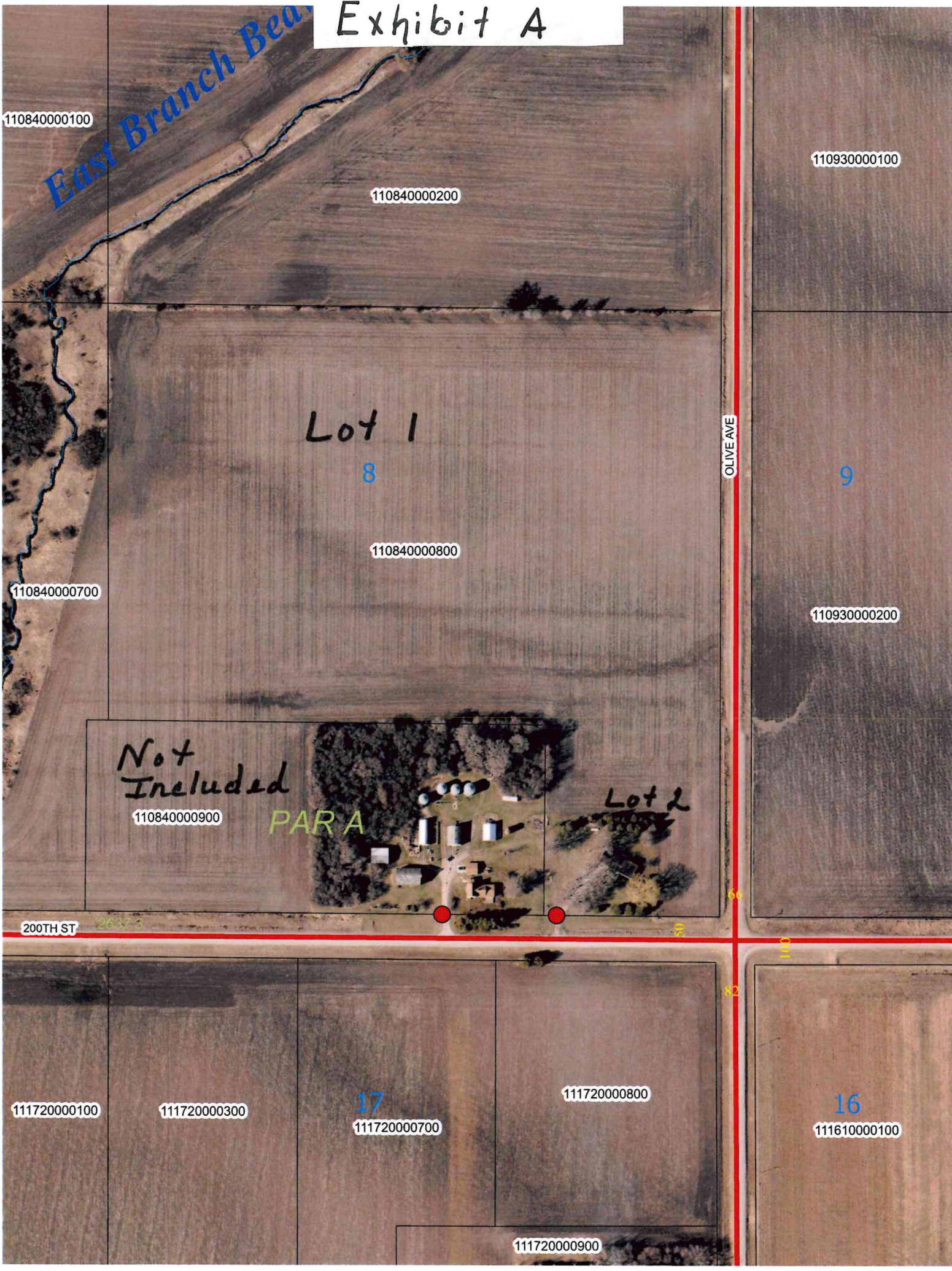


# Exhibit A





Eas

# Exhibit B

110840000100

110840000200

110840000800

8

110840000700

110840000900

PAR A

200TH ST

2637.3

17

111720000100

111720000300

111720000700

111720000800



**Michael J. Broers**  
**Broers First Subdivision (14914 200<sup>th</sup> St)**

***Figure 1***

Looking at Farmland on Lot 1





**Figure 2**

Looking at the house located on proposed Lot 2



August 2024, T. Meyer



**Figure 3**

Looking at the farmland on east side of Lot 2 from Olive Avenue



August, 2024, T. Meyer



**Figure 4**  
SE Corner of Lot 2 from Intersection of 200th St & Olive Ave



August 2024, T. Meyer

**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

July 23, 2024

Michelle Rush  
Assistant Zoning Administrator  
Executive Assistant  
Cerro Gordo County  
220 North Washington Avenue  
Mason City, IA 50401

HAND-DELIVERED

Re: Broers First Subdivision, Cerro Gordo County, Iowa

Dear Michelle:

Enclosed are the following documents relating to this Subdivision:

1. Original and fifteen copies of Final Plat.
2. Application for Change of Zone along with \$200 check for filing fee payable to Cerro Gordo County.
3. Application for Final Plat along with \$200 check for filing fee payable to Cerro Gordo County.
4. Certificate of Cerro Gordo County Treasurer regarding payment of real estate taxes.
5. Approval of Cerro Gordo County Auditor relative to Subdivision name.
6. Dedication of Plat.
7. Letter to Cerro Gordo County Board of Supervisors and Cerro Gordo Planning and Zoning requesting waiver of preliminary plat requirement.
8. My Title Opinion to the Cerro Gordo County Recorder.

Please process these documents in the usual manner and let me know if there are any omissions.

Let me know when the matters will come before the necessary bodies.

Yours very truly,

LOCHER LAW FIRM

BY

JJL:lrs  
Enclosures  
cc: Michael Jay Broers  
(By Email)

**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

July 23, 2024

HAND DELIVERED

