



1- 4

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PLANNING AND ZONING

Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254

John Robbins, Planning and Zoning Administrator

Michelle Rush, Executive Assistant

(641) 421-3075

plz@cgcounty.org

cgcounty.org/planning

DISTRICT CHANGES AND AMENDMENTS

GENERAL INFORMATION

Type or print in ink all the information requested on the attached Application form.

The Planning & Zoning Commission meets the first Thursday of each month and you will receive a notice approximately 10-15 days prior to this hearing confirming the date and time of consideration of your application. All **applications must be received in this office four (4) weeks in advance** of this date.

You must be present at the Planning & Zoning Commission hearing to present your request and answer any questions they, or any landowner, may have.

The Planning & Zoning Commission, after this hearing, will make a recommendation to the Board of Supervisors for final action during a public hearing. The Board of Supervisors hold their meetings on Tuesday mornings, and you will be advised of the date and time of this public hearing.

If you have any further questions, please contact this office.

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

ALLEN M LATHROP ESTATE by DANA LATHROP, EXECUTOR
418 NW 9th St
Ankeny, IA 50023

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is

R1 Single family

Proposed zoning district for described property

A1

Reasons for re-zoning:

LESS THAN 10 ACRES & COMMON ZONING DISTRICT FOR THE
PROPOSED SALE OF PROPERTY.

PLEASE SEE ATTACHED Aerial Map # 1 highlighted in
WHITE border.

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:

- 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.

10/5/2020
Dated

Allen M Lattrop Estate
Owner's Signature

by Dana Lattrop, Executor
Owner's Signature



Cerro Gordo County, Iowa



100 ft

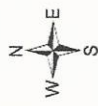
Common Land Unit

- Cropland
- Non-cropland

Farm 0000266

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions



2021 Crop Year

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather, it depicts the information provided directly from the producer and/or ESR imagery service. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs, Wetland Identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-Q26 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).
 Note: Draw mode functionality is provided for informational purposes only. Any graphics created using the draw tool and its associated acreage will not be considered official acreage for program purposes.



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CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

ALLEN M LATHROP ESTATE by DANA LATHROP, EXECUTOR
418 NW 9th St
Ankeny, IA 50023

Applicant(s) are the: Owner(s) Contract Purchaser(s) of the property described.

Present zoning district of described property is

A1 / R1 Single Family

Proposed zoning district for described property

A2

Reasons for re-zoning:

LESS THAN 10 ACRES A COMMON ZONING DISTRICT FOR THE
PROPOSED SALE OF PROPERTY.

PLEASE SEE ATTACHED Aerial Map #2 highlighted in
WHITE border.

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:

An official survey by a Registered Land Surveyor is attached.

- Provided by MARK MCCLEATHAN with HEROLD-REICKS SURVEYING.

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.

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10/5/2000
Dated

Allen M Zitting Estate
Owner's Signature

By Dana Zitting, Executor
Owner's Signature



Cerro Gordo County, Iowa

USDA FSA FarmPlus



Common Land Unit

Cropland Non-cropland

Farm 0000266

Wetland Determination Identifiers

● Restricted Use

▲ Limited Restrictions

■ Exempt from Conservation Compliance Provisions

2021 Crop Year



