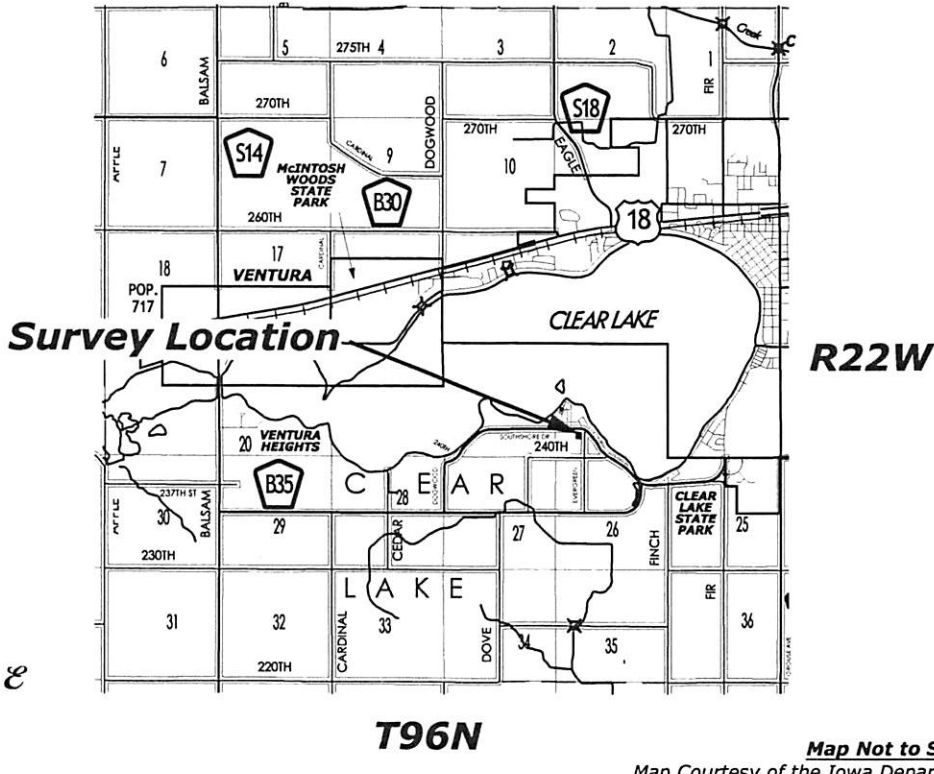


**Index Legend**

Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428
Proprietor: Gary L. Heydt & Linette K. Heydt
Requested By: Gary Heydt
County: Cerro Gordo
Section-Township-Range: 23-T96N-R22W
Aliquot Part(s): SW 1/4 - SW 1/4
Subdivision: Replat of Lot 1 of P & J First Subdivision
Lot(s): 1, 2 & 3

Final Plat

**Heydt's First Subdivision, Cerro Gordo County, Iowa**



**Map Not to Scale**  
 Map Courtesy of the Iowa Department of Transportation  
<http://www.iowadot.gov/maps/>

**Basis of Bearing:**  
 The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geoid 96C).  
 Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 16, 22, 27, 51, 135, 136, 137, 138, 149 and 150 and projected from Point 137.  
 Scale factor 1.00007348 applied.  
 Projection Point:  
 Northing = 3,877,589.40'  
 Easting = 4,937,775.86'

**Notes:**  
 See Sheet 1 for Location Map.  
 See Sheet 2-4 for Survey Details.  
 See Sheet 5 for Legal Description.

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
_____ Secretary, Planning & Zoning Commission	_____ Date
_____ County Auditor	_____ Date
_____ County Engineer	_____ Date
_____ Mayor, City of Clear Lake	_____ Date
_____ Mayor, City of Ventura	_____ Date

LEGEND	
	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 5/8"Ø Rebar w/BPC PLS 13644
	= Fd. 1"Ø Pipe
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Survey was completed on February 18 2020.      FB: CG 6A, Pgs. 8      MBL Project Number: 2020-304      Sheet: 1

**Herold-Reicks Surveying**

New Hampton      Waverly      Clear Lake  
 641-394-2725      319-483-5187      641-231-8092  
[www.hrsurveying.com](http://www.hrsurveying.com)



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*      3-2-2020  
 Mark D. McClenathan      Date:

