

**Gunderson's Addition
Including 16051 245th Street**

Figure 1

Looking at the existing house on Lot 1



May 18, 2018, J. Robbins

Figure 2

Looking at the existing well house/shed on Lot 1



May 18, 2018, J. Robbins

Figure 3

Looking at the temporary shed located partially on both Lots 1 and 2



May 18, 2018, J. Robbins

Figure 4

Looking east along the proposed south property line of proposed Lot 1



May 18, 2018, J. Robbins

Figure 5

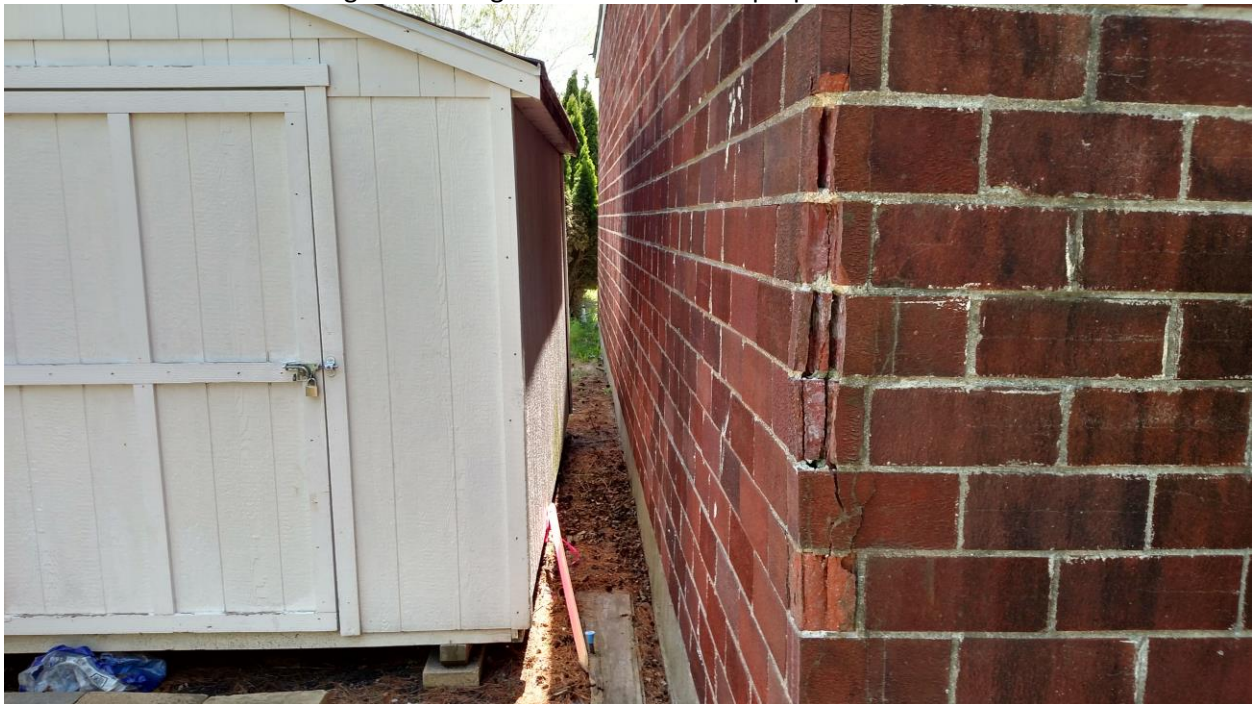
Looking west at the extension of the rear lot line to the south for proposed Lot 1 (the southeast lot corner marked by the stake on the left side)



May 18, 2018, J. Robbins

Figure 6

Looking south along the west lot lines of proposed Lots 1 & 2



May 18, 2018, J. Robbins

Figure 7

Looking at the west driveway access for proposed Lot 1



May 18, 2018, J. Robbins

Figure 8

Looking at the east driveway for proposed Lot 2



May 18, 2018, J. Robbins

Figure 9

Looking at the existing garage located on proposed Lot 2



May 18, 2018, J. Robbins

Figure 10

Looking at the 10' wide access from S Federal Avenue for proposed Lot 2



May 18, 2018, J. Robbins

Figure 11

Looking at the farm field on proposed Lot 3



May 18, 2018, J. Robbins

Figure 12

Looking at the right-of-way of 36th Street SE accessing proposed Lot 3



May 18, 2018, J. Robbins

Gunderson's Addition in the NW 1/4 - SW 1/4 of Section 22 - T96N - R20W, Cerro Gordo County, Iowa.

