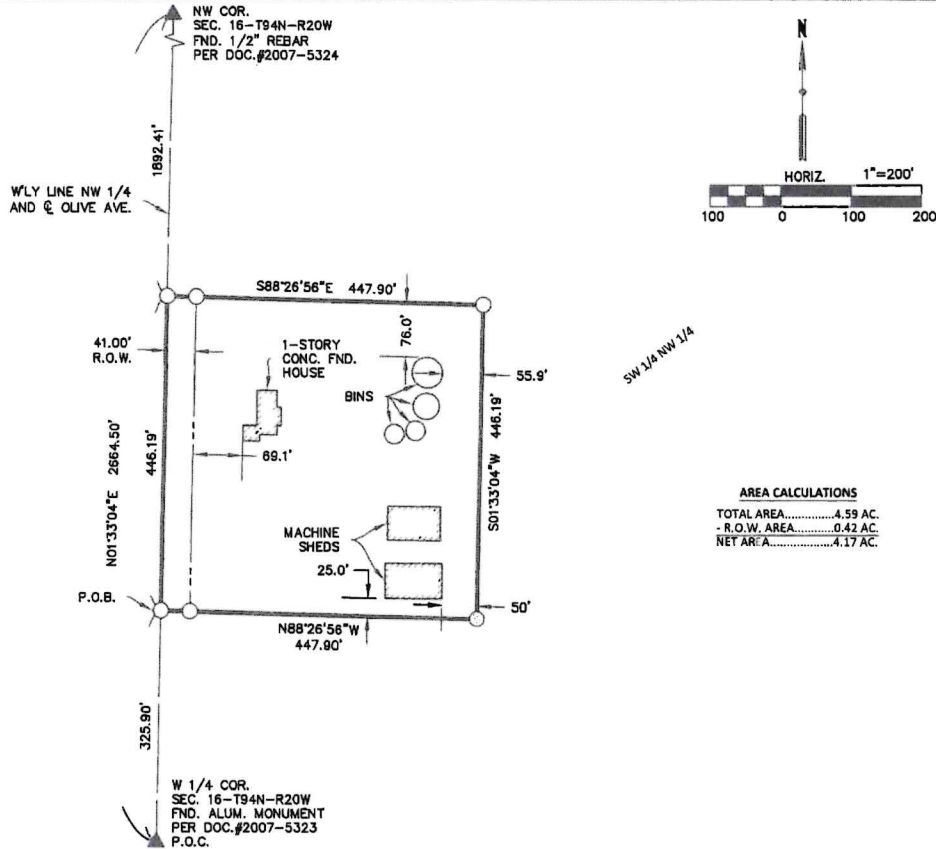
Owner's Signature

AnnMarie Legler, Cerro Gordo County Recorder



INDEX LEGEND
LOCATION PARCEL 'A' BEING PART OF THE SW 1/4 OF THE NW 1/4 SEC. 16-T94N-R20W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
PROPRIETOR KENDALL D. BOEHLJE CAROL BOEHLJE
SURVEY REQUESTED BY CAROL BOEHLJE
SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
RETURN TO: <i>pack</i> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

PLAT OF SURVEY



AREA CALCULATIONS

TOTAL AREA.....	4.59 AC.
- R.O.W. AREA.....	0.42 AC.
NET AREA.....	4.17 AC.

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16-T94N-R20W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE WEST QUARTER CORNER (W 1/4 COR.) OF SAID SECTION SIXTEEN (16); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N01°33'04"E 325.90 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SIXTEEN (16) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WESTERLY LINE N01°33'04"E 446.19 FEET; THENCE S88°26'56"E 447.90 FEET PERPENDICULAR TO SAID WESTERLY LINE; THENCE S01°33'04"W 446.19 FEET PARALLEL WITH SAID WESTERLY LINE; THENCE N88°26'56"W 447.90 FEET PERPENDICULAR TO SAID WESTERLY LINE TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'A' CONTAINS 4.59 ACRES INCLUDING 0.42 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

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 PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:
 1) ICRS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
DOCUMENTS USED FOR THIS SURVEY:
 CERTS: DOC.#2007-5324,
 DOC.#2007-5323
 DEED: DOC.#9508093

DATE SURVEYED	7-15-24
SCALE:	AS SHOWN
PROJECT NO.:	24278
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 Date 7-22-24
 License number 23709 Sheets covered by this seal: 1
 My license renewal date is December 31, 2025

**STARK
 SURVEYING
 INC.**

OLIVE AVE

