

**Alice Heitland Estate  
8356 110<sup>th</sup> St, Thornton, IA**

***Figure 1***  
Building Site from 110<sup>th</sup> St



February 21, 2025, T. Meyer

**Figure 2**  
Machine sheds behind (north) of house



February 21, 2025, T. Meyer

**Figure 3**  
Northeast Machine Shed



February 21, 2025, T. Meyer

**Figure 4**  
Small shed east of house



February 21, 2025, T. Meyer

**Figure 5**  
Farm ground west of building site



February 21, 2025 T. Meyer

**Figure 6**  
Farmland east and north of building site



February 21, 2025 T. Meyer

**Figure 7**  
Access into fields from building site



February 21, 2025 T. Meyer

received  
1-22-25

14-29-300-004-00  
PV  
8356 110th  
Thornton

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Alice Heitland Este c/o Julie Heitland, Executor  
3310 Ninth Street SW Apt. #215  
Mason Cityy 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 Agricultural

Proposed zoning district for described property A-2 Agricultural

Reasons for re-zoning:

All of the Heitland real estate at this location is to be sold.  
The cropland is being sold separate from the building site.

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:

Ross Seidel ; 8542 110th Street 50479  
Jay & Eva Sheriff 11492 100th Street, Sheffield, Iowa 50475  
James Jorgensen; 2866 Grouse Avenue, Thornton 50479



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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

Jan 16, 2025  
Date

*[Handwritten Signature]*, Executor  
Owner's Signature  
Alice Heitland Estate  
Owner's Signature



- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Tract Boundary
  - Iowa Roads
  - Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

2024 Program Year  
Map Created April 03, 2024

**Farm 1148**  
**Tract 967**

Tract Cropland Total: 54.92 acres

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**INDEX LEGEND**

**LOCATION**  
 PARCEL 'A' BEING PART OF THE E 1/2 SW 1/4 SEC. 29-T94N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA

**PROPRIETOR**  
 ALICE E. HEITLAND

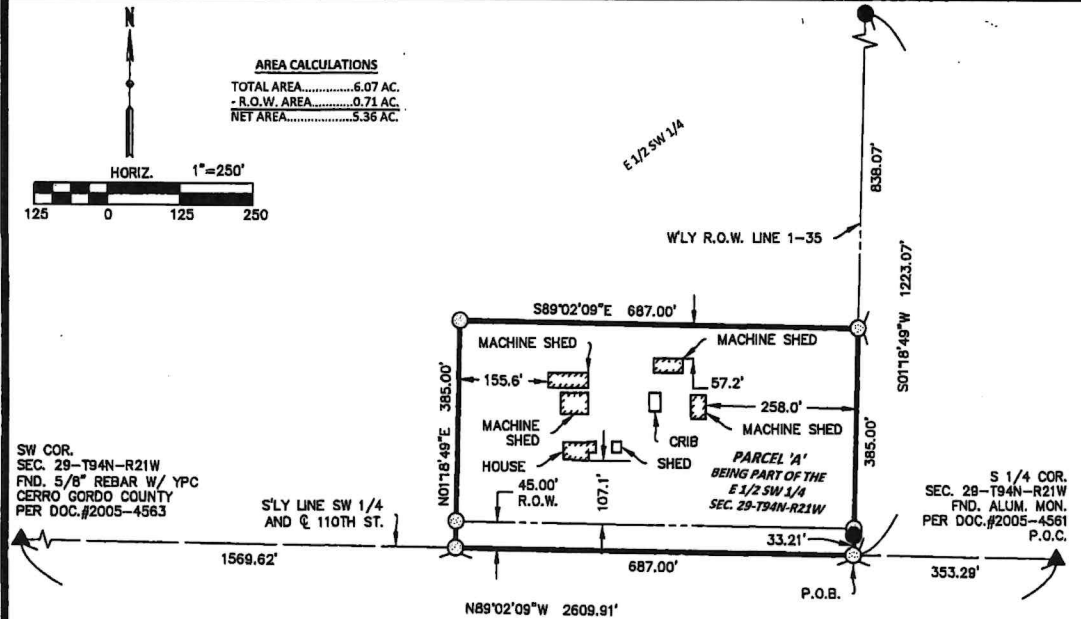
**SURVEY REQUESTED BY**  
 ALICE HEITLAND

**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

**Instrument #: 2025-678**  
 02/11/2025 11:55:35 AM Total Pages: 1  
 ISUR SURVEY  
 Recording Fee: \$ 7.00  
 AnnMarie Legler, Recorder, Cerro Gordo County IA

## PLAT OF SURVEY



### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29-T94N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID SECTION TWENTY-NINE (29);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°02'09"W 353.29 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-NINE (29) TO THE WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35) THAT IS THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N89°02'09"W 687.00 FEET;

THENCE N01°18'49"E 385.00 FEET PARALLEL WITH SAID WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35);

THENCE S89°02'09"E 687.00 FEET PARALLEL WITH SAID SOUTHERLY LINE TO SAID WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35);

THENCE S01°18'49"W 385.00 FEET ALONG SAID WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 6.07 ACRES INCLUDING 0.71 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 I.D.O.T. RIGHT-OF-WAY RAIL 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.#2005-4561,  
 DOC.#2005-4563  
 DEED: DOC.#2012-4118

DATE SURVEYED	1-10-25
SCALE:	AS SHOWN
PROJECT NO.:	25204
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: 1-15-25  
 License number 23709  
 My license renewal date is December 31, 2025

**STARK  
 SURVEYING  
 INC.**

# Exhibit A

142930000400

110TH ST

143210000200

15



# Exhibit B



79

142910000300

142920000300

142940000900

Heitland

142940000800

142930000100

142930000200

29.2 Acres  
NE SW

Heitland  
SE SW

PARA

142940000600

142930000300

142930000400

142940000700

5241.72

110TH ST

110TH ST

143210000800

143210000200

143210000200

143220000100

143210000700