Legal Description:

Gunderson's Addition in the Northwest Quarter of the Southwest Quarter of Section 22, Township 96 North, Range 20 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the West Quarter Corner of said Section;

Thence **North 89°49'27" East, 25.00 feet** along the North Line of said Quarter-Quarter Section;

Thence **South 00°06'45" East, 33.00 feet** to the Northeast Corner of a Deed Description recorded in Document #95-1569, on file in the Cerro Gordo Recorder's office, Mason City, Iowa and the South Line of 245th Street and the Point of Beginning;

Thence **North 89°49'27" East, 121.00 feet** along said South Line to a Northwest Corner of a Deed Description recorded in Document #99-03621, on file in said Cerro Gordo County Recorder's office;

Thence **South 00°10'33" East, 70.00 feet;**

Thence **South 89°49'27" West, 35.00 feet;**

Thence **South 00°10'33" East, 27.00 feet** all along West and North Lines of said Deed Description to the Southwest Corner thereof and the North Line of a Deed Description recorded in Document #94-0026, on file in said Cerro Gordo County Recorder's office;

Thence **South 89°49'27" West, 15.00 feet** along the North Line of said Deed Description to the Northwest Corner thereof;

Thence **South 00°10'33" East, 70.00 feet** along the West Line of said Deed Description to the Southwest Corner thereof and the South Line of the North 200 feet of said Quarter-Quarter Section;

Thence **North 89°49'27" East, 344.00 feet** along said South Line to the West Line of Northco Acres recorded in Book 4, Page 524, on file in said Cerro Gordo County Recorder's office;

Thence **South 00°06'45" East, 283.02 feet** along the West Line of said Northco Acres to the Southwest Corner thereof and the North Line of Parcel A recorded in Document #2004-207, on file in said Cerro Gordo County Recorder's office;

Thence **South 89°49'27" West, 289.80 feet** along the North Line of said Parcel A and the North Line of a Deed Description recorded in Document #93-9184 on file in said Cerro Gordo County Recorder's Office to the Southwest Corner of a Deed Description recorded in Document #2014-6175, on file in said Cerro Gordo County Recorder's office;

Thence **North 00°06'45" West, 150.19 feet** along the East Line of said Deed Description to the Northeast Corner thereof;

Thence **South 89°49'27" West, 126.02 feet** along the North Line of said Deed Description to the Southeast Corner of a Deed Description recorded in Document #2001-5659, on file in said Cerro Gordo County Recorder's office;

Thence **North 00°09'05" East, 124.92 feet** along the East Line of said Deed Description and the Northerly Extension thereof and the East Line of a Deed Description recorded in Document #2001-5658, on file in said Cerro Gordo Recorder's office to the Northeast Corner thereof and the Southeast Corner of a Deed Description recorded in Document #2001-5660, on file in said Cerro Gordo County Recorder's office;

Thence **North 00°06'45" West, 174.92 feet** along the East Line of said Deed Description and the East Line of a Deed Description recorded in Document #95-1569, on file in said Cerro Gordo Recorder's office to the Point of Beginning.

Containing **2.63 Acres**, subject to any easements recorded or unrecorded.



R-1 Single Family Residential District Yard Requirements

Front Yard Depth, fifty (50) feet.
Each side yard width, twenty-five (25) feet.
Rear yard depth, fifty (50) feet.