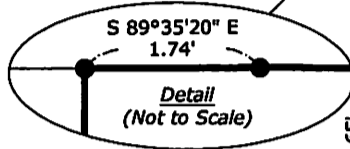
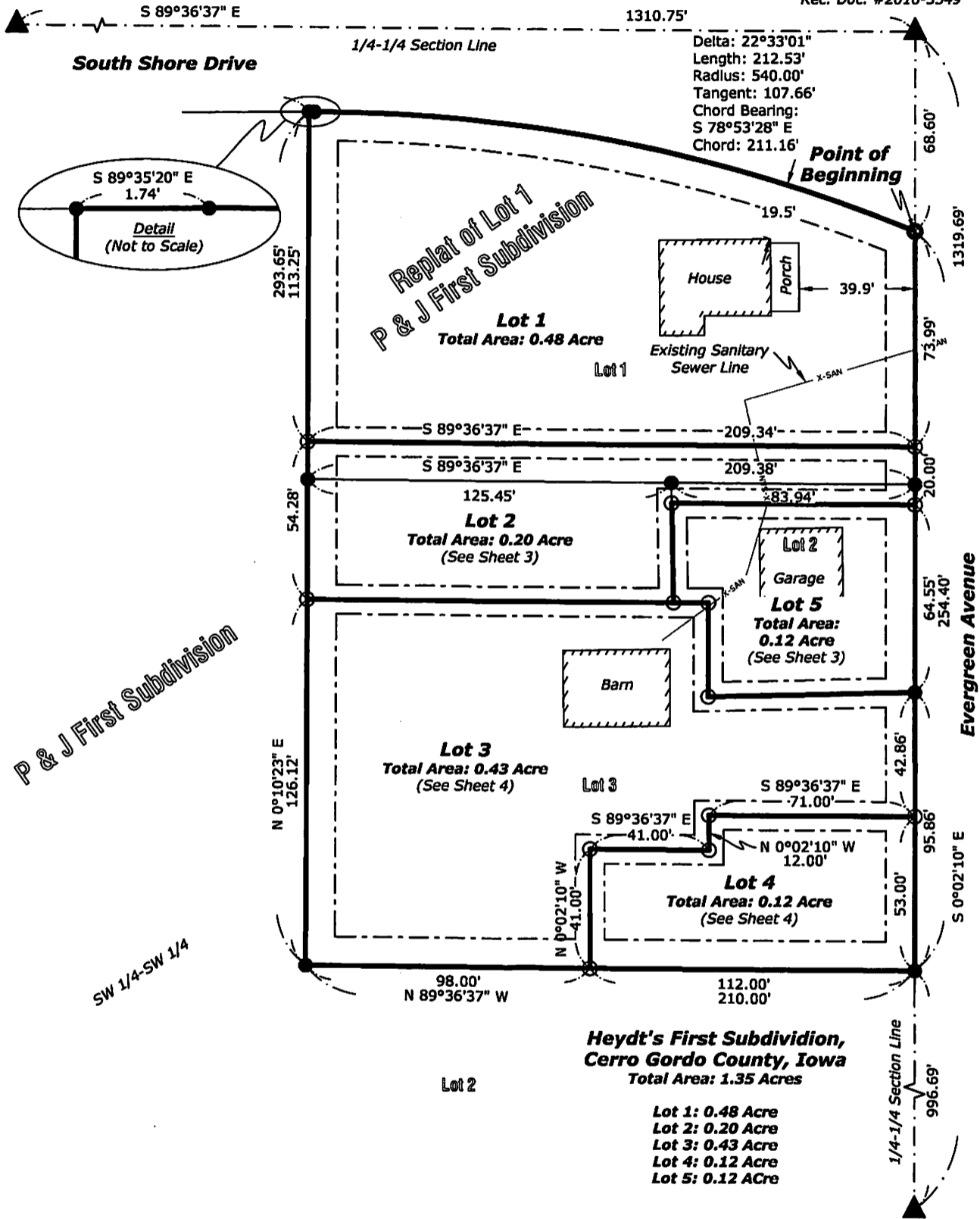
License number 24510  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: 1-5

