

**Logan Brown**  
**23248 Cardinal Avenue**

***Figure 1***

Looking at the driveway, which sits on the parcel Mr. Brown is purchasing



August 8, 2021, J. Robbins

***Figure 2***

Looking at the structures on the house parcel



August 8, 2021, J. Robbins

**Figure 3**  
Looking at the two sheds



August 8, 2021, J. Robbins

**Figure 4**  
Looking at the driveway north of Brown's property accessing the surrounding land



August 8, 2021, J. Robbins

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

LOGAN BROWN  
23248 CARDINAL AVE  
CLEAR LAKE IA 50428

HRS LLC  
80 S BUDDY HOLLY PL.  
CLEAR LAKE IA 50428

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:

PARCEL UNDER 2 ACRES

COMBINE WITH CURRENT 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:

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

7-27-21

Dated

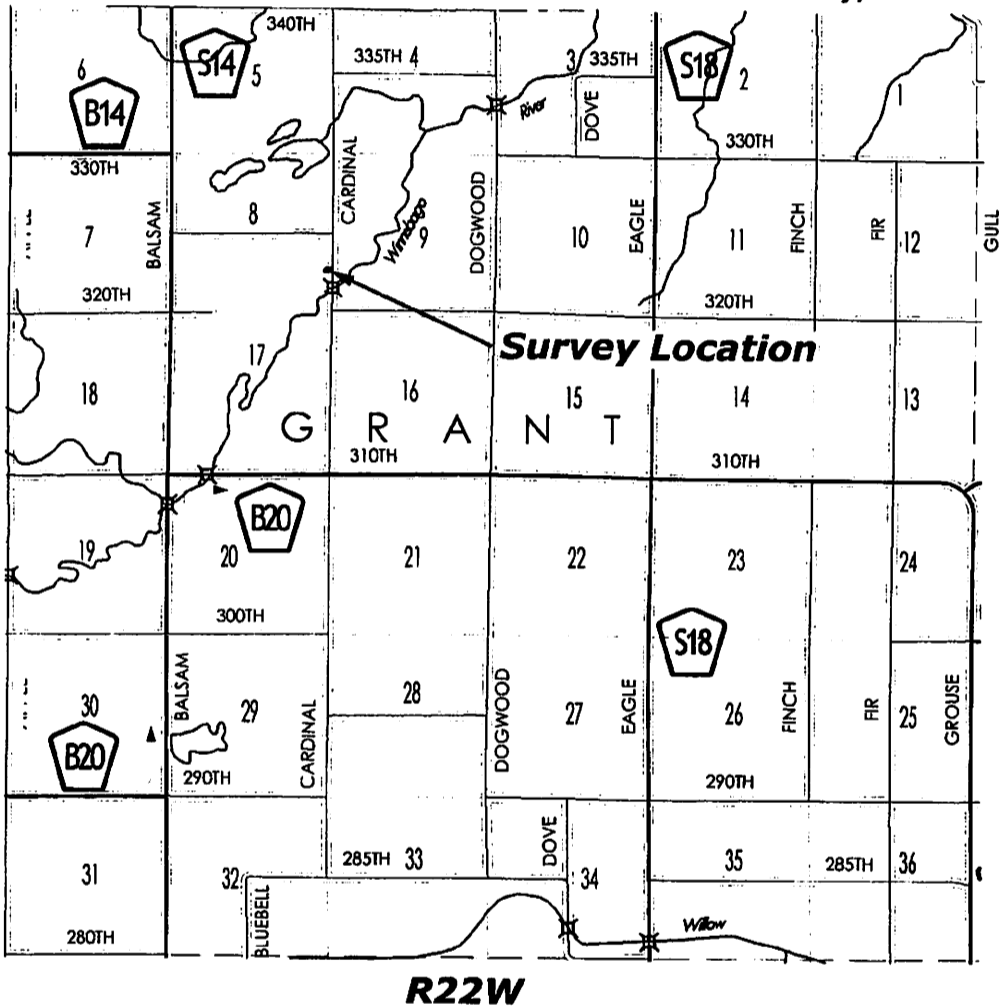
Owner's Signature

Owner's Signature

<b>Index Legend</b>
Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428
Proprietor: Dell B. Vosburgh
Requested By: Logan Brown
County: Cerro Gordo
Section(s)-Township-Range: 8-T97N-R22W
Aliquot Part(s): NE 1/4 - SE 1/4

**Number: 2021-4535**  
**BK: 2021 PG: 4535**  
**Recorded: 6/15/2021 at 9:39:00.0 AM**  
**County Recording Fee: \$22.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$25.00**  
**Revenue Tax:**  
**AnnMarie Legler RECORDER**  
**Cerro Gordo County, Iowa**

Plat of Survey  
**Parcel B in the NE 1/4 - SE 1/4**  
**of Section 8 - T97N - R22W, 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 (1996), Vertical Control NAVD88 (Geoid12A)  
 Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 5, 11, 16, 50, 149, 150, 151, 152, 164, 165 and projecting from Point 151  
 Scale factor 1.00006385498 applied.  
 Projection Point:  
 Northing = 3,905,367.28'  
 Easting = 4,936,614.96'

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

**Notes:**  
 See Sheet 1 for Location Map.  
 See Sheet 2 for Section Control.  
 See Sheet 3 for Survey Details.  
 See Sheet 4 for Legal Description.