Owner and Developer

Darlene J. Gunderson
1761 Springview Drive
Mason City, IA 50401

Index Legend

Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 10 East Main Street, New Hampton IA 50659
County: Cerro Gordo
Section: 22
Township: T96N
Range: R20W
Aliquot Part: NW 1/4 - SW 1/4
Proprietor: Darlene J. Gunderson
Requested By: Darlene Gunderson

LEGEND

▲	= Section Corner Found
⊙	= Set 5/8"Ø Rebar w/BPC PLS 24510
●	= Fd. 5/8"Ø Rebar w/YPC PLS 8565
■	= Fd. 1/2" Square Bar
⊠	= Fd. 1"Ø Pinched Pipe
T	= Fd. T-Bar w/SSC PLS 2993
○	= Fd. 3/4"Ø Iron Pipe
●	= Fd. 1/2"Ø Iron Pipe
⊘	= Fd. 1/2"Ø Rebar
—	= Survey Boundary Line
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
(0.00')	= Recorded Dimension

This Plat has been reviewed by the proper authorities. This Document as Presented Complies with all County and City Ordinances and Regulations.

Chairman, Board of Supervisors Date

Chairman, Planning & Zoning Commission Date

Chairman, Mason City City Council Date

Chairman, Mason City Planning & Zoning Date

S:_C3D Projects\County Control Systems\CERRO GORDO\CG-8.dwg, 5/9/2018 5:15:05 PM

Survey was completed on March 26, 2018. FB: Cerro Gordo 1, Pgs. 28-29 MDM Project Number: 2018-033 Sheet: 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.

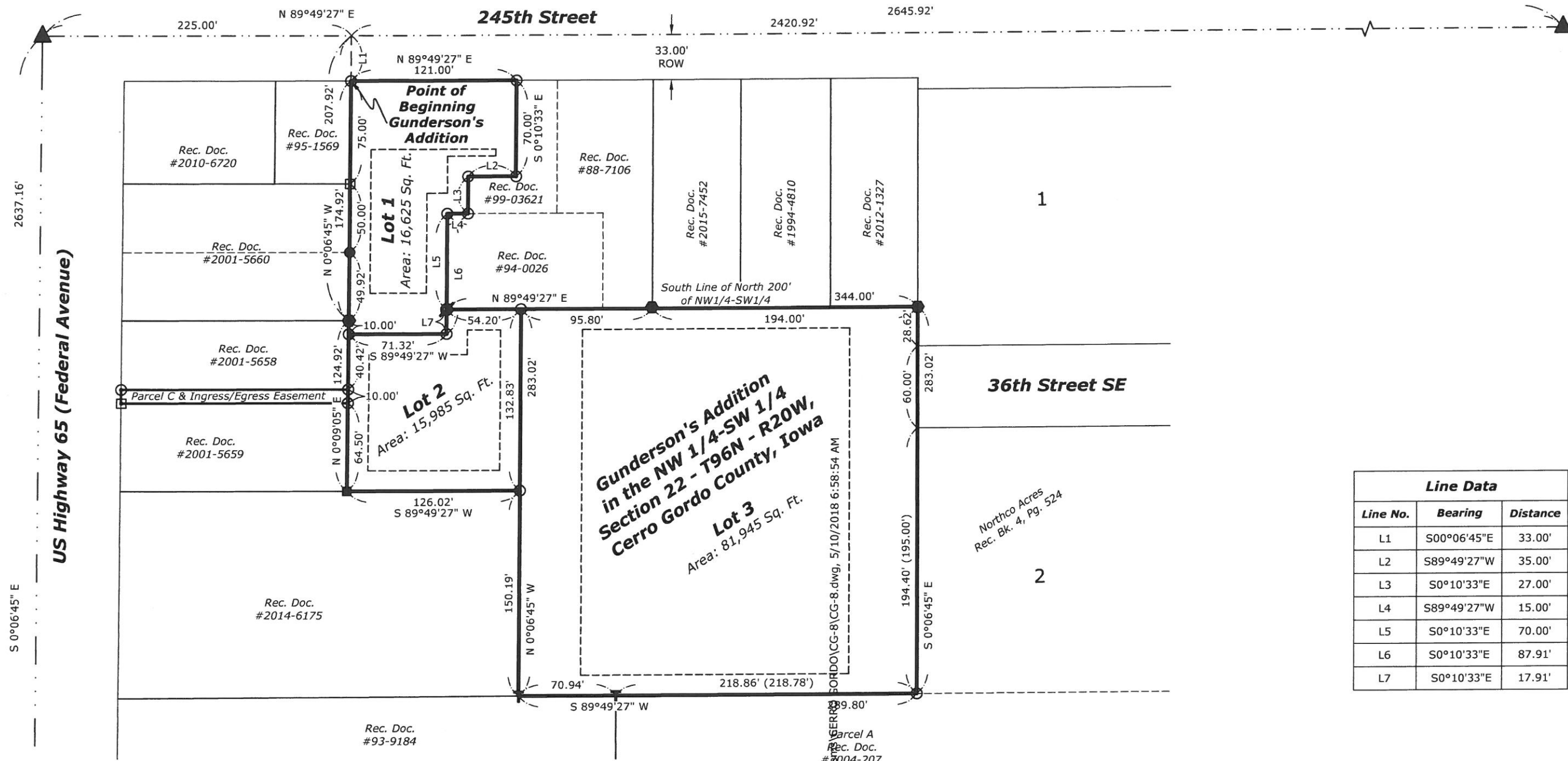
Mark D. McClenathan Date: 5-10-18
License number 24510
My license renewal date is December 31, 2019.
Sheets covered by this seal: 1-2