Final Plat

**Heydt's First Subdivision, Cerro Gordo County, Iowa**

NW Corner  
SW 1/4-SW 1/4  
Section 23-96-22  
Fd. Mag Nail  
Rec. Doc. #2011-407

NE Corner  
SW 1/4-SW 1/4  
Section 23-96-22  
Fd. 1/2"Ø Rebar  
Rec. Doc. #2010-3549



P & J First Subdivision

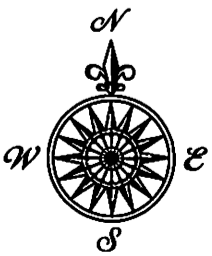
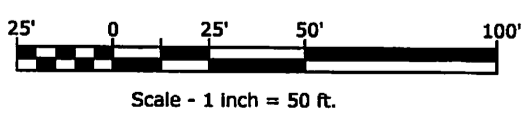
SW 1/4-SW 1/4

**Heydt's First Subdivision,  
Cerro Gordo County, Iowa**  
Total Area: 1.35 Acres

- Lot 1: 0.48 Acre
- Lot 2: 0.20 Acre
- Lot 3: 0.43 Acre
- Lot 4: 0.12 Acre
- Lot 5: 0.12 Acre

SE Corner  
SW 1/4-SW 1/4  
Section 23-96-22  
Fd. 1/2"Ø Rebar  
Rec. Doc. #2011-419

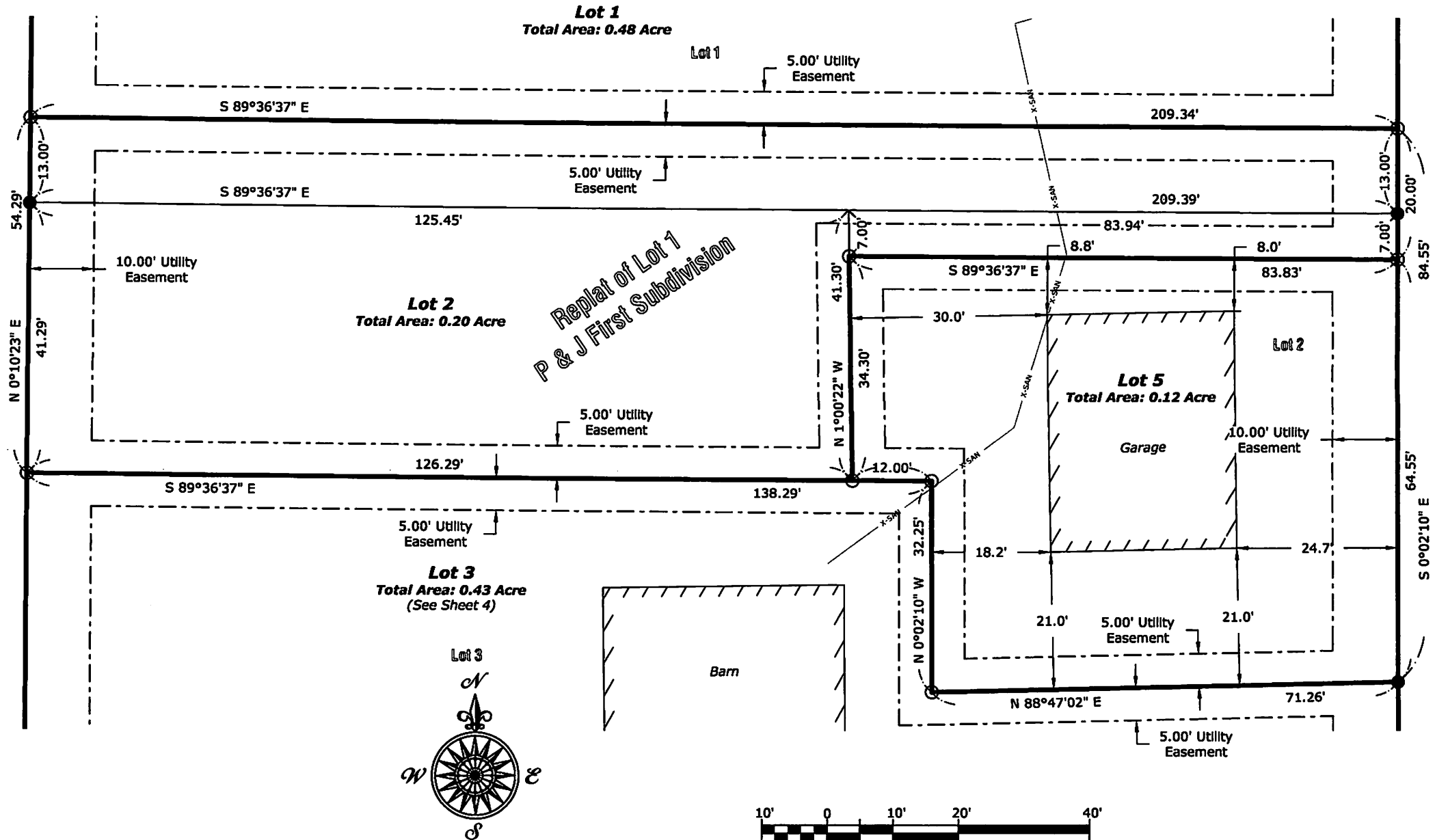
Current Zoning: R-3 Single Family Residential  
Front Yard: 30 feet  
Corner Side Yard: 12.5 feet  
Side Yard: 6 feet minimum or 10% of Lot width up to 12 feet  
Rear Yard: 30 feet