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

Re: Broers First Subdivision, Cerro Gordo County, Iowa

Ladies and Gentlemen:

In behalf of my client Michael Jay Broers, Trustee of the Michael Jay Broers Revocable Trust dated September 21, 2022, I hereby request that you waive the preliminary plat requirement in connection with consideration of his Application for Approval of the Plat for this Subdivision.

Yours very truly,

LOCHER LAW FIRM

BY



JJL:lrs

cc: Michael Jay Broers  
(By Email)



## 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:

- Completed Application Form
- Original drawing and fifteen (15) copies of the Final Plat (Black line)
- One copy of "Dedication of Plat" and all Certificates
- Certificate from County Engineer stating plans and specifications for the improvements are acceptable to him and those improvements have been completed.
- 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.
- Completed Checklist
- 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:  
14914 200<sup>th</sup> Street, Mason City, IA 50401-9016

And legally described as:  
See Attachment.

Total area in acres: 30.55

Total number of lots: Two (with previously established lot designated "Parcel A" excluded).

The present zoning classification is:

A-1 (subject to change as for Lot 2 to A-2)

The proposed use is:

For Lot 2, residential purposes; no change otherwise.



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

Signed:

Michael Jay Broers

Date: July 23, 2024

Address:

14914 200<sup>th</sup> Street, Mason City, IA 50401

I (We),

Michael Jay Broers, Trustee,

hereby authorize

James J. Locher, Attorney,

to be my agent in this plat application.

Michael J. Broers  
Signature of Owner

Date: July 23, 2024.

### FINAL PLAT CHECKLIST

***The following is not intended to be all-inclusive. Please refer to the Cerro Gordo County Land Subdivision Ordinance for more information.***

Name of Plat: Broers First Subdivision, Cerro Gordo County, Iowa

Name of Engineer/Surveyor: Stark Surveying, Inc.