Final Plat

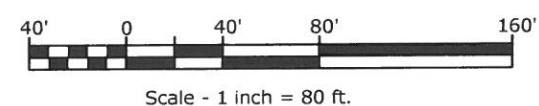
Gunderson's Addition in the NW 1/4 - SW 1/4 of Section 22 - T96N - R20W, Cerro Gordo County, Iowa.

W 1/4 Corner
Section 22-96-20
Fd. MAG Nail
Rec. Doc.
#2012-4764

Center of
Section 22-96-20
Fd. Cut X



Line Data		
Line No.	Bearing	Distance
L1	S00°06'45"E	33.00'
L2	S89°49'27"W	35.00'
L3	S0°10'33"E	27.00'
L4	S89°49'27"W	15.00'
L5	S0°10'33"E	70.00'
L6	S0°10'33"E	87.91'
L7	S0°10'33"E	17.91'

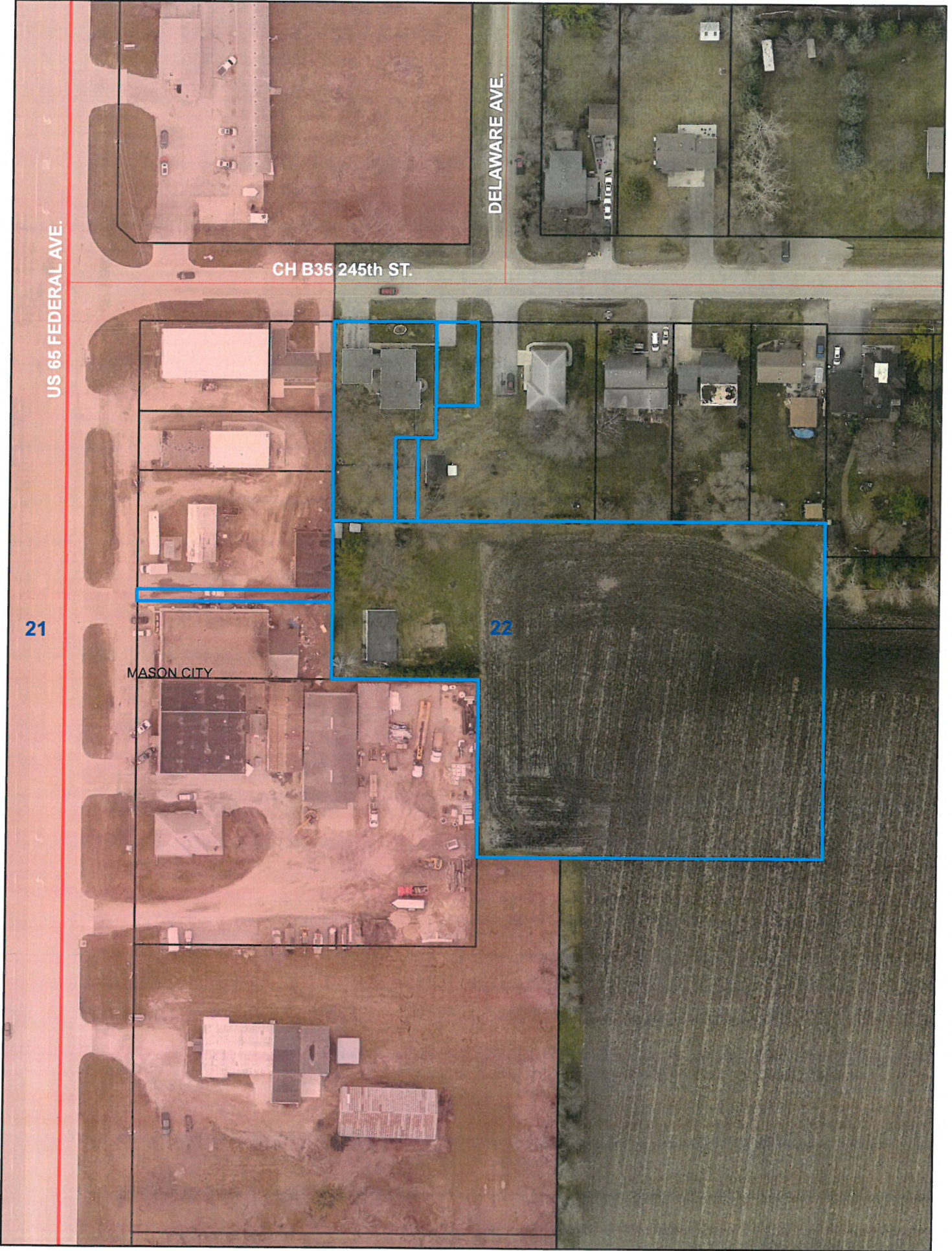


US Highway 65 (Federal Avenue)

**Gunderson's Addition
in the NW 1/4-SW 1/4
Section 22 - T96N - R20W,
Cerro Gordo County, Iowa**

Rec. Doc.
#93-9184

S:_C3D Projects\County Control Systems\Gunderson's Addition\CG-8.dwg, 5/10/2018 6:58:54 AM



US 65 FEDERAL AVE.

DELAWARE AVE.

CH B35 245th ST.

21

MASON CITY

22

Preparer: Scott D. Brown, P.O. Box 679, Mason City, Iowa 50402-0679; (641) 423-6223
Return Document to: Scott D. Brown, P.O. Box 679, Mason City, Iowa 50402-0679

DEDICATION OF PLAT OF GUNDERSON'S ADDITION IN THE NW $\frac{1}{4}$ – SW $\frac{1}{4}$ OF
SECTION 22 – T96N – R20W, CERRO GORDO COUNTY, IOWA

Darlene J. Gunderson, single, (the “Developer”) is the owner of the real estate described on the Plat to this Dedication. The Developer has caused the real estate to be surveyed and platted for the purpose of establishing and creating a subdivision in Cerro Gordo County, Iowa to be known as “Gunderson's Addition in the NW $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 22 - T96N - R20W, Cerro Gordo County, Iowa.” The real estate described in the Plat is located within two (2) miles of the city limits of Mason City, Iowa.

The lots shown on the Plat are to be used only for those purposes allowed or permitted under the governing Zoning Ordinances and this Dedication.

Easement is reserved and reservation is made as follows:

- A. In favor of Cerro Gordo County, Iowa for the free and uninhibited access to all private and common areas by the fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities. This easement is perpetual and is dedicated to the public use.
- B. Over, across and through the Lots as shown on the Plat for the construction, placing, repair and maintenance of public and private overhead, underground and surface utilities, including the right to trim along, on and over the easement areas.

Attached to this Dedication are the following:

- A. Signature page of the Developer.
- B. The Approval of Subdivision Plat by the Cerro Gordo County Auditor.
- C. Certificate of County Treasurer.

D. Final Plat.

E. Resolution of the Board of Supervisors of Cerro Gordo County, Iowa.

F. Resolution of the City Council of Mason City, Iowa.

G. Opinion of Title.

Dated this _____ day of _____, 2018.

Darlene J. Gunderson

STATE OF IOWA, COUNTY OF CERRO GORDO, ss:

This record was acknowledged before me on the _____ day of _____,
2018, by Darlene J. Gunderson.

Notary