

**Bert A. Johnson Estate  
15756-A Spruce Avenue**

***Figure 1***

Looking at the house



August 5, 2022, J. Robbins

***Figure 2***

Looking at the detached garage



August 5, 2022, J. Robbins



**Figure 3**  
Looking at the machine shed



August 5, 2022, J. Robbins

**Figure 4**  
Looking at the corn crib



August 5, 2022, J. Robbins



**Figure 5**

Looking at the separation between the house and the detached garage



August 5, 2022, J. Robbins

**Figure 6**

Looking north along the east side lot line



August 5, 2022, J. Robbins

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

Name and Mailing Address of Applicant(s):

Bert A. Johnson Estate  
c/o Mark R. Brown  
16223 220th St.

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:

Owner is selling Parcel 07240000700, a 10 acre parcel homestead, minus 4 acres+/-

of tillable farmland marked on Exhibit A attached. Original survey of property

Final Plat of Valley View West Subdivision by Robert L. Holze dated 8-20-2003 is attached as Exhibit B. Exhibit C is an aerial of parcels within 500 feet of Parcel 072420000700. The 4+/- acres of tillable ground will be attached to existing Parcel 072420000700 currently identified as Lot 1 of the described subdivision. The only change in the subdivision will be to subtract 4 acres from Lot 2 and add it to Lot 1. Lot 3 will remain unchanged. The tillable acres of Lot 2 are required to

continue farming access to the northwest portion of Lot 1 north and east of the existing waterway.

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:

