

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

<u>RYAN BRAGET</u>	<u>DEBORA THOMPSON</u>	<u>HRS, LLC</u>
<u>7867 290<sup>th</sup> ST.</u>	<u>2217 14<sup>th</sup> Pk N</u>	<u>MARK MCCLOSATHAN</u>
<u>CLEAR LAKE IA 50428</u>	<u>CLEAR LAKE 50428</u>	<u>805 Buddy Holly Pl</u>
		<u>CLEAR LAKE IA 50428</u>

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

Present zoning district of described property is A-1

Proposed zoning district for described property A-2

Reasons for re-zoning:

COMBINE Two NON-CONFORMING <sup>A-1</sup> PARCELS  
TO GET A CONFORMING A-2 PARCEL

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

1-6-21

Dated

Owner's Signature

Owner's Signature



**Ryan Braget & Delores Thompsen**

**7687 290<sup>th</sup> Street**

***Figure 1***

Looking at the existing house



January 8, 2021, J. Robbins

***Figure 2***

Looking at the existing detached garage



January 8, 2021, J. Robbins



**Figure 3**

Looking at the shed that will be added to the Braget property with the land transfer



January 8, 2021, J. Robbins

290th Street

Section Line

33.00'  
ROW

50.00'  
Front Yard

25.00'  
Side Yard

Survey & Plat  
Rec. Doc. #9207801  
Parcel ID: 023120000500

**Note:**

This intent of this Exhibit is to combine Parcel A with the Deed Description, as recorded in Document #2016-7305, to create a conforming A-2 Zoning Parcel to meet Cerro Gordo County Zoning Requirements. Said Deed Description is 1.34 Acres. Total Combined Area is 2.72 Acres

1.4'



Deed Description  
Rec. Doc. #2016-7305  
Parcel ID: 023120000400  
Total Area = 1.34 Acres

NE 1/4-NE 1/4  
Sec. 31-97-21

25.00'  
Side Yard

Parcel A  
Rec. Doc. #2021-29  
Total Area: 1.38 Acres  
ROW Area: 0.05 Acre  
Taxable Area: 1.33 Acres

25.7'

25.00'  
Side Yard

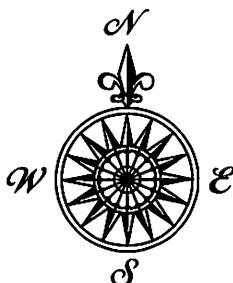


199.0'

50.00'  
Rear Yard

**Proposed Zoning:**

A-2 Agricultural District  
Front Yard: 50 feet  
Side Yard: 25 feet  
Rear Yard: 50 feet



Herold-Reicks Surveying  
www.hrsurveying.com

10 East Main Street  
New Hampton IA 50659  
641-394-2725

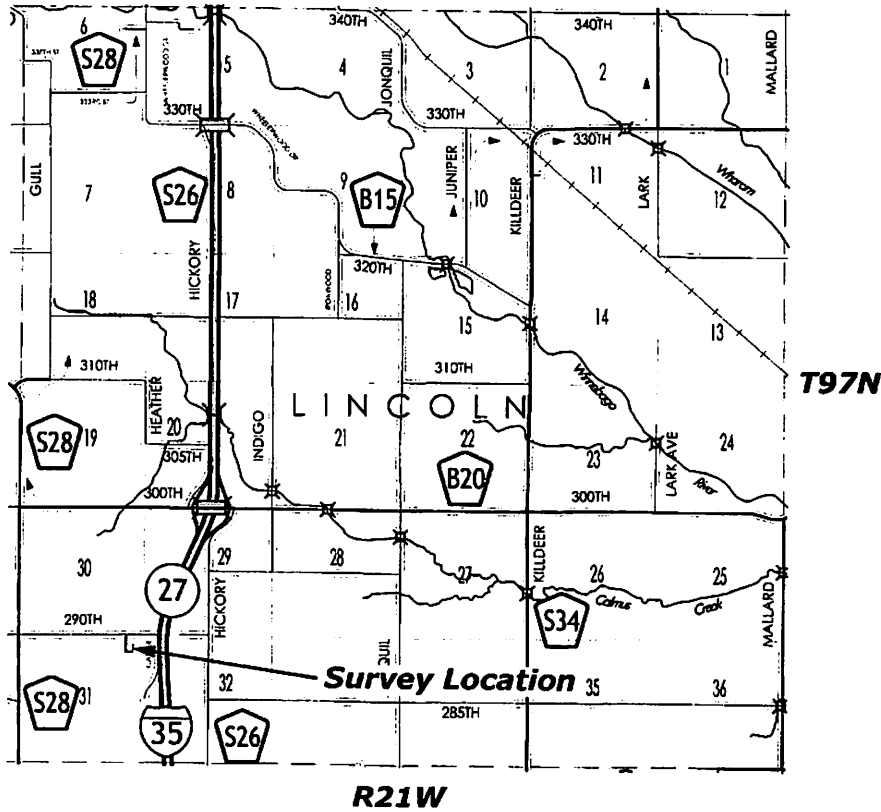
2206 East Bremer Avenue  
Waverly IA 50677  
319-483-5187