	Yes	No	N/A
• Fifteen (15) prints of Final Plat filed.	X		
• Improvements installed or performance bond filed.			X
• Fee in the amount of \$200.00 paid.	X		



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

## **BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA**

STATE OF IOWA      ) ss.:  
COUNTY OF CERRO GORDO      )

### **DEDICATION OF PLAT**

KNOW ALL BY THESE PRESENTS:

Michael Jay Broers, Trustee of the Michael Jay Broers Revocable Trust dated  
September 21, 2022, being the proprietor of real estate situated in Cerro Gordo County, Iowa,  
described as:

A PARCEL OF LAND DESIGNATED AS BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA BEING PART OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8-T95N-R20W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID SECTION EIGHT (8);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N00°38'36"E 1318.70 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHEAST CORNER (NE COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE N89°04'27"W 1322.70 FEET ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHWEST CORNER (NW COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE S00°28'00"W 870.84 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHERLY LINE OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2007-1232 THAT IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE;

THENCE S89°10'05"E (S89°29'49"E) 917.03 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 'A' TO THE NORTHEAST CORNER (NE COR.) THEREOF;

THENCE S00°49'17"W 449.99 FEET (S00°30'01"W 450.00 FEET) ALONG THE EASTERLY LINE OF SAID PARCEL 'A' TO THE SOUTHEAST CORNER (SE COR.) THEREOF THAT IS ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE S89°10'15"E 404.38 FEET (N89°29'49"W 404.40 FEET) ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA CONTAINS 30.55 ACRES INCLUDING 1.43 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

hereby acknowledges that he has caused said real estate to be surveyed and platted for purposes  
of establishing a subdivision to be known as Broers First Subdivision, Cerro Gordo County,



Iowa, and state the Plat of said subdivision, which has been prepared with his free consent and in accordance with his 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.

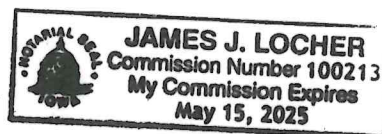


Michael Jay Broers, Trustee of the  
Michael Jay Broers Revocable Trust  
Dated September 21, 2022

On this 23rd day of July, 2024, before me, the undersigned, Notary Public in and for the State of Iowa, personally appeared Michael Jay Broers, to me known to be the identical person named in and who executed the foregoing instrument as Trustee of the Michael Jay Broers Revocable Trust dated September 21, 2022, and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for Said State



INDEX LEGEND	
LOCATION	BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA BEING PART OF THE S 1/2 SE 1/4 SEC. 8-T95N-R20W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
PROPRIETOR	MICHAEL JAY BROERS, TRUSTEE OF THE MICHAEL JAY BROERS REVOCABLE TRUST DATED SEPTEMBER 21, 2022
SURVEY REQUESTED BY	MICHAEL BROERS
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

## FINAL PLAT BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA

### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA BEING PART OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8-T95N-R20W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID SECTION EIGHT (8);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N00°38'36"E 1318.70 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHEAST CORNER (NE COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE N89°04'27"W 1322.70 FEET ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHWEST CORNER (NW COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE S00°28'00"W 870.84 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHERLY LINE OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2007-1232 THAT IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE;

THENCE S89°10'05"E (S89°29'49"E) 917.03 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 'A' TO THE NORTHEAST CORNER (NE COR.) THEREOF;

THENCE S00°49'17"W 449.99 FEET (S00°30'01"W 450.00 FEET) ALONG THE EASTERLY LINE OF SAID PARCEL 'A' TO THE SOUTHEAST CORNER (SE COR.) THEREOF THAT IS ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE S89°10'15"E 404.38 FEET (N89°29'49"W 404.40 FEET) ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA CONTAINS 30.55 ACRES INCLUDING 1.43 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