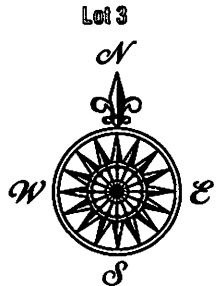
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	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 5/8"Ø Rebar w/BPC PLS 13644
	= Fd. 1"Ø Pipe
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Final Plat

Heydt's First Subdivision, Cerro Gordo County, Iowa



Scale - 1 inch = 20 ft.





**Heydt's First Subdivision, Cerro Gordo County, Iowa**

**Legal Description:**

**Heydt's First Subdivision, Cerro Gordo County, Iowa** being Lots 1, 2 & 3 of the Replat of Lot 1 P & J First Subdivision, located in the Southwest Quarter of the Southwest Quarter of Section 23, Township 96 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of said Quarter-Quarter Section;

Thence **South 00°02'10" East, 68.60 feet** along the East Line of said Quarter-Quarter Section to the intersection of the South Right-of-Way Line of South Shore Drive and the West Right-of-Way Line of Evergreen Avenue and the Point of Beginning;

Thence continuing **South 00°02'10" East, 254.40 feet** along said West Right-of-Way Line to the Southeast Corner of the Replat of Lot 1 of P & J First Subdivision, as recorded in Document #2016-5376, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 89°36'37" West, 210.00 feet** along the South Line of said Replat of Lot 1 of P & J First Subdivision to the Southwest Corner thereof;

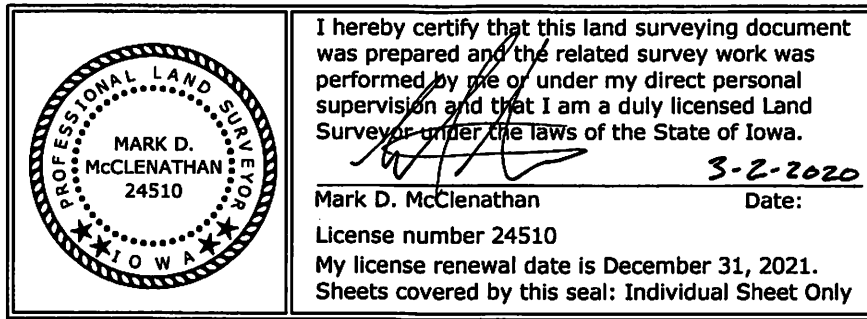
Thence **North 00°10'23" East, 293.65 feet** along the West Line of said Replat of Lot 1 of P & J First Subdivision to the South Right-of-Way Line of South Shore Drive;

Thence **North 89°35'20" East, 1.74 feet**;

Thence **Southeasterly 212.53 feet along a 540.00 foot Radius Curve**, Concave Southwesterly along the said South Right-of-Way Line to the Point of Beginning  
(said Curve having a long chord of South 78°53'28" East, 211.16 feet.)

Containing **1.35 Acres**, subject to any easements recorded or unrecorded.

