

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

received
5-30-24

Name and Mailing Address of Applicant(s):

Arnold B. Duitscher & Madelyn M. Duitscher Estate (both deceased)

6962/ Cardinal Avenue

By Executor - Adam Hillburg

Thornton, Iowa 50479

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

Present zoning district of described property is

A-1 Agricultural

Proposed zoning district for described property

A-2 Agricultural

Reasons for re-zoning:

The full Duitscher 157.09 acres will be sold this Summer.

The building site expected to sell to someone different than the
buyer of the surrounding cropland.

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:

Marilyn J. Howard Living Trust, 2113 Briardale Drive, Iowa Falls, IA 50126

Tall Corn Farms, Ltd. c/o Mike Schwichtenberg, 2504 N. Shore Drive
Clear Lake, IA 50428

Irvin L. Koethe, LLC ; 145 Abel Drive, Guttenberg, Iowa 52052

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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.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

✘ 5/29/24

Dated

✘ 

Owner's Signature
Adam Hillburg, Executor

Owner's Signature

Doc. #: 2024-1772
 Type: ISUR Pages: 1 04/29/2024 09:26 AM
 R: \$5.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
 Pymt: Check

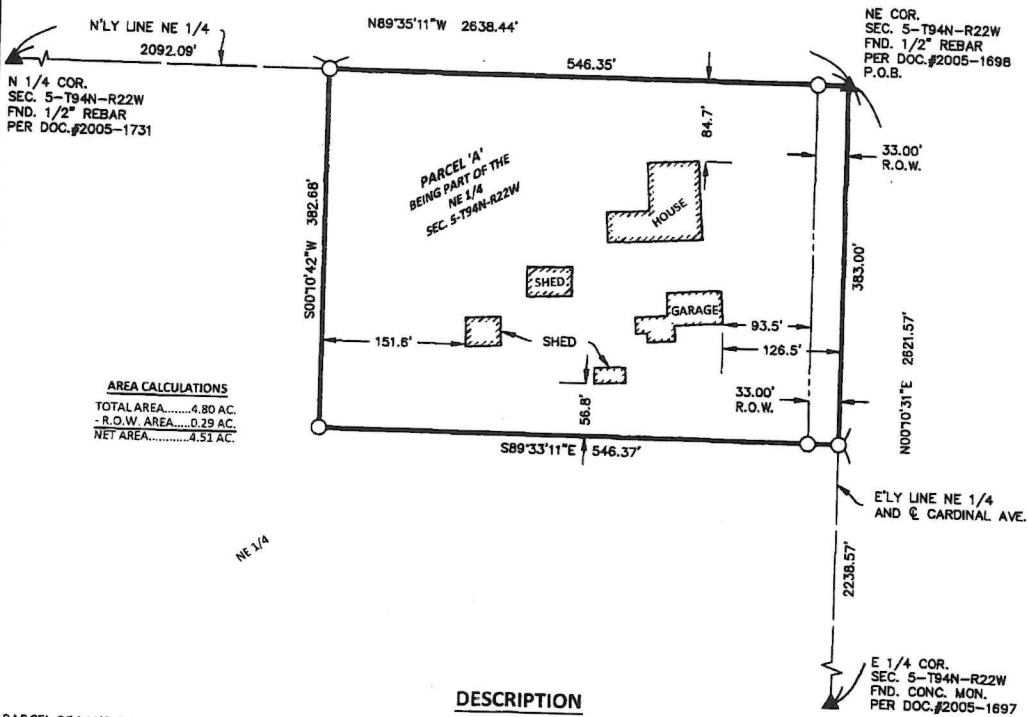
AnnMarie Legler, Cerro Gordo County Recorder



INDEX LEGEND	
LOCATION: PARCEL 'A' BEING PART OF THE NE 1/4 SEC. 5-T94N-R22W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA	
PROPRIETOR: ARNOLD B. DUISCHER AND MADELYN M. DUISCHER	
SURVEY REQUESTED BY: ADAM HILLBURG	
SURVEYOR COMPANY: STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947	
RETURN TO: BENJAMIN STARK <i>700 cr</i> 1622 S. TAFT AVE. MASON CITY, IOWA, 50401	

and

PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5-T94N-R22W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING (P.O.B.) AT THE NORTHEAST CORNER (NE COR.) OF SAID SECTION FIVE (5);
 - THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°35'11"W 546.35 FEET ALONG THE NORTHERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FIVE (5);
 - THENCE 500°10'42"W 382.68 FEET;
 - THENCE S89°33'11"E 546.37 FEET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION FIVE (5);
 - THENCE N00°10'31"E 383.00 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).
- SAID PARCEL 'A' CONTAINS 4.80 ACRES INCLUDING 0.29 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) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DOCUMENTS USED FOR THIS SURVEY:
 CERTS: DOC.#2005-1698,
 DOC.#2005-1731, DOC.#2011-5483,
 DOC.#2005-1742, DOC.#2005-1697
 DEED: DOC.#2012-7256

DATE SURVEYED	1-24-24
SCALE:	AS SHOWN
PROJECT NO.:	24207
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: 4-22-24

License number 23709
 Sheets covered by this seal: 1
 My license renewal date is December 31, 2025

**STARK
 SURVEYING
 INC.**

093240000400

32

CARDINAL AVE

093330000300

33

160TH ST

130520000200

5

45

CARDINAL AVE

4

130410000100

1297.56