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

1) IARCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.	
SURVEYOR'S NOTES:	
DOCUMENTS USED FOR THIS SURVEY	
PLATS: BK.121 PG.64, DOC.#2007-1232,	
CERTS: DOC.#2007-6424, DOC.#2007-6150, DOC.#2007-6145, DOC.#2007-6148	
DEED: DOC.#2022-5604	
DATE SURVEYED 4-5-24	AS SHOWN
SCALE:	PROJECT NO.: 24234
DRAWN BY: BVS	CHECKED BY: BVS
SHEET 1 of 4	



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

7-19-24  
Date

License number 23709

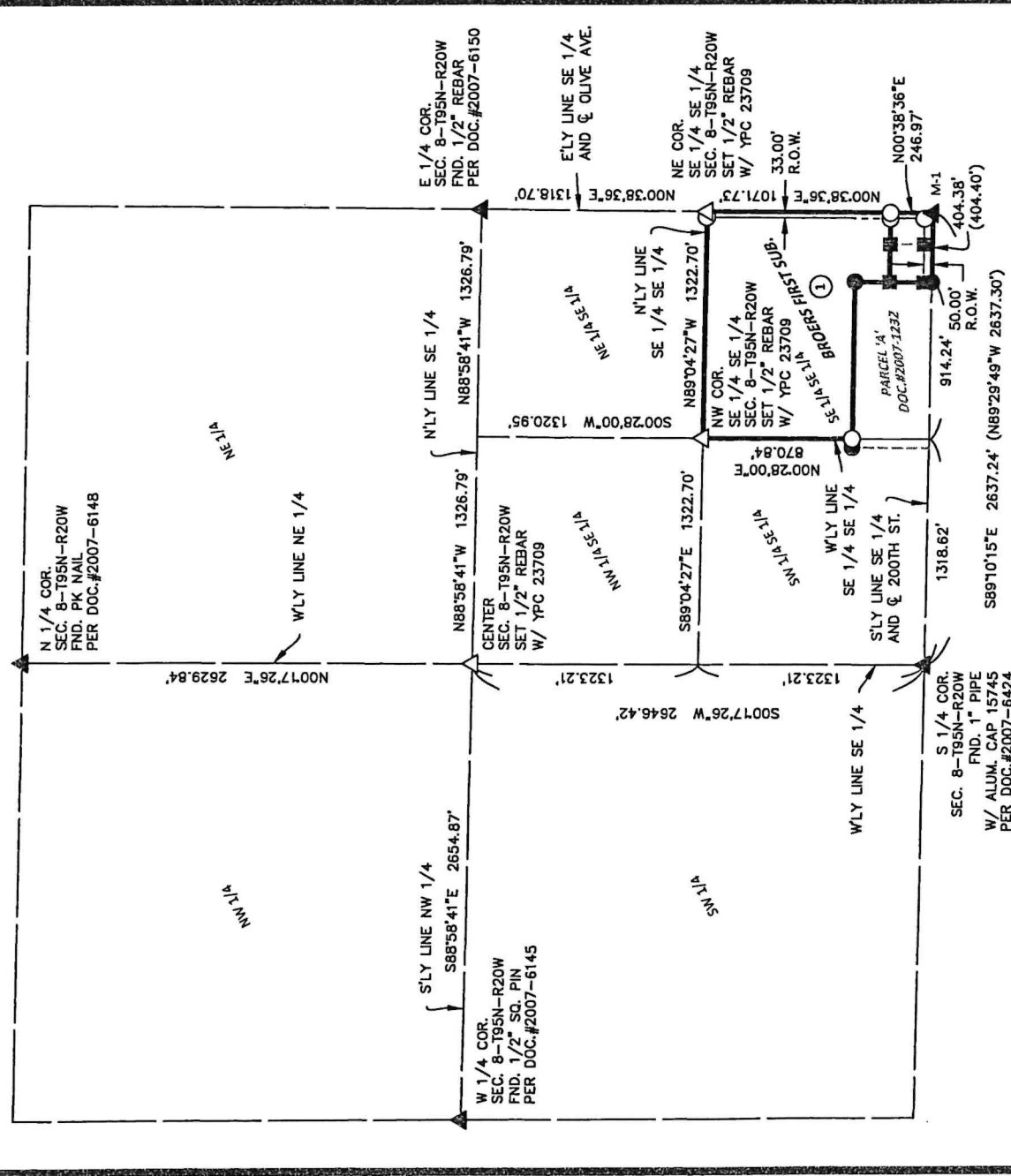
Sheets covered by this seal: 4

My license renewal date is December 31, 2025

STARK  
SURVEYING  
INC.