<b>LEGEND</b>	
▲	= Section Corner Found
△	= Section Corner Set
⊙	= Set 5/8"Ø Rebar w/BPC PLS 24510
●	= Fd. 5/8"Ø Rebar w/YPC PLS 8656
—	= Survey Boundary Line
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Survey was completed on June 9, 2021.

FB: CG 1A, Pgs. 13-14

MDM Project Number: 2021-337

Sheet: 1



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

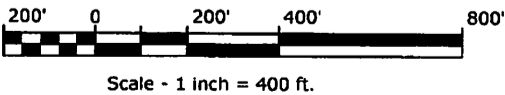
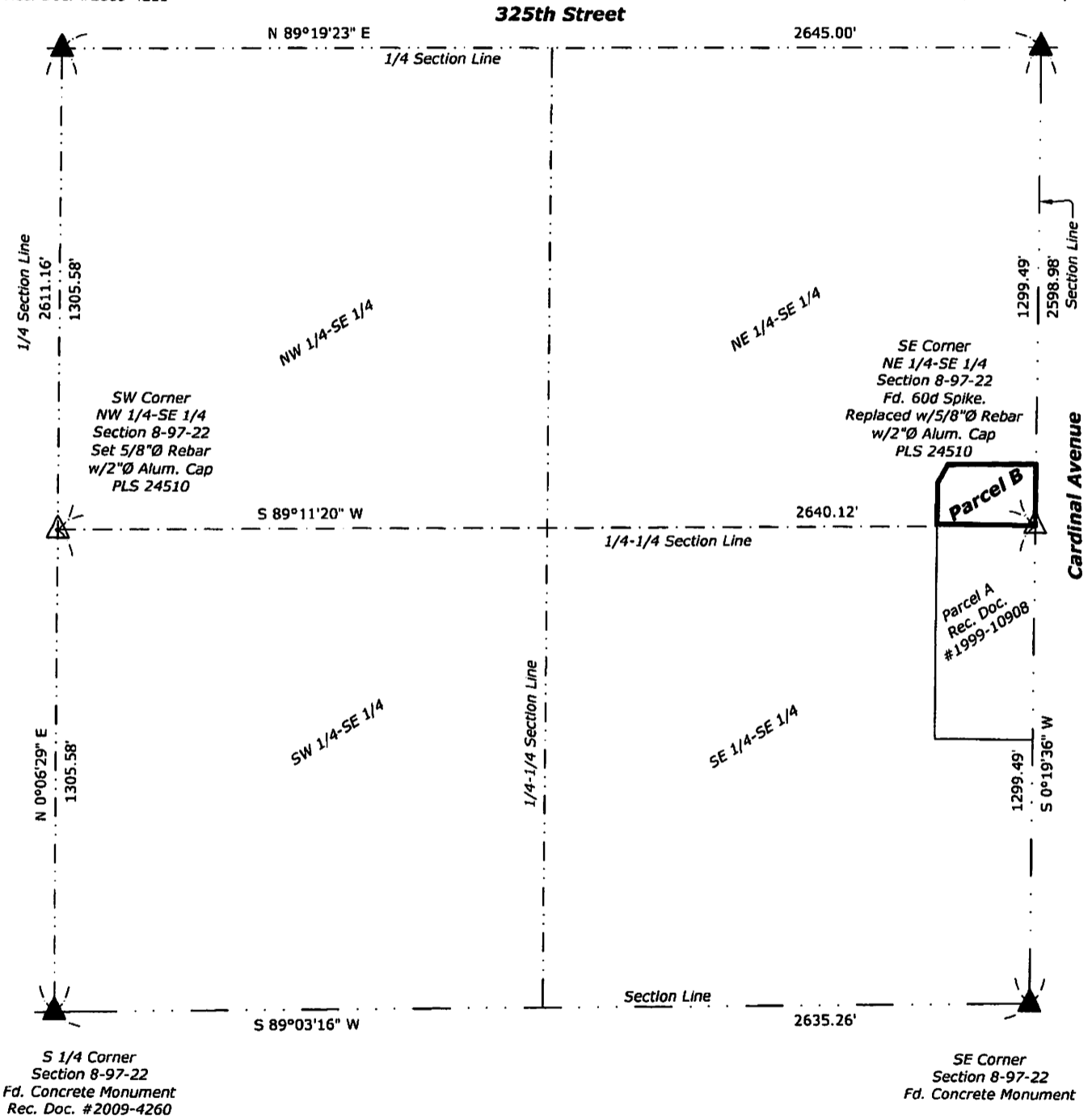