Note: The Bearings and Distances indicated in this Legal Description are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in this Description are to those Monuments as indicated.  
References are hereby made to the Recorded Documents as indicated on this Plat of Survey.



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.

*[Signature]*  
 Date: 3-2-2020  
 Mark D. McClenathan  
 License number 24510  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: Individual Sheet Only

State of Iowa )  
 ss. )  
 County of Cerro Gordo )

Subscribed and sworn to before me by Mark D. McClenathan this 2<sup>nd</sup> day of March, 2020.

*[Signature: Rhonda S. Dirksen]*  
 Notary Public



## SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, a Licensed Professional Land Surveyor in the State of Iowa, do hereby certify that I have made a survey of what is to be known as "Heydt's First Subdivision, Cerro Gordo County, Iowa" located in the Southwest Quarter of the Southwest Quarter of Section 23, Township 96 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa," which is located on and embraces the following described premises, to-wit:

**Heydt's First Subdivision, Cerro Gordo County, Iowa** being Lots 1, 2 & 3 of the Replat of Lot 1 P & J First Subdivision, located in the Southwest Quarter of the Southwest Quarter of Section 23, Township 96 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of said Quarter-Quarter Section;

Thence **South 00°02'10" East, 68.60 feet** along the East Line of said Quarter-Quarter Section to the intersection of the South Right-of-Way Line of South Shore Drive and the West Right-of-Way Line of Evergreen Avenue and the Point of Beginning;

Thence continuing **South 00°02'10" East, 254.40 feet** along said West Right-of-Way Line to the Southeast Corner of the Replat of Lot 1 of P & J First Subdivision, as recorded in Document #2016-5376, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 89°36'37" West, 210.00 feet** along the South Line of said Replat of Lot 1 of P & J First Subdivision to the Southwest Corner thereof;

Thence **North 00°10'23" East, 293.65 feet** along the West Line of said Replat of Lot 1 of P & J First Subdivision to the South Right-of-Way Line of South Shore Drive;

Thence **North 89°35'20" East, 1.74 feet**;

Thence **Southeasterly 212.53 feet along a 540.00 foot Radius Curve**, Concave Southwesterly along the said South Right-of-Way Line to the Point of Beginning (said Curve having a long chord of South 78°53'28" East, 211.16 feet.)

Containing **1.35 Acres**, subject to any easements recorded or unrecorded.