**FINAL PLAT BROERS FIRST SUBDIVISION,  
CERRO GORDO COUNTY, IOWA**



MONUMENT TABLE	
NAME	DESCRIPTION
M-1	SE COR. SEC. 8-T95N-R20W FND. 5/8" REBAR PER DOC. #2007-6422 P.O.B.



DATE SURVEYED	4-5-24
SCALE:	AS SHOWN
PROJECT NO.:	24234
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 4

1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

SURVEYOR'S NOTES:

DOCUMENTS USED FOR THIS SURVEY  
PLATS: BK.121 PG.64, DOC.#2007-1232  
CERTS: DOC.#2007-6424, DOC.#2007-6150, DOC.#2007-6422, DOC.#2007-6145,  
DOC.#2007-6148  
DEED: DOC.#2022-5604

SCALE:	AS SHOWN
PROJECT NO.:	24234
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 4

5  
J

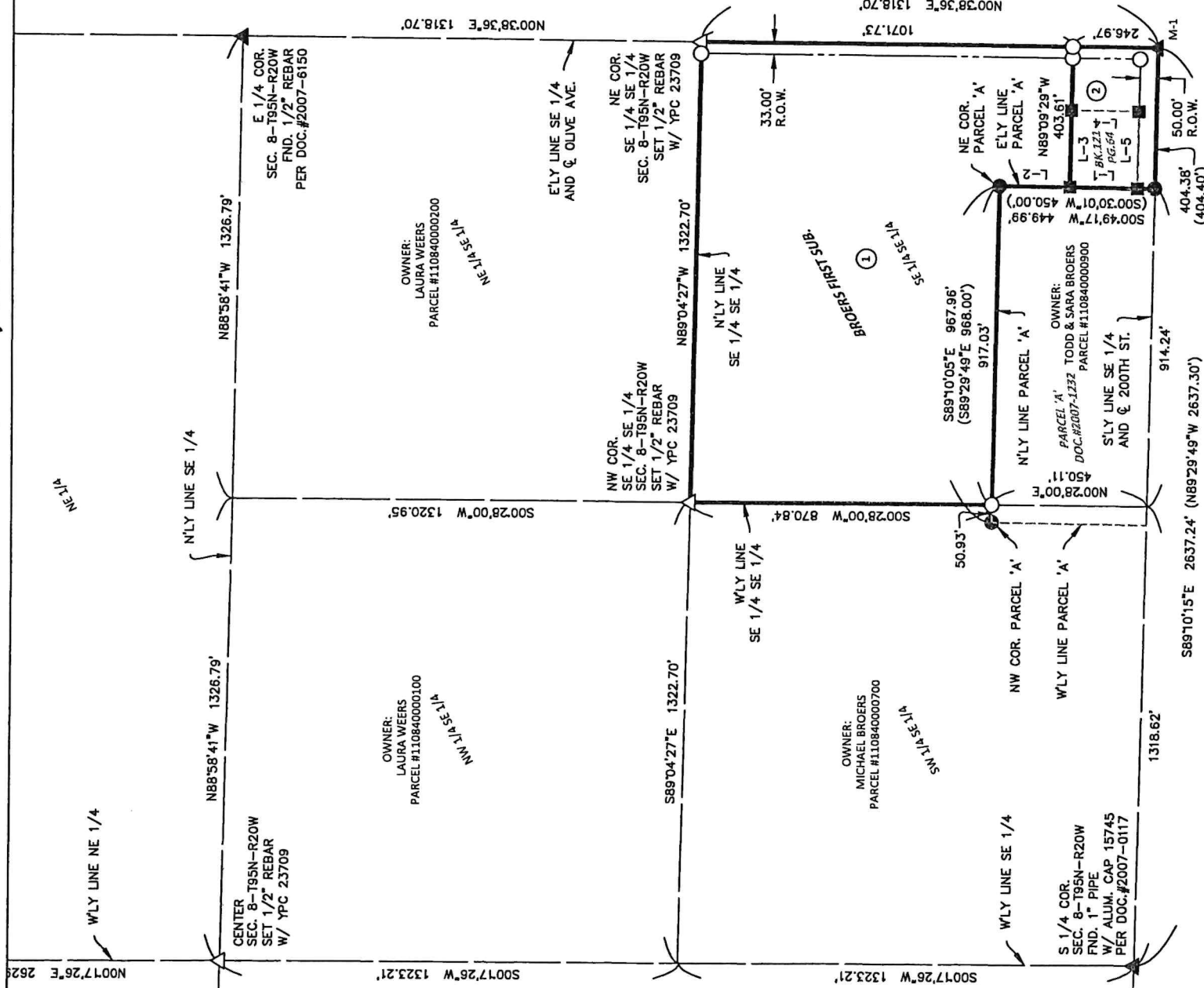
**LEGEND**

- △ 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 3/4" REBAR W/ OPC 15745 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR

(65) LOT NUMBER  
(0.00') RECORD MEASUREMENT

**STARK  
SURVEYING  
INC.**

FINAL PLAT BROERS FIRST SUBDIVISION,  
CERRO GORDO COUNTY, IOWA



LINE TABLE	