1. Robert Flores Parcel #072420000600

2. Blue Sky, Inc. Parcel #072420000300

3. Ryan & Heidi Marquardt Parcel #081910000100

4. Bert Johnson, applicant, Parcel #081910000200

☐ 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.*

Bert A. Johnson Estate

8-1-22

Dated

By Mark R. Brown, Executor

Owner's Signature

Mark R. Brown, Executor of the  
Bert A. Johnson Estate

Owner's Signature



A-1

24

A-1

A-2

SPRUCE AVE

19

A-1

A-1

A-1

A-1



tabbies®

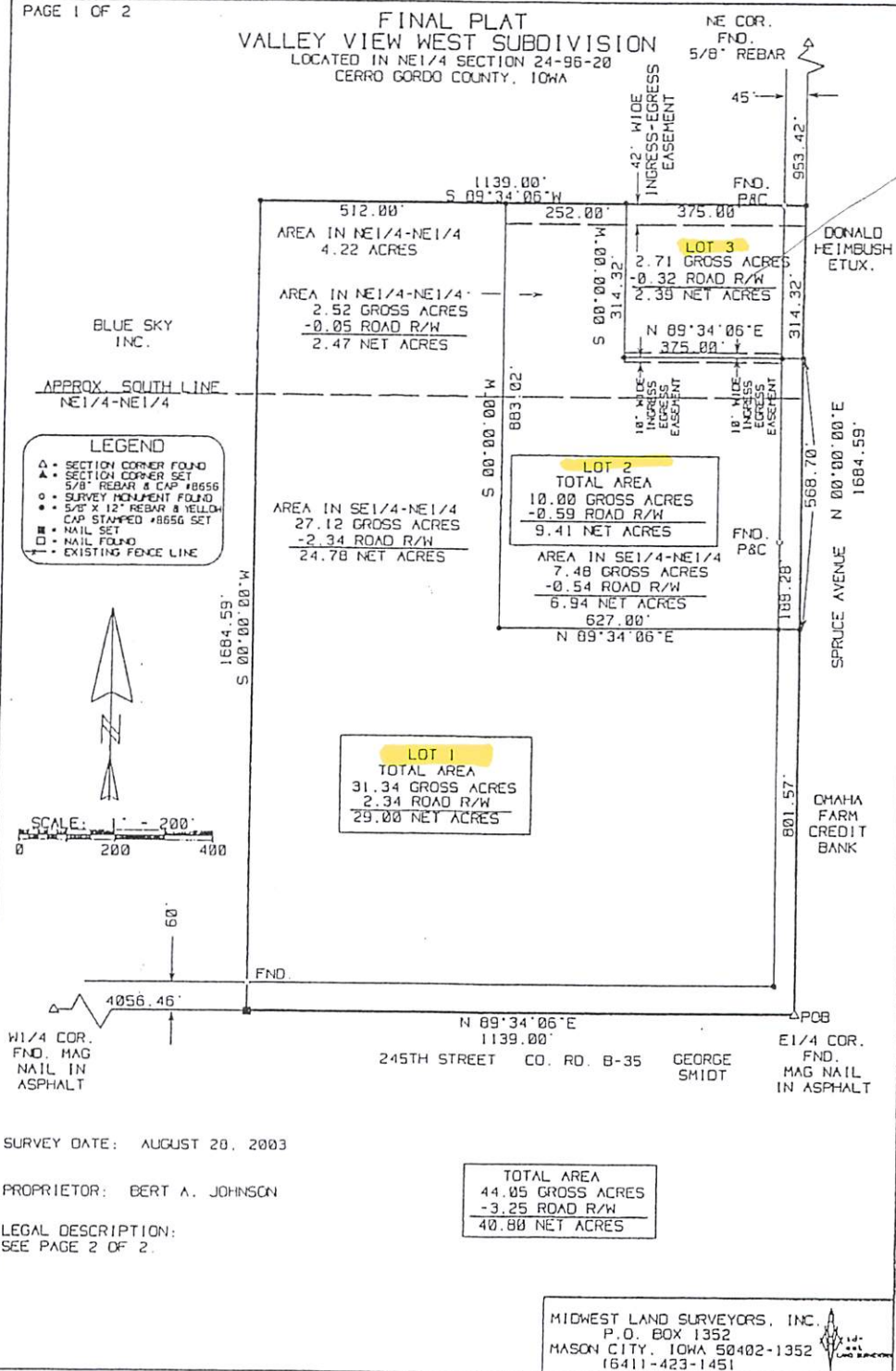
A

EXHIBIT



PAGE 1 OF 2

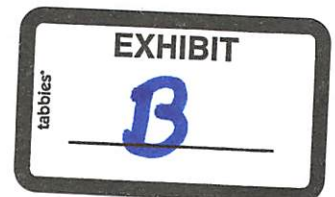
# FINAL PLAT VALLEY VIEW WEST SUBDIVISION LOCATED IN NE1/4 SECTION 24-96-20 CERRO GORDO COUNTY, IOWA



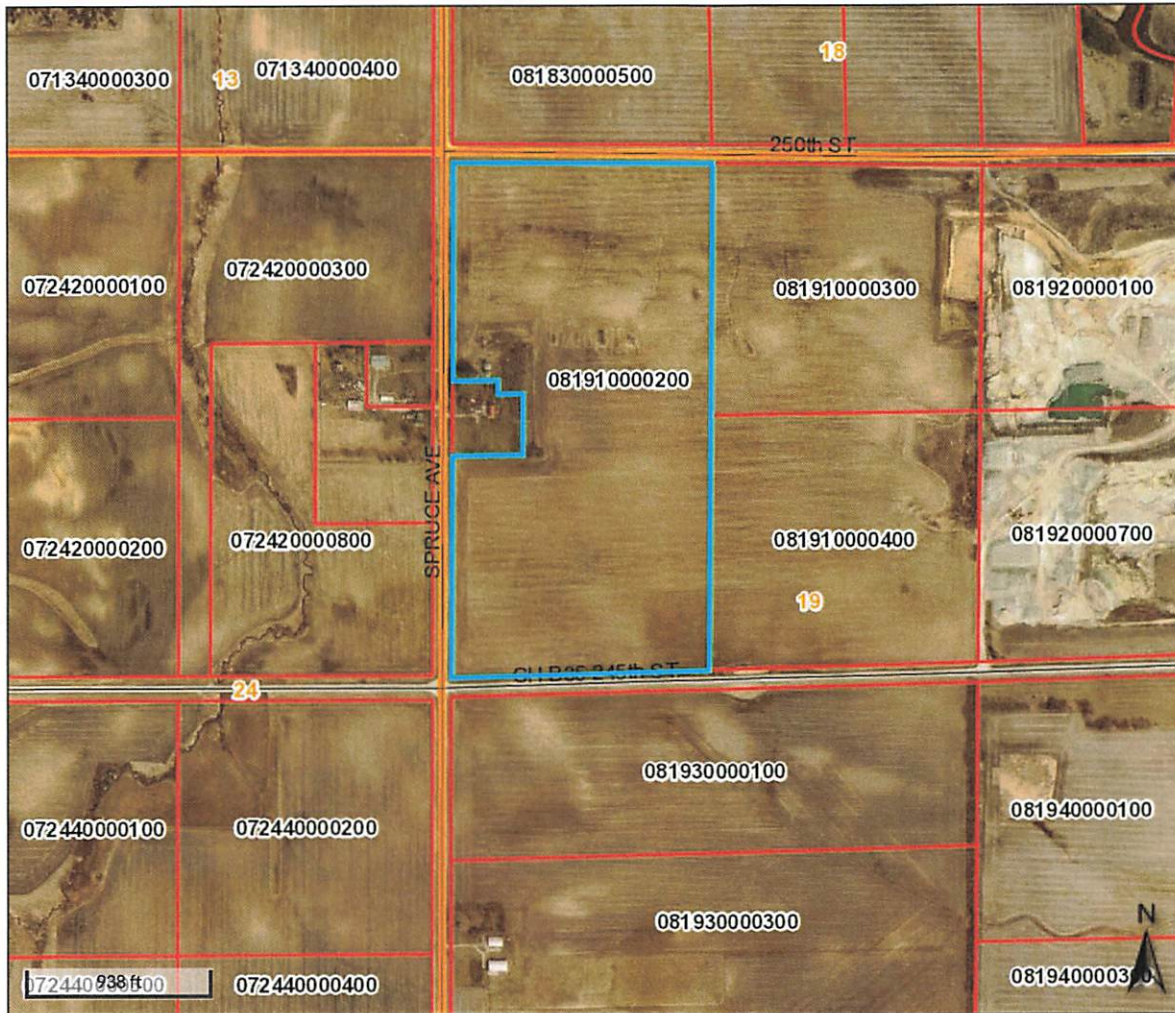
SURVEY DATE: AUGUST 20, 2003

PROPRIETOR: BERT A. JOHNSON

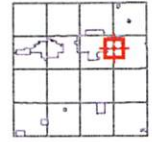
LEGAL DESCRIPTION:  
SEE PAGE 2 OF 2.