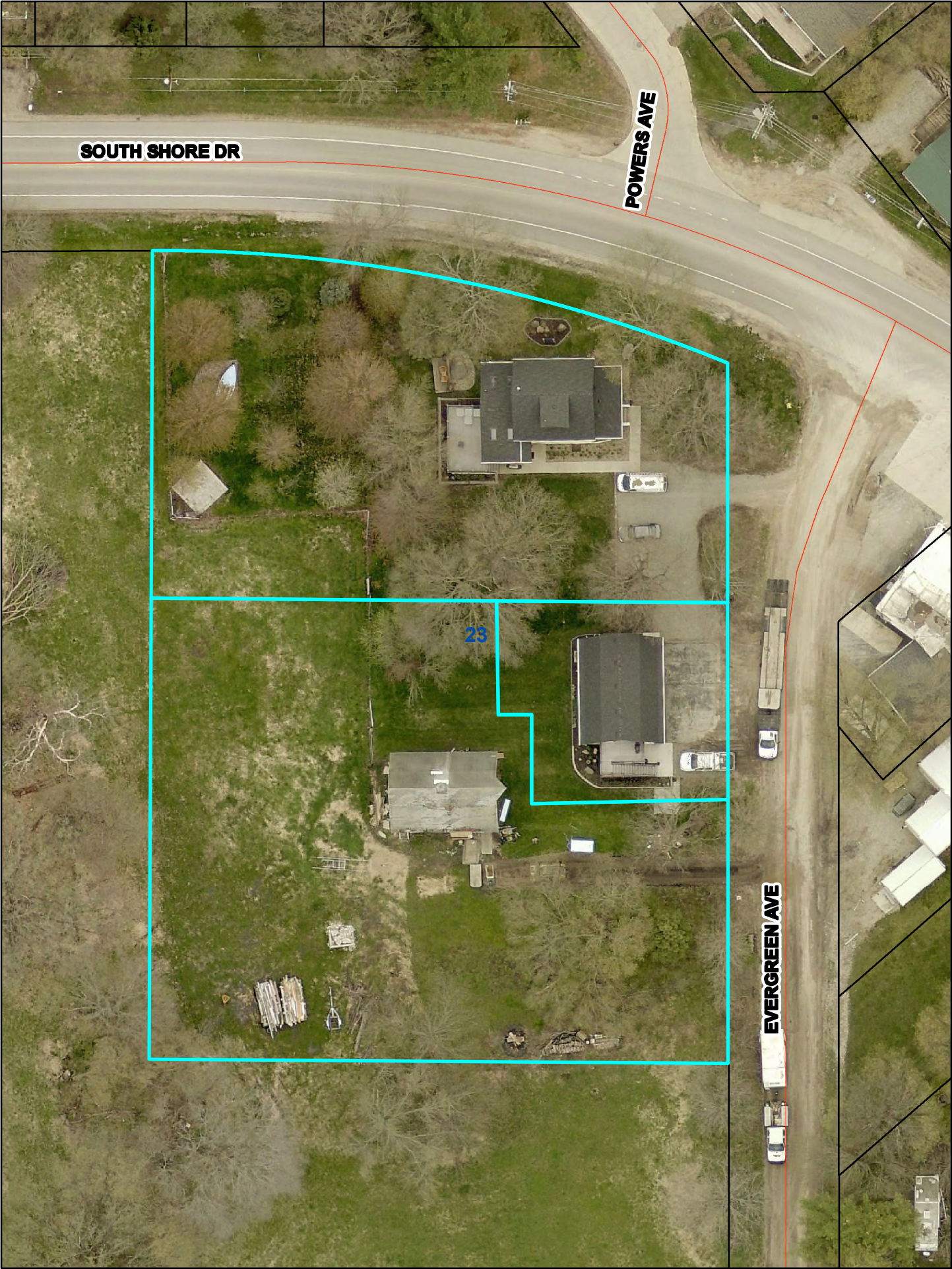


**SOUTH SHORE DR**

**POWERS AVE**

23

**EVERGREEN AVE**





**Heydt's First Subdivision  
Including 15198 Evergreen Avenue, 15212 Evergreen Avenue, & 15232 Evergreen Avenue**

***Figure 1***

Looking at the existing house on proposed Lot 1



March 16, 2020, J. Robbins

***Figure 2***

Looking at the existing well on proposed Lot 1



March 16, 2020, J. Robbins



**Figure 3**

Looking at the existing driveway accessing proposed Lot 1



March 16, 2020, J. Robbins

**Figure 4**

Looking at the general area of proposed Lot 2



March 16, 2020, J. Robbins



**Figure 5**

Looking at the front lot line of proposed Lot 2 from Evergreen Avenue



March 16, 2020, J. Robbins

**Figure 6**

Looking at the existing dwelling on proposed Lot 3

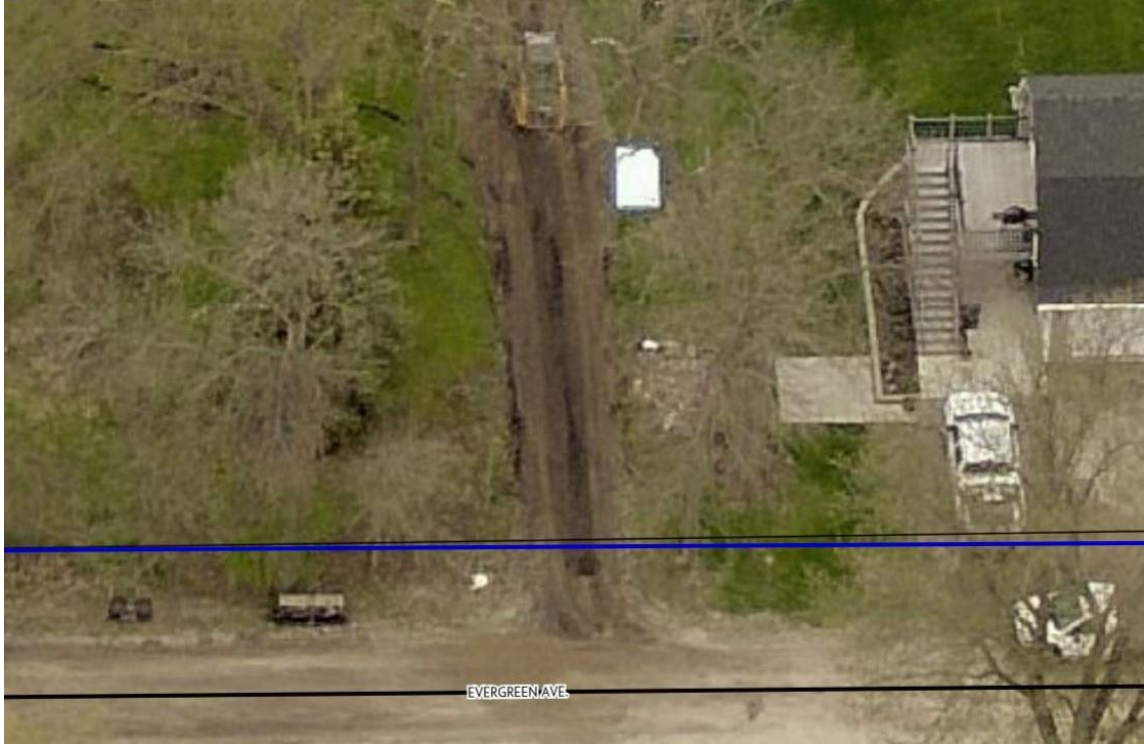


March 16, 2020, J. Robbins



**Figure 7**

Looking at the existing driveway accessing proposed Lot 3



Spring 2019, Pictometry Aerial Imagery

**Figure 8**

Looking at the general area of proposed Lot 4 from near the southwest corner of the dwelling on proposed Lot 3



March 16, 2020, J. Robbins



**Figure 9**

Looking at the front lot line of proposed Lot 4 from Evergreen Avenue



March 16, 2020, J. Robbins

**Figure 10**

Looking at the existing dwelling on proposed Lot 5



March 16, 2020, J. Robbins



**Figure 11**  
Looking at the existing driveway for proposed Lot 3



March 16, 2020, J. Robbins

Prepared by: Jacquelyn K. Arthur, Heiny, McManigal, Duffy, Stambaugh & Anderson P.L.C.,  
11 4<sup>th</sup> Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567 (641-423-5154)  
Send Tax  
Statements: Gary L. Heydt and Linette K. Heydt, 15198 Evergreen Ave., Clear Lake, Iowa  
50428

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**DEDICATION OF PLAT  
OF  
HEYDT'S FIRST SUBDIVISION,  