L-1	BEARING S 00°49'17" W (SOUTH) LENGTH 197.04' (196.93')
L-2	BEARING S 00°49'17" W (SOUTH) LENGTH 202.99' (203.17')
L-3	BEARING N 89°09'29" W (WEST) LENGTH 221.26' (221.19')
L-4	BEARING S 00°50'35" W (NORTH) LENGTH 196.93' (196.93')
L-5	BEARING N 89°11'09" W (EAST) LENGTH 211.18' (221.19')

AREA CALCULATIONS	
TOTAL AREA	30.55 AC.
- R.O.W. AREA	1.43 AC.
NET AREA	29.12 AC.
LOT 1	
TOTAL AREA	28.26 AC.
- R.O.W. AREA	0.81 AC.
NET AREA	27.45 AC.
LOT 2	
TOTAL AREA	2.29 AC.
- R.O.W. AREA	0.62 AC.
NET AREA	1.67 AC.

PROPERTY OWNER:  
MICHAEL JAY BROERS  
14914 200TH ST  
MASON CITY, IA, 50401

SUBDIVIDER:  
MICHAEL JAY BROERS  
14914 200TH ST  
MASON CITY, IA, 50401

SURVEY REQUESTED BY:  
MICHAEL JAY BROERS  
14914 200TH ST  
MASON CITY, IA, 50401

SURVEYOR:  
BENJAMIN STARK  
13418 ULMUS AVE  
ROCKFORD, IA, 50468

BUILDING SETBACKS:  
FRONT YARD = 25.0'  
SIDE YARD = 5.0'  
REAR = 20.0'

MONUMENT TABLE	
NAME	DESCRIPTION
M-1	SE COR. SEC. 8-T95N-R20W FND. 5/8" REBAR PER DOC.#2007-6422 P.O.B.

