

Christopher A. Grey & Summer A. Keller
13867 Raven Avenue
Figure 1
Looking at the house



September 21, 2022, J. Robbins

Figure 2
Looking at the two machine sheds



September 21, 2022, J. Robbins

Figure 3
Looking at the grain bin



September 21, 2022, J. Robbins

Figure 4
Looking north along the front lot line



September 21, 2022, J. Robbins

received
9-8-22

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

Name and Mailing Address of Applicant(s):

Christopher A. Grey and Summer A. Kellar

13867 Raven Avenue

Mason City, Iowa 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:

The building site has been split from the tillable land. The building site is 2.54 acres in size.

The minimum lot size in the A-1 district is 10 acres. As the building site does not meet the

minimum lot size in the A-1 district, Applicants are requesting a rezoning to the A-2 district

which has a minimum lot size of 2 acres.

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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.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

9/8/22

Dated



Owner's Signature


Owner's Signature

EXHIBIT A
TO
APPLICATION FOR CHANGE OF ZONE
REGARDING
13867 RAVEN AVENUE
MASON CITY, IOWA 50401

Name and Addresses of Owners within 500 feet:

Thomas L. Harris, Trustee
Karla K. Harris, Trustee
1983 130th Street
Spirit Lake, Iowa 501360

Sandra K. Cookman
2798 380th Street
Osage, Iowa 50461

Kathleen L. Zilge
18713 230th Street
Mason City, Iowa 50401

Jon T. Schurtz
P.O. Box 1566
Mason City, Iowa 50402

Richard G. Schurtz, Trustee
Gail B. Schurtz, Trustee
17616 245th Street
Mason City, Iowa 50401

INDEX LEGEND
LOCATION
 PARCEL 'A' BEING PART OF LOT 2 IN THE SUBD. OF THE N 1/2 NW 1/4 IN SEC. 36 - T96N-R20W CERRO GORDO COUNTY, IOWA
PROPRIETOR
 SANDRA K. COOKMAN
 KATHLEEN L. ZILGE
 THOMAS L. HARRIS
SURVEY REQUESTED BY
 CORY BEHR
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

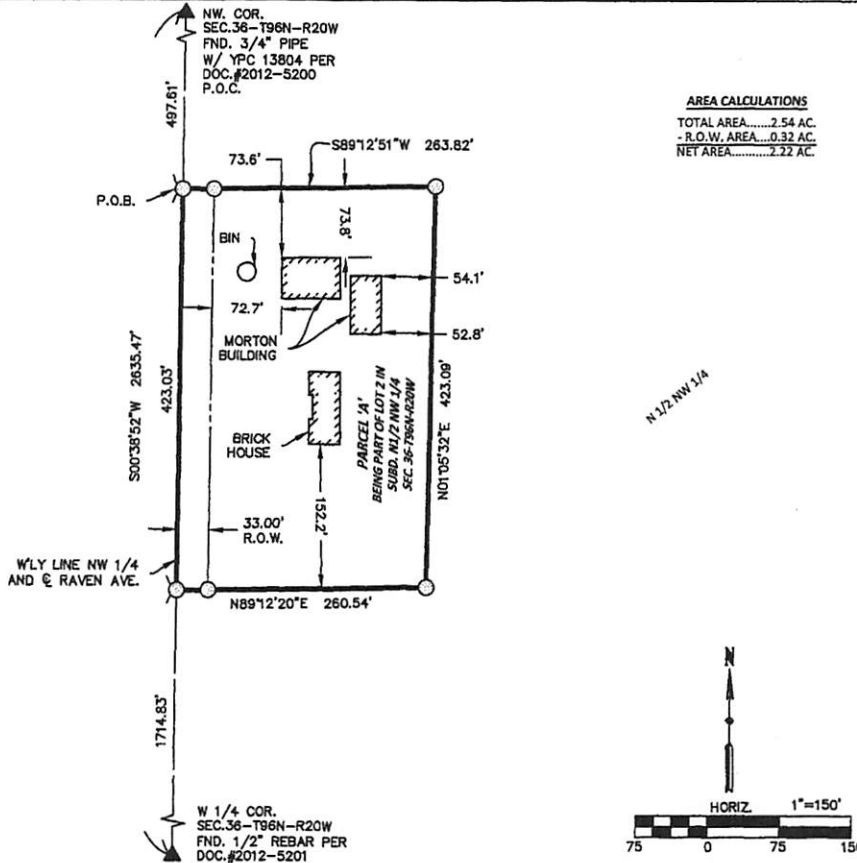
Doc. #: 2022-4421
 Type: ISUR Pages: 1 07/29/2022 12:57 PM
 R: \$5.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
 Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder



and

PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF LOT TWO (2) IN THE SUBDIVISION OF THE NORTH ONE-HALF (N 1/2) NORTHWEST QUARTER (NW 1/4) OF SECTION 36-T96N-R20W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE NORTHWEST CORNER (NW COR.) OF SAID SECTION THIRTY-SIX (36); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S00°38'52"W 497.61 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION THIRTY-SIX (36) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WESTERLY LINE S00°38'52"W 423.03 FEET; THENCE N89°12'20"E 260.54 FEET; THENCE N01°05'32"E 423.09 FEET; THENCE S89°12'51"W 263.82 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'A' CONTAINS 2.54 ACRES INCLUDING 0.32 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 (55) LOT NUMBER
- × CUT 'X' (0.00)' RECORD MEASUREMENT

SURVEYOR'S NOTES:
 1) IGRC'S ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
DOCUMENTS USED FOR THIS SURVEY
 CERTS: DOC. #2012-5201,
 DOC. #2012-5200
 DEED: DOC. #2016-6765

DATE SURVEYED	7-20-22
SCALE:	AS SHOWN
PROJECT NO.:	22274
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
 License number 23709
 My license renewal date is December 31, 2023

7-22-22
 Date

STARK SURVEYING INC.

230TH ST

RAVEN AVE