805 Buddy Holly Place  
Clear Lake IA 50428  
641-231-8092

Index Legend	
Prepared by & Returned to:	Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428	
Proprietor:	Delores A. Thompson
Requested By:	Delores A. Thompson
County:	Cerro Gordo
Section(s)-Township-Range:	31-T97N-R21W
Aliquot Part(s):	NE 1/4 - NE 1/4

Number: 2021-29  
 BK: 2021 PG: 29  
 Recorded: 1/4/2021 at 9:39:00.0 AM  
 County Recording Fee: \$17.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$20.00  
 Revenue Tax:  
 AnnMarie Legler RECORDER  
 Cerro Gordo County, Iowa

*Plat of Survey*  
**Parcel A in the NE 1/4 - NE 1/4 of**  
**Section 31 - T97N - R21W, Cerro Gordo County, Iowa.**



**Basis of Bearing:**  
 The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (2011), Vertical Control NAVD88 (Geoid 12A).  
 Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 148, 149, 152, 153, 163 and 164 and projected from the cross of 148 - 164 & 149 - 163.  
 Scale factor 1.000062515 applied.  
 Projection Point:  
 Northing = 3,905,333.41'  
 Easting = 4,960,758.71'

**Notes:**  
 See Sheet 1 for Location Map.  
 See Sheet 2 for Survey Details.  
 See Sheet 3 for Legal Description.

**Map Not to Scale**  
 Map Courtesy of the Iowa Department of Transportation  
<http://www.iowadot.gov/maps/>



LEGEND	
	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 1/2"Ø Rebar w/YPC PLS 10898
	= Fd. 3/4"Ø Iron Pipe
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Survey was completed on December 15, 2020. | FB: CG 2A, Pg. 5 | [LAJ] Project Number: 2020-401 | Sheet: 1

**Herold-Reicks Surveying**

New Hampton      Waverly      Clear Lake  
 641-394-2725    319-483-5187    641-231-8092  
[www.hrsurveying.com](http://www.hrsurveying.com)



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.

Mark D. McClenathan      1-4-21  
 License number 24510      Date:  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: 1-3

File: P:\Projects - CLO\County Control Systems\CERRO GORDO\CG-2.dwg, 1/4/2021 6:53:07 AM



Plat of Survey

**Parcel A in the NE 1/4 - NE 1/4 of  
Section 31 - T97N - R21W, Cerro Gordo County, Iowa.**

**Legal Description:**

**Parcel A** in the Northeast Quarter of the Northeast Quarter of Section 31, Township 97 North, Range 21 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of said Section;

Thence **South 89°30'43" West, 720.40 feet** along the North Line of said Quarter-Quarter Section to the Northwest Corner of a Deed Description, as recorded in Document #2016-7305, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa and the Point of Beginning;

Thence **South 00°16'22" West, 575.00 feet** along the West Line of said Deed Description to the Southwest Corner thereof;

Thence **North 89°30'43" East, 180.00 feet** along the South Line of said Deed Description to the Southeast Corner thereof;

Thence **North 00°16'22" East, 255.45 feet** along the East Line of said Deed Description to the South Line of a Survey and Plat, as Recorded in Document #9207801, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 89°32'12" East, 41.00 feet** along said South Line;

Thence **South 00°16'22" West, 302.43 feet;**

Thence **South 89°30'43" West, 284.00 feet;**

Thence **North 00°16'22" East, 622.00 feet** to the North Line of the said Quarter-Quarter Section;

Thence **North 89°30'43" East, 63.00 feet** along said North Line to the Point of Beginning.

Containing **1.38 Acre(s)**, including 0.05 Acre(s) of 290th Street Right-of-Way, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.

References are hereby made to the Recorded Documents as indicated on this Plat of Survey.



30

290TH ST

31