DATE SURVEYED	4-5-24
SCALE:	AS SHOWN
PROJECT NO.:	24234
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	3 of 4



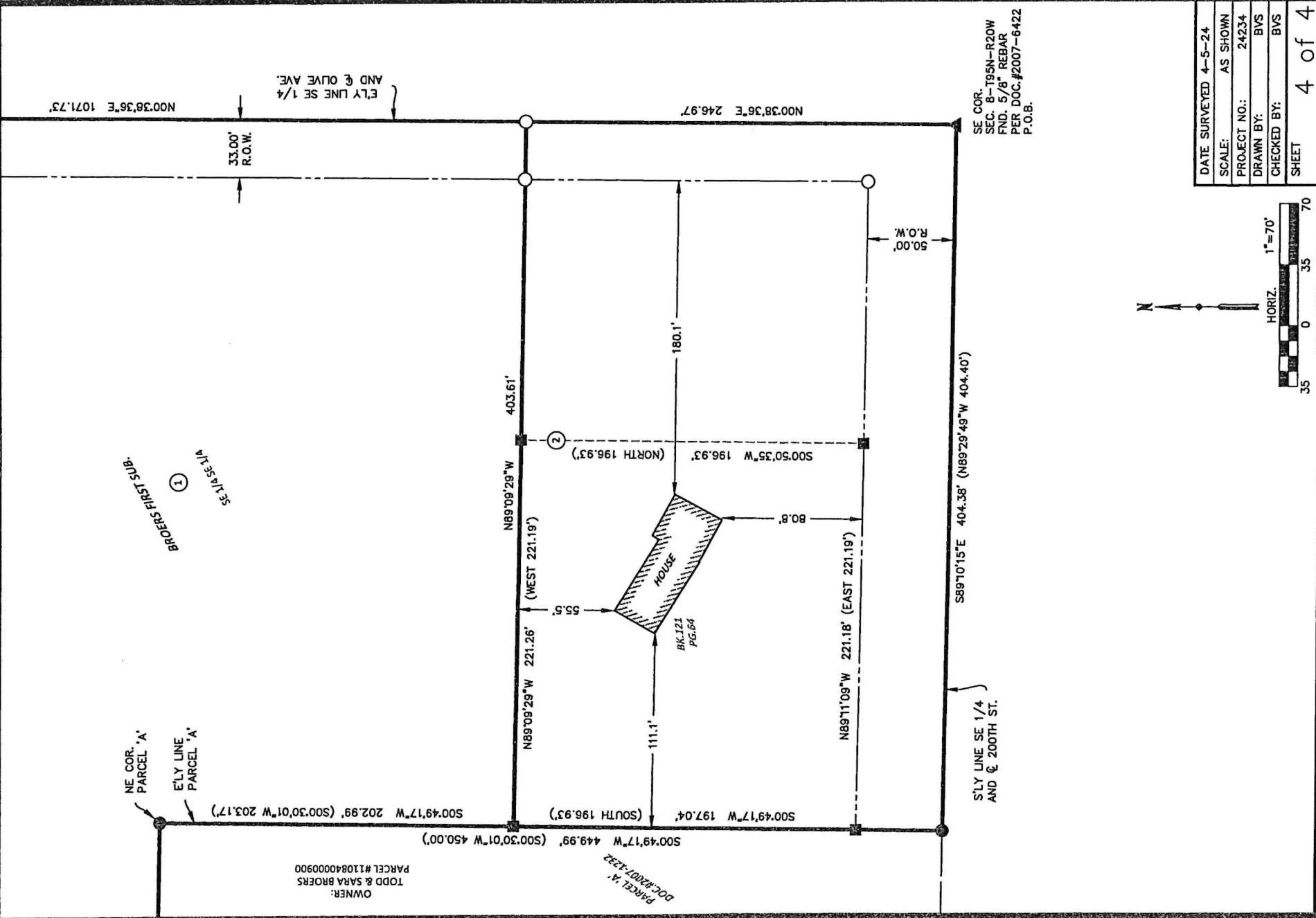
LEGEND

- △ 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 3/4" REBAR W/ OPC 15745 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- FOUND 5/8" REBAR

STARK  
SURVEYING  
INC.



FINAL PLAT BROERS FIRST SUBDIVISION,  
CERRO GORDO COUNTY, 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 3/4" REBAR W/ OPC 15745 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- FOUND 5/8" REBAR (0.00') RECORD MEASUREMENT

STARK  
SURVEYING  
INC.