CERRO GORDO COUNTY, IOWA**

**STATE OF IOWA, CERRO GORDO COUNTY ) ss:**

Gary L. Heydt and Linette K. Heydt, husband and wife, ("Developers") the owners of the real estate described on the Plat attached to this Dedication, acknowledge they have caused said 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 "HEYDT'S FIRST SUBDIVISION, CERRO GORDO COUNTY, IOWA." The Plat is made with the full and free consent and in accordance with the wishes and desires of Developers.

The real estate is within two miles of the City limits of Clear Lake, Iowa, and Ventura, Iowa. There is attached the Resolution approving the Plat:

- i. by the Board of Supervisors of Cerro Gordo County;
- ii. by the City Council of Clear Lake; and
- iii. by the City Council of Ventura.



The Lots contained within the Subdivision are to be used for only those purposes allowed or permitted under the Zoning Ordinances of the applicable governing authority.

Easement is reserved and reservation is made:

- A. in favor of Cerro Gordo County 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; and
- B. in, on and through the lots as shown on the Final Plat for the construction, placing, repair and maintenance of all necessary overhead, underground and surface utilities, public and private, including the right to conduct drainage and to trim on and over the areas of such easements.

The easements are perpetual. The easements are dedicated to the public use.

This Dedication is executed by Developers on a separate signature page which also contains the notary acknowledgment.

Attachments:

- a. Signature Page of Developers.
- b. Certificate of County Treasurer.
- c. Auditor's Approval.
- d. Final Plat.
- e. Resolution of Board of Supervisors of Cerro Gordo County.
- f. Resolution of City Council of Clear Lake.
- g. Resolution of City Council of Ventura.
- h. Opinion of Title.