

Cecelia E. Pitkin (POA) on behalf of Galen Pitkin
9377 295th Street

Figure 1

Looking at the house



July 19, 2023, J. Robbins

Figure 2

Looking at the detached garage



July 19, 2023, J. Robbins

Figure 3

Looking at the grain bins and central sheds



July 19, 2023, J. Robbins

Figure 4

Looking at the westernmost machine shed



July 19, 2023, J. Robbins

Figure 5

Looking at the southernmost machine shed



July 19, 2023, J. Robbins

Figure 6

Looking at the farm buildings and grain bins staying with the farmland



July 19, 2023, J. Robbins

Figure 7

Looking south along the proposed property line splitting the building site



July 19, 2023, J. Robbins

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

received
6-29-23

Name and Mailing Address of Applicant(s):

Galen Pitkin by Cecelia E. Pitkin, POA

02-29-300-002-00

120 Parkridge Drive

9377 295th - CH

Mason City, IA 50401

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:

This parcel which is being sold is less than 10 acres and only contains 4.09 acres. Parcel includes house, garage and several out buildings. See attached legal description and official recorded survey.

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:

See Exhibit A attached.

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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.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

June 29, 2023

Dated

 
Galen Pitkin by Cecelia E. Pitkin, POA 

PITKIN LEGAL DESCRIPTION FOR ZONE CHANGE

A PARCEL OF LAND DESIGNATED AS PARCEL "A", LOCATED IN PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 97 NORTH, RANGE 21 WEST OF THE 5th P.M., CERRO GORDO COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER (W 1/4 COR) OF SAID SECTION 28; THENCE ON AN AUTONOMOUS G.P.S. BEARING S 89°34'58" E 1698.14 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID NORTH LINE S 89°34'58" E 373.50 FEET; THENCE S 00°28'01" W 288.33 FEET; THENCE N 89°34'58" W 115.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE S 00°04'31" E 276.54 FEET; THENCE N 89°34'58" W 255.77 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE N 00°04'31" W 564.88 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 4.09 ACRES, INCLUDING 0.35 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO ANY OTHER EASEMENTS, RECORDED OR OTHERWISE.

EXHIBIT A
NAME AND ADDRESS 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:

1. Jon and Deborah Wendel Revocable Trust dated April 7, 2016
5500 Lakeview Drive
Clear Lake, IA 50428
Parcel NO. 02-28-400-001-00

2. The Revocable Living Trust of Mary S. Larsen dated September 29, 2020
2204 Main Avenue
Clear Lake, IA 50428
Parcel No. 02-28-300-001-00