Entry 34



Overview



Legend

- Roads
- Parcels
- Section

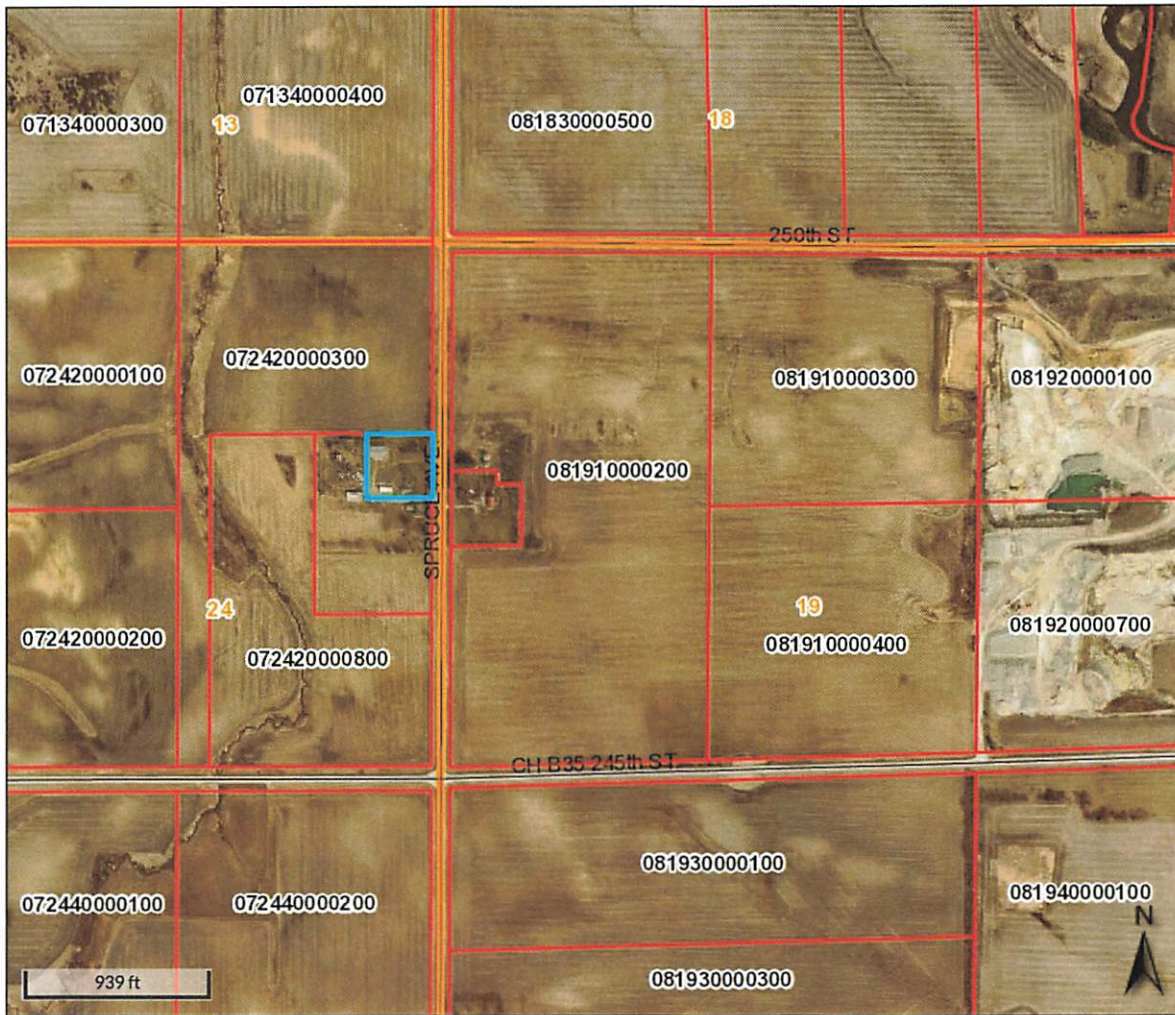
Parcel ID	081910000200	Alternate ID	n/a	Owner Address	JOHNSON, BERT
Sec/Twp/Rng	n/a	Class	A		15756 SPRUCE AVE
Property Address	15873 SPRUCE AVE	Acreage	73.11		MASON CITY, IA 50401
	MASON CITY				
District	25071				
Brief Tax Description	W1/2 NW1/4 19-96-19 EXC BEG PT 1144.34' S NW COR SEC 19 TH S 89°25' E 252.67' TH S 00°47'30" W 59.25' TH N 88°22'30" E 106.71' TH S 02°00' E 301.58' TH S 88°28' W 369.23' TH N 370.02' TO POB				
	(Note: Not to be used on legal documents)				

Date created: 3/8/2022  
Last Data Uploaded: 3/8/2022 8:18:20 AM

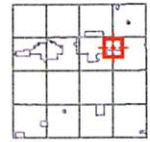
Developed by  **Schneider**  
GEOSPATIAL







Overview



Legend

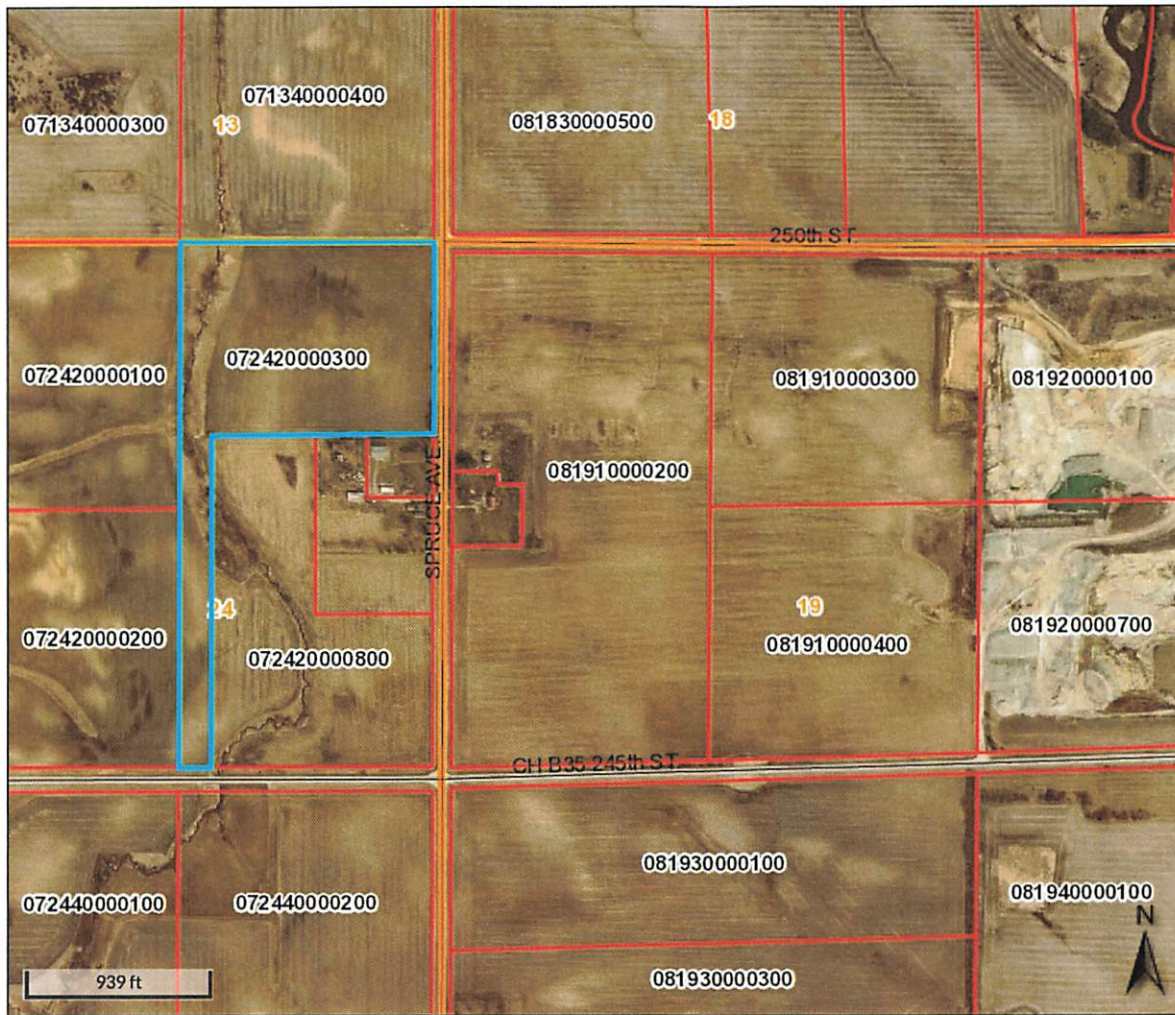
- Roads
- Parcels
- Section

Parcel ID	072420000600	Alternate ID	n/a	Owner Address	FLORES, ROBERT R
Sec/Twp/Rng	24-96-20	Class	R		15756-B SPRUCE AVE
Property Address	15756 B SPRUCE AVE	Acreage	2.71		MASON CITY, IA 50401
	MASON CITY				
District	21061				
Brief Tax Description	L 3 VALLEY VIEW WEST SUB				
	(Note: Not to be used on legal documents)				

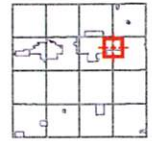
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Last Data Uploaded: 3/8/2022 8:18:20 AM

Developed by  **Schneider**  
GEOSPATIAL





Overview



Legend

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Parcel ID	072420000300	Alternate ID	n/a	Owner Address	BLUE SKY INC
Sec/Twp/Rng	n/a	Class	A		807 330TH ST
Property Address		Acreage	35.95		LONE ROCK, IA 50559
District	21061				
Brief Tax Description	E1/2 NE1/4 24-96-20 EXC BEG E1/4 CORN 1684.59' WLY 1139' S 1684.59' ELY 1139' TO POB				
	(Note: Not to be used on legal documents)				

Date created: 3/8/2022  
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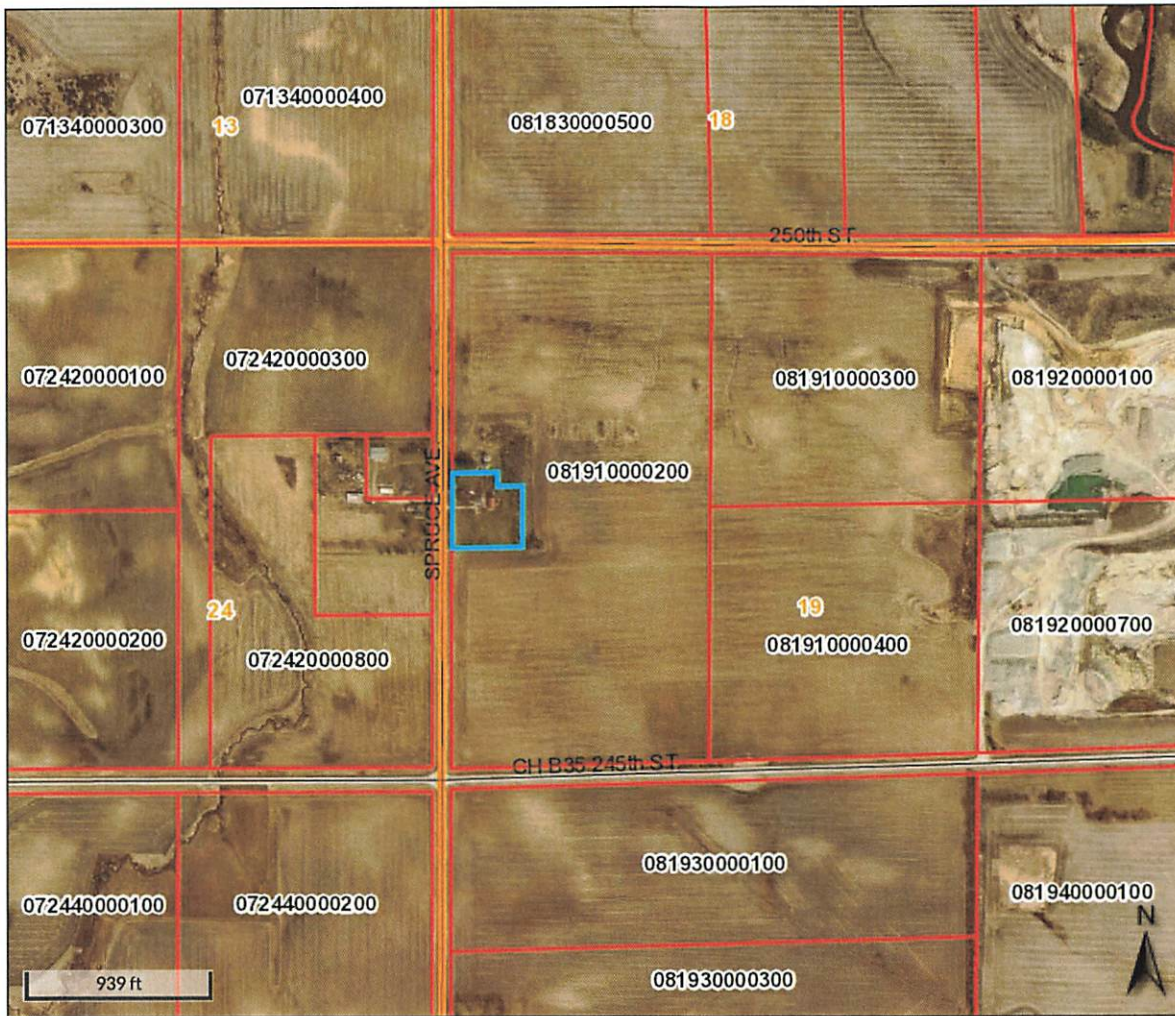
Developed by Schneider  
GEOSPATIAL



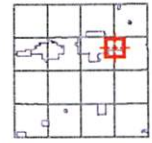


Beacon™

Cerro Gordo County, IA



Overview



Legend

- Roads
- Parcels
- Section

Parcel ID	081910000100	Alternate ID	n/a	Owner Address	MARQUARDT, HEIDI M
Sec/Twp/Rng	19-96-19	Class	R		MARQUARDT, RYAN J
Property Address	15743 SPRUCE AVE	Acreage	2.89		15743 SPRUCE AVE
	MASON CITY				MASON CITY, IA 50401
District	25071				
Brief Tax Description	BEG PT 1144.34' S NW COR 19-96-19 TH S 89°25' E 252.67' TH S 00°47'30" W 59.25' TH N 88°22'30" E 106.71' TH S 02°00' E 301.58' TH S 88°28' W 369.23' TH N 370.02' TO POB				
	(Note: Not to be used on legal documents)				

Date created: 3/8/2022

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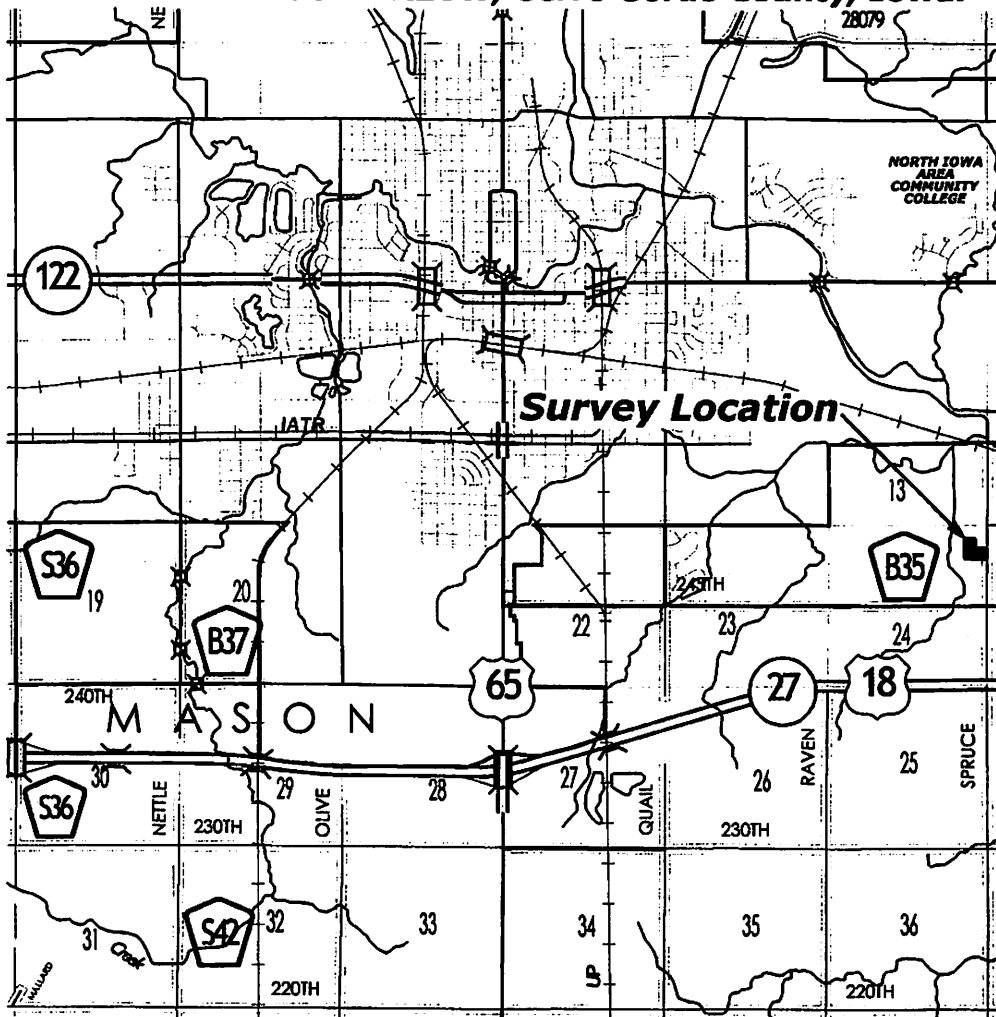
Developed by Schneider  
GEOSPATIAL



Index Legend	
Prepared by & Returned to:	Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428	
Proprietor:	Bert A. Johnson
Requested By:	Michael G. Byrne
County:	Cerro Gordo
Section(s)-Township-Range:	24-T96N-R20W
Aliquot Part(s):	NE 1/4
Subdivision:	Valley View West
Lot(s):	2

Number: 2022-4517  
BK: 2022 PG: 4517  
Recorded: 8/3/2022 at 2:04:00.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
AnnMarie Legler RECORDER  
Cerro Gordo County, Iowa

Plat of Survey  
**Parcel A in Lot 2, Valley View West Subdivision in the NE 1/4 of  
Section 24 - T96N - R20W, Cerro Gordo County, Iowa.**



R20W

Map Not to Scale

Map Courtesy of the Iowa Department of Transportation  
<http://www.iowadot.gov/maps/>

**Basis of Bearing:**

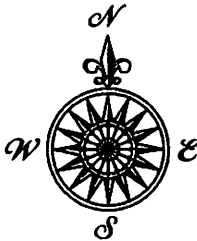
The Coordinate Basis for this survey and the subsequent Basis of Bearing is the Iowa State Plane Coordinate System North Zone (1401) Horizontal Control NAD 83 (1996), Vertical Control NAVD88 (Geoid 96C) Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 131, 132, 133, 140, 141, 142, 145, 146, 147 and projected from Point 141. Scale factor 1.00007348 applied.

**Projection Point:**

Northing = 3,873,452.63'  
Easting = 5,000,848.77'

**Notes:**

See Sheet 1 for Location Map.  
See Sheet 2 for Survey Details.  
See Sheet 3 for Legal Description.



LEGEND	
	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 5/8"Ø Rebar w/YPC PLS 10908
	= Fd. 5/8"Ø Rebar w/YPC PLS 8656
	= Fd. 5/8"Ø Rebar w/YPC
	= Fd. 5/8"Ø Rebar
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
	= Survey Boundary Line
(0.00')	= Recorded Dimension

Survey was completed on July 29, 2022.

FB: CG 8A, Pgs. 20-21

CEH Project Number: 2022-347

Sheet: 1



**Herold-Reicks  
Surveying**

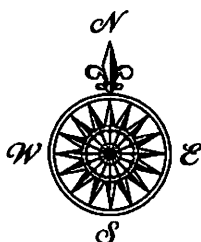
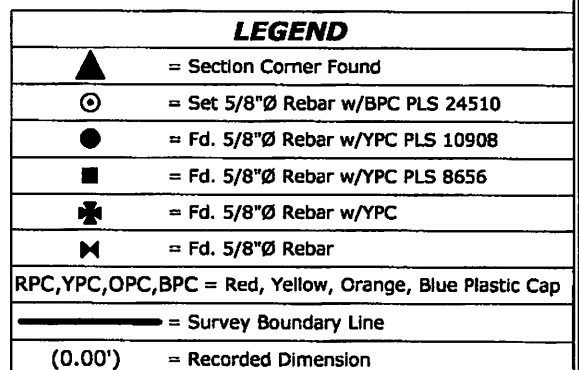
New Hampton Waverly Clear Lake  
641-394-2725 319-483-5187 641-231-8092  
[www.hrsurveying.com](http://www.hrsurveying.com)



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 Date: 8-3-22  
License number 24510  
My license renewal date is December 31, 2023.  
Sheets covered by this seal: 1-3



**Parcel A in Lot 2, Valley View West Subdivision in the NE 1/4 of Section 24 - T96N - R20W, Cerro Gordo County, Iowa.** ▲





*Plat of Survey*

**Parcel A in Lot 2, Valley View West Subdivision in the NE 1/4 of  
Section 24 - T96N - R20W, Cerro Gordo County, Iowa.**

**Legal Description:**

**Parcel A of Lot 2**, in the Valley View West Subdivision in the Northeast Quarter of Section 24, Township 96 North, Range 20 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the East Quarter Corner of said Section;

Thence **North 00°17'12" East, 1104.07 feet** along the East Line of said Quarter Section to the Point of Beginning;

Thence **North 88°26'45" West, 627.14 feet** to the East Line of Lot 1 of Valley View West Subdivision, as recorded in Document #2004-6596, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 00°17'12" East, 562.02 feet** along said East Line to the Northeast Corner of said Lot 1, also being the Northwest Corner of Lot 2 of said Valley View West Subdivision;

Thence **North 89°51'49" East, 252.00 feet** along the North Line of said Lot 2 to the Northeast Corner thereof also being Northwest Corner of Lot 3 of said Valley View West Subdivision;

Thence **South 00°17'12" West, 314.32 feet** along the West Line of said Lot 3 to the Southwest Corner thereof;

Thence **North 89°51'49" East, 375.00 feet** along the South Line of said Lot 3 to the Southeast Corner thereof and the East Line of said Quarter Section;

Thence **South 00°17'12" West, 266.20 feet** along said East Line to the Point of Beginning.

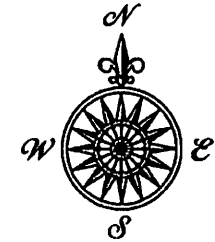
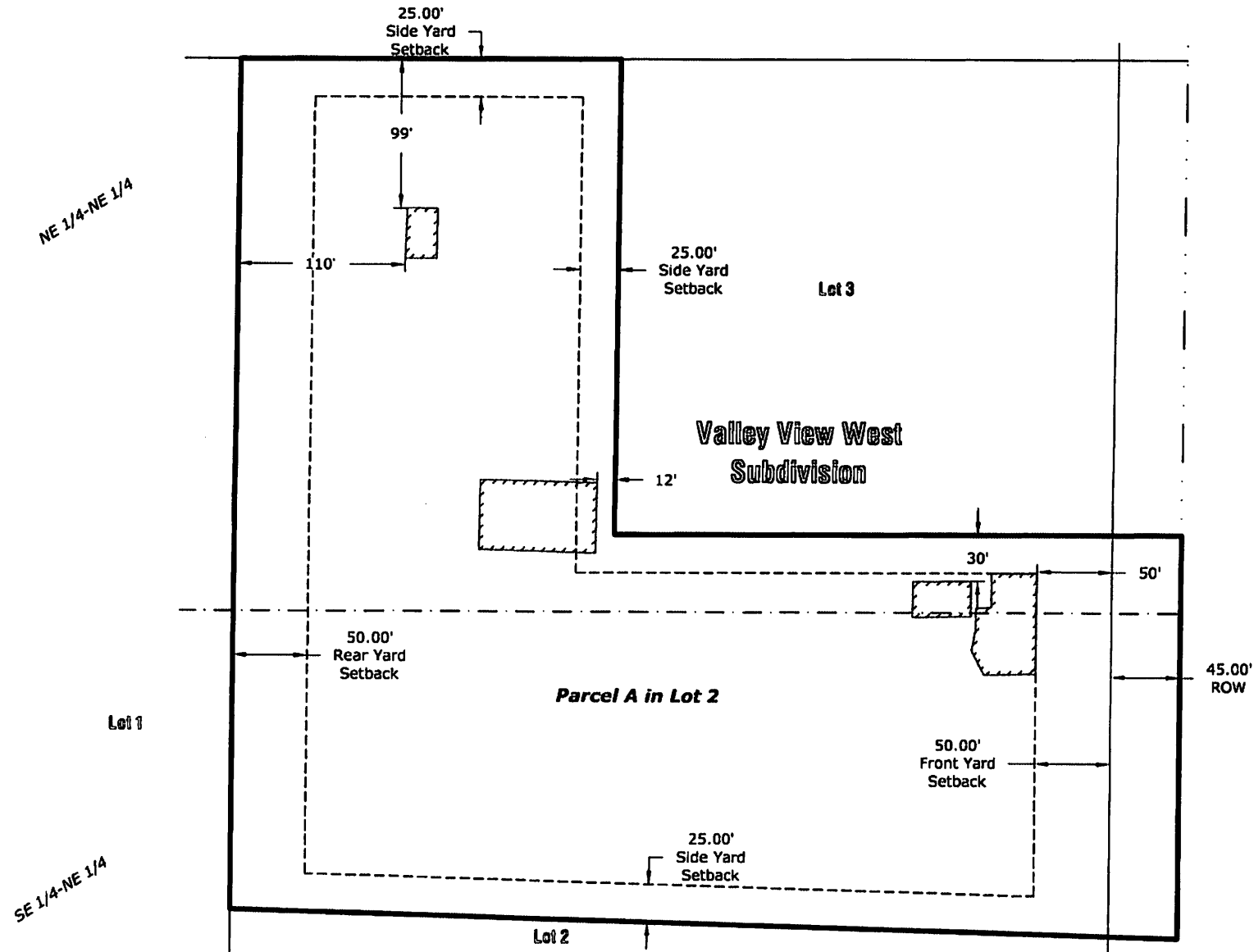
Containing **5.52 Acre(s)**, including 0.27 Acre(s) of Spruce Avenue Right-of-Way, subject to any easements recorded or unrecorded.

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.



Plot Plan



**Herald-Reicks Surveying**

10 East Main Street  
New Hampton IA 50659  
641-394-2725

2206 East Bremer Avenue  
Waverly IA 50677  
319-483-5187

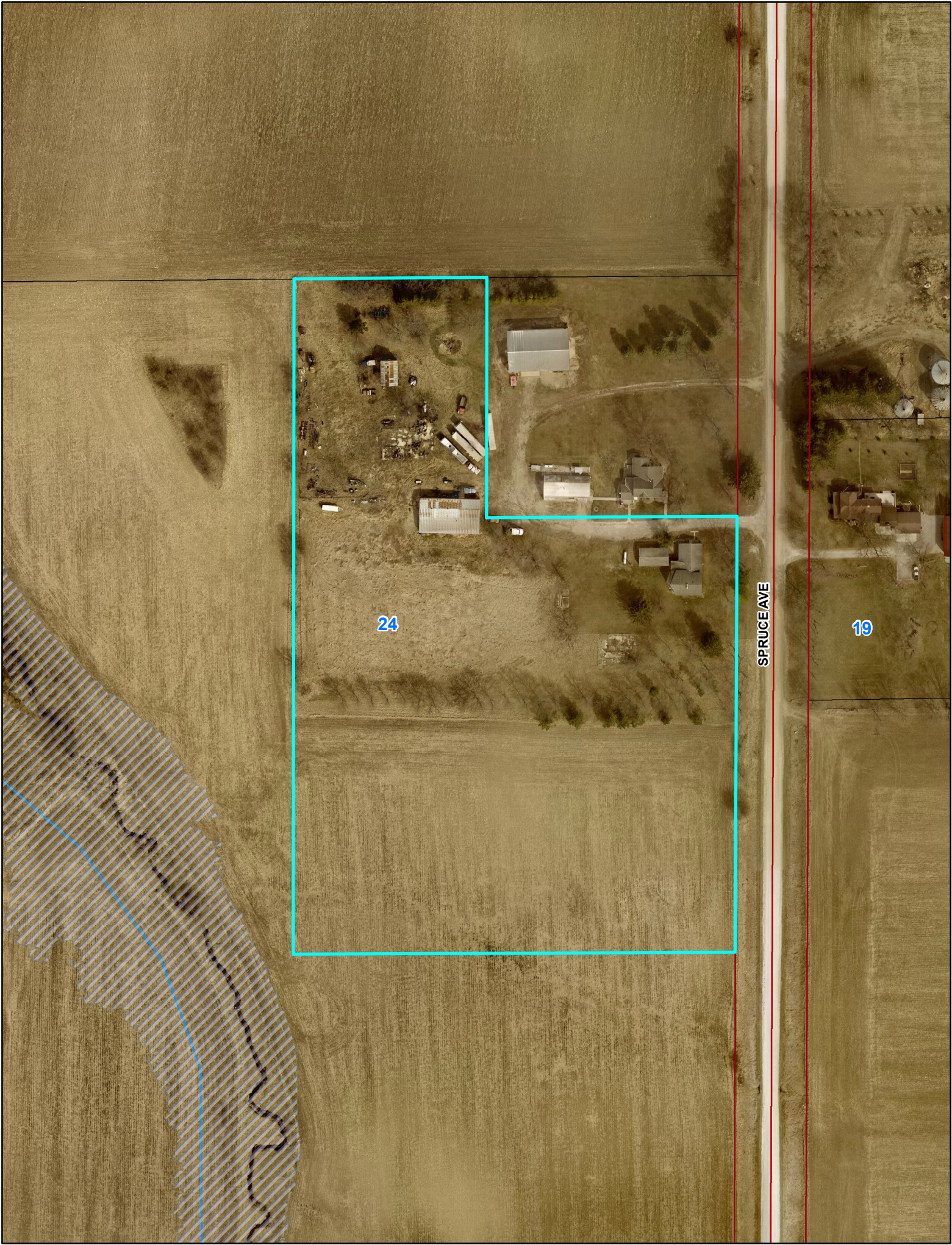
805 Buddy Holly Place  
Clear Lake IA 50428  
641-231-8092

[www.hrsurveying.com](http://www.hrsurveying.com)



Scale - 1 Inch = 100 ft.





24

19

SPRUCE AVE