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
 Mark D. McClenathan      Date: 6-15-21  
 License number 24510  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: 1-4

Plat of Survey  
**Parcel B in the NE 1/4 - SE 1/4**  
**of Section 8 - T97N - R22W, Cerro Gordo County, Iowa.**

Center of  
 Section 8-97-22  
 Fd. 5/8"Ø Rebar  
 Rec. Doc. #2009-4211

E 1/4 Corner  
 Section 8-97-22  
 Fd. 3/4" Pinched Pipe



LEGEND	
	= Section Corner Found
	= Section Corner Set
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 5/8"Ø Rebar w/YPC PLS 8656
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00')	= Recorded Dimension

Plat of Survey

**Parcel B in the NE 1/4 - SE 1/4  
of Section 8 - T97N - R22W, Cerro Gordo County, Iowa.**

E 1/4 Corner  
Section 8-97-22  
Fd. 3/4" Pinched Pipe

NE 1/4-SE 1/4

N 89°11'20" E

203.26'

236.26'

33.00'

1132.49'

N 30°07'13" E  
57.93'

112.10'

N 0°19'36" E

**Parcel B**  
Total Area: 0.98 Acre  
ROW Area: 0.13 Acre  
Taxable Area: 0.85 Acre

**Surveyor's Note:**

The Survey and Plat, as recorded in Doc. #1999-10908, of Parcel A in the SE 1/4-SE 1/4 did not have adequate Section Control for the Survey and Plat. It was assumed that the Quarter-Quarter Section Line was perpendicular to the Section which is not the case.

The Northwest Corner of Parcel A is 5.20' North of the true Quarter-Quarter Section Line and there is 690 Sq. Ft. of Parcel A in the NE 1/4-SE 1/4.

North Line of Parcel A  
Rec. Doc. #1999-10908  
232.00'

SW Corner  
NW 1/4-SE 1/4  
Section 8-97-22  
Set 5/8"Ø Rebar  
w/2"Ø Alum. Cap  
PLS 24510

1/4-1/4 Section Line

N 89°40'24" W

215.00'

265.00'

2640.12'

50.00'

50.00'

50.00'

ROW

33.00'

ROW

166.35'

Section Line

1299.49'

Cardinal Avenue

S 0°19'36" W

167.00'

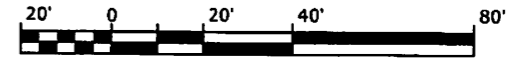
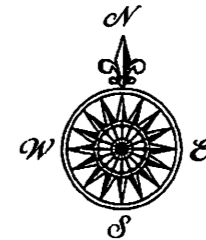
33.00'

ROW

SE Corner  
NE 1/4-SE 1/4  
Section 8-97-22  
Fd. 60d Spike.  
Replaced w/5/8"Ø Rebar  
w/2"Ø Alum. Cap  
PLS 24510

**Point of Beginning  
Parcel B**

**Note:**  
Parcel B is a non-conforming Parcel and shall be transferred only in conjunction with an existing conforming Parcel. The intent of this Survey & Plat is to combine Parcel B with Parcel A.



Scale - 1 inch = 40 ft.

**LEGEND**

	= Section Corner Found
	= Section Corner Set
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 5/8"Ø Rebar w/YPC PLS 8656
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00')	= Recorded Dimension

Herold - Reicks Surveying, 805 Buddy Holly Place, Clear Lake, IA 50428, Ph. 641-231-8892

Sheet: 3

Plat of Survey

**Parcel B in the NE 1/4 - SE 1/4  
of Section 8 - T97N - R22W, Cerro Gordo County, Iowa.**

**Legal Description:**

**Parcel B** in the Northeast Quarter of the Southeast Quarter of Section 8, Township 97 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the Southeast Corner of said Quarter-Quarter Section;

Thence **North 89°41'10" West, 265.00 feet** along the North Line of Parcel A, as recorded in Document #1999-10908, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa, to the Northwest Corner thereof;

Thence **North 00°19'36" East, 112.10 feet**

Thence **North 30°07'13" East, 57.93 feet;**

Thence **North 89°11'20" East, 236.26 feet** to the East Line of said Quarter-Quarter Section;

Thence **South 00°19'36" West, 167.00 feet** along said East Line to the Point of Beginning.

Containing **0.98 Acre(s)**, including 0.13 Acre(s) of Cardinal Avenue 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.



RECORDED

99 NOV 10 AM 9:32 AUD

*Del*

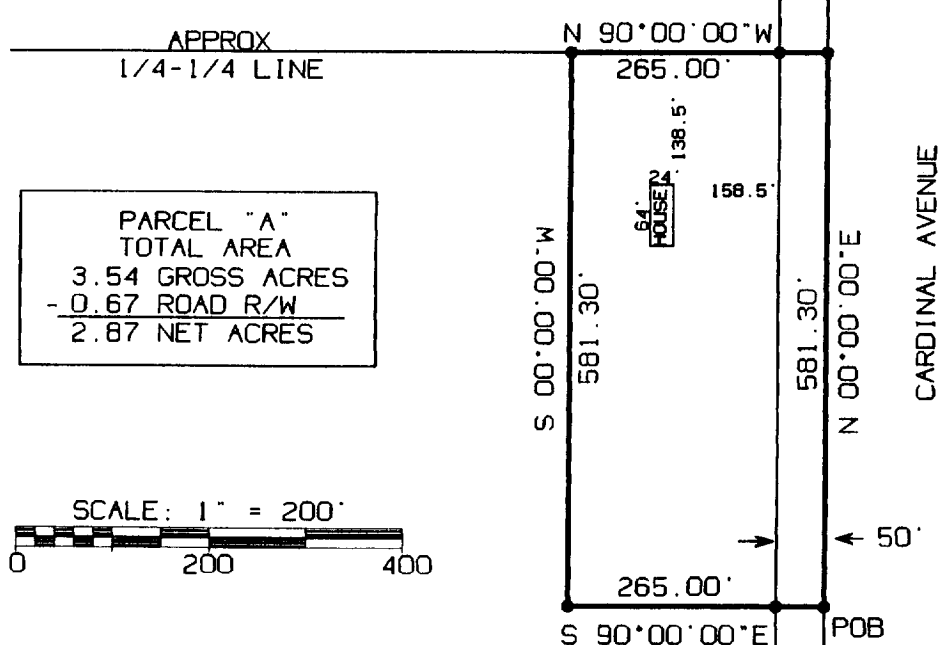
COLLEEN PEARCE  
CERRO GORDO CO.  
MASON CITY, IOWA

PREPARED BY MID-WEST LAND SURVEYORS, INC., P.O. BOX 1352, MASON CITY, IOWA 50402-1352, (515)-423-1451

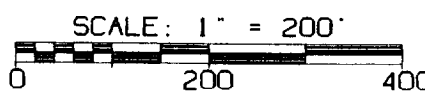
PLAT OF SURVEY

AUDITOR'S PARCEL "A"  
LOCATED IN  
SE1/4-SE1/4 SECTION 8-97-22  
CERRO GORDO COUNTY, IOWA

NE COR  
SE1/4  
FND CLINCHED  
PIPE



PARCEL "A"  
TOTAL AREA  
3.54 GROSS ACRES  
- 0.67 ROAD R/W  
2.87 NET ACRES



LEGEND

- △ = SECTION CORNER FOUND
- ▲ = SECTION CORNER SET
- = SURVEY MONUMENT FOUND
- = 5/8" REBAR & CAP #8656 SET
- = NAIL SET
- \*- = EXISTING FENCE LINE

SURVEY DATE:  
JULY 28, 1999

SURVEY FOR/PROPRIETOR:  
DELL VOSBURGH

SURVEY DESCRIPTION:  
AUDITOR'S PARCEL "A"  
THAT PART OF THE SE1/4 OF THE SE1/4 OF SECTION 8, T 97 N, R 22 W, OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 OF SAID SECTION 8; THENCE N 00°00'00"E, 718.13 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 8 TO THE POINT OF BEGINNING; THENCE CONTINUING N 00°00'00"E, 581.30 FEET ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 8; THENCE N 90°00'00"W, 265.00 FEET; THENCE S 00°00'00"W, 581.30 FEET PARALLEL WITH THE EAST LINE OF THE SE1/4 OF SAID SECTION 8; THENCE S 90°00'00"E, 265.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.54 ACRES, SUBJECT TO EASEMENTS OF RECORD.

NOTE: THE EAST LINE OF THE SE1/4 OF SAID SECTION 8-97-22 IS ASSUMED TO BEAR N 00°00'00"E.

CERTIFICATION:  
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.

*Robert L. Holze*  
ROBERT L. HOLZE  
MY LICENSE RENEWAL DATE IS 12/31/99  
PAGES COVERED BY THIS SURVEY 305 9/30/99 IOWA L.C. #8656

MIDWEST LAND SURVEYORS, INC.  
P.O. BOX 1352  
MASON CITY, IOWA 50402-1352  
(515)-423-1451

325TH ST

8

9

CARDINAL AVE