FINAL PLAT BROERS 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:

A PARCEL OF LAND DESIGNATED AS BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA BEING PART OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8-T95N-R20W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID SECTION EIGHT (8);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N00°38'36"E 1318.70 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHEAST CORNER (NE COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE N89°04'27"W 1322.70 FEET ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHWEST CORNER (NW COR.) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE S00°28'00"W 870.84 FEET ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8) TO THE NORTHERLY LINE OF PARCEL 'A' AS DESCRIBED AND DEPICTED IN DOCUMENT NUMBER 2007-1232 THAT IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE;

THENCE S89°10'05"E (S89°29'49"E) 917.03 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 'A' TO THE NORTHEAST CORNER (NE COR.) THEREOF;

THENCE S00°49'17"W 449.99 FEET (S00°30'01"W 450.00 FEET) ALONG THE EASTERLY LINE OF SAID PARCEL 'A' TO THE SOUTHEAST CORNER (SE COR.) THEREOF THAT IS ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION EIGHT (8);

THENCE S89°10'15"E 404.38 FEET (N89°29'49"W 404.40 FEET) ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID BROERS FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA CONTAINS 30.55 ACRES INCLUDING 1.43 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

FOR THE PURPOSE OF SUBDIVIDING AND PLATTING SAID REAL ESTATE, HENCEFORTH TO BE KNOWN AS BROERS 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 APRIL, 2024 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 JULY, 2024, 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 19<sup>th</sup> DAY OF JULY, 2024.



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

7-19-24  
Date

License number 23709  
My license renewal date is December 31, 2025

Sheets covered by this sedi: 1

DATE SURVEYED	4-5-24
SCALE:	AS SHOWN
PROJECT NO.:	24234
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1

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

**APPROVAL OF SUBDIVISION PLAT  
CERRO GORDO AUDITOR**

**RE: BROERS 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: July 17, 2024.

Signed: \_\_\_\_\_



Cerro Gordo County Auditor

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 Broers First Subdivision, Cerro Gordo County, Iowa, is free from certified taxes and certified special assessments:

**SOUTH HALF (S½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHT (8), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., EXCEPT COUNTY AUDITOR'S PARCEL LETTER "A" LOCATED IN THE SOUTHEAST QUARTER (SE¼) OF SECTION EIGHT (8), TOWNSHIP NINETY-FIVE (95) NORTH, RANGE TWENTY (20) WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, AS DESCRIBED AND DEPICTED ON PLAT OF SURVEY DATED JANUARY 17, 2007 AND FILED FEBRUARY 21, 2007 AS DOCUMENT NO. 2007-1232 IN THE OFFICE OF THE CERRO GORDO COUNTY RECORDER**

(Reference Parcel No. 11-08-400-007-00)

Date: July 17, 2024.

  
\_\_\_\_\_  
Nikki Fessler, Cerro Gordo County Treasurer



**APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA**

Name and Mailing Address of Applicant(s):

Michael Jay Broers, Trustee of the Michael Jay Broers Revocable Trust dated September 21, 2022  
14914 200<sup>th</sup> Street  
Mason City, IA 50401-9016

---

---

---

Applicant is the: Owner.

Present zoning district of described property is

A-1 (for Lot 2)

Proposed zoning district for described property

A-2 (for Lot 2)

Reasons for re-zoning: To all for usage of Lot 2 for residential purposes.

---

---

---

---

---

---

---

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:

Todd M. Broers and Sara A. Broers, 14862 200<sup>th</sup> Street, Mason City, IA 50401;  
Michael J. Broers, Trustee, 14914 200<sup>th</sup> Street, Mason City, IA 50401;  
Larry Broers, 10808 Olive Avenue, Mason City, IA 50401;  
Terry J. Hansen and spouse, if any, 12782 Olive Avenue, Mason City, IA 50401.

---

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.*

Dated: July 23, 2024.

  
Michael Jay Broers, Trustee of the Michael Jay  
Broers Revocable Trust dated September 21, 2022

- Owner -