3. Jonathan D. Shear and Cassie L. Shear
9280 295th Street
Clear Lake, IA 50428
Parcel No. 02-228-100-004


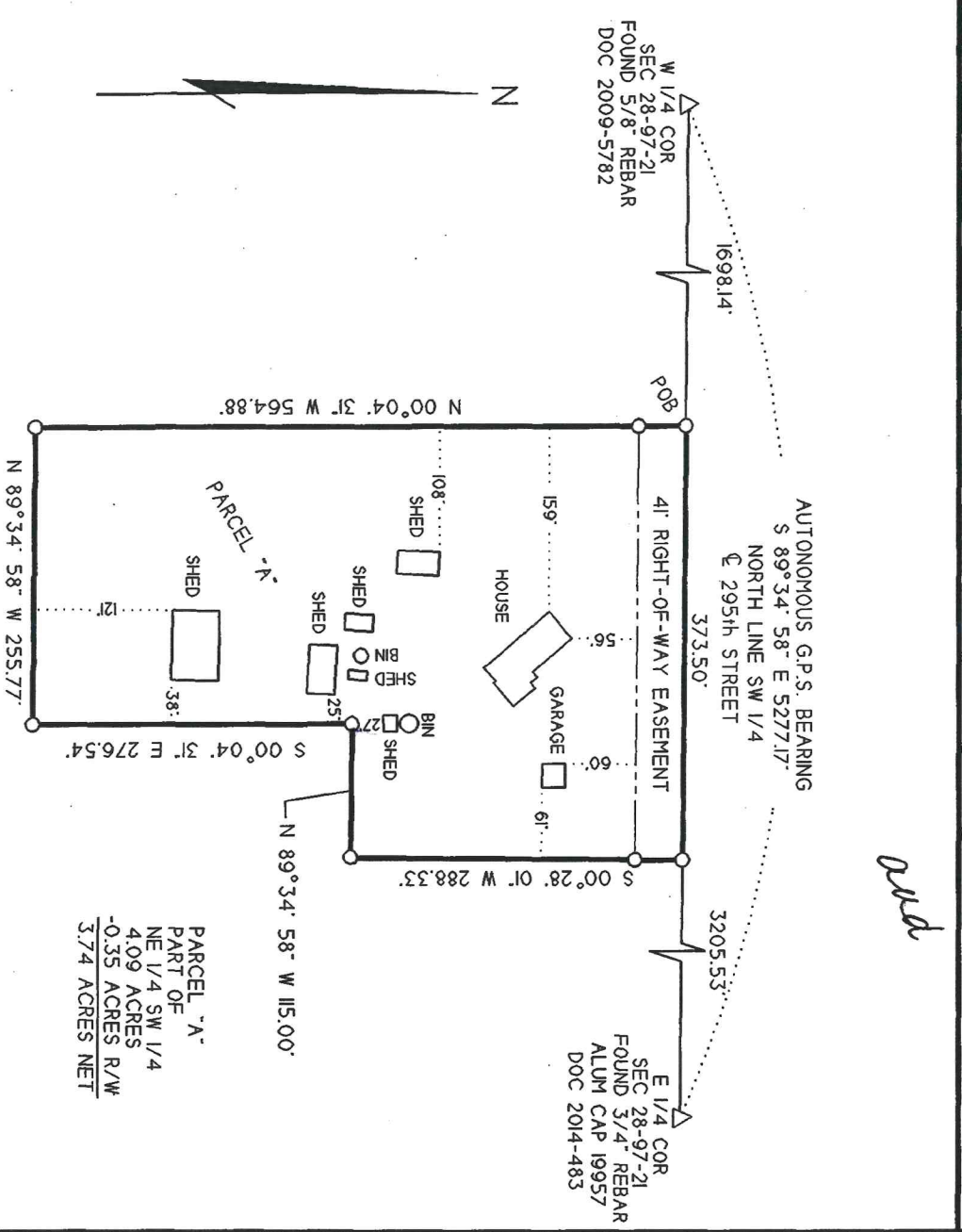
4. Wendel Family Farms, LLC
12568 300th Street
Mason City, IA 50401
Parcel No. 02-28-100-005-00

5. Any other properties located within 500 feet are owned by Galen Pitkin or he and his spouse, Cecelia E. Pitkin.

PLAT OF SURVEY	
COUNTY:	CERRO GORDO
ALLOT PART:	SW 1/4
SECTION:	28
TOWNSHIP:	T97N
RANGE:	R21W
PROPRIETOR	GALEEN PITKIN
REQUESTED BY	RON PITKIN
SURVEYOR	KENNETH D. STARK
SURVEY COMPANY	STARK SURVEYING
PHONE NUMBER	641-423-7947
RETURN TO:	STARK SURVEYING 1622 SOUTH TAFT AVENUE MASON CITY, IA. 50401

Doc. #: 2023-2918
 Type: ISUR Pages: 1 06/20/2023 10:37 AM
 R: \$5.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
 Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder

PARCEL "A"
 PART OF
 NE 1/4 SW 1/4
 4.09 ACRES
 -0.35 ACRES R/W
 3.74 ACRES NET

***** DESCRIPTION *****

A PARCEL OF LAND DESIGNATED AS PARCEL "A", LOCATED IN PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 97 NORTH, RANGE 21 WEST OF THE 5th P.M. CERRO GORDO COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER (W 1/4 COR) OF SAID SECTION 28; THENCE ON AN AUTONOMOUS G.P.S. BEARING S 89°34' 58" E 1698.14 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S 89°34' 58" E 373.50 FEET; THENCE S 00°28' 01" W 288.33 FEET; THENCE N 89°34' 58" W 115.00 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4); THENCE S 00°04' 31" E 276.54 FEET; THENCE N 00°04' 31" W 564.88 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 4.09 ACRES, INCLUDING 0.35 ACRES IN PUBLIC RIGHT-OF-WAY EASEMENT AND IS SUBJECT TO ANY OTHER EASEMENTS, RECORDED OR OTHERWISE.

SCALE 1" = 150'
 0 50'

△ - SECTION CORNER AS NOTED
 ○ - SET 1/2" REBAR YPC 10898
 YPC - YELLOW PLASTIC CAP
 POB - POINT OF BEGINNING



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KENNETH D. STARK
 LICENSE NUMBER 10898
 DATE 06-01-23

MY LICENSE RENEVAL DATE IS DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL: 1

An aerial photograph of a rural landscape. A horizontal red line runs across the upper portion of the image, labeled "295TH ST". Below this line, a large rectangular area is outlined in cyan. Inside this cyan-outlined area, there is a cluster of buildings, including a house and several barns, with the number "28" centered below them. The surrounding land is mostly brown and tan, indicating agricultural fields. A small inset box in the top left corner shows a zoomed-in view of a building and a road.

295TH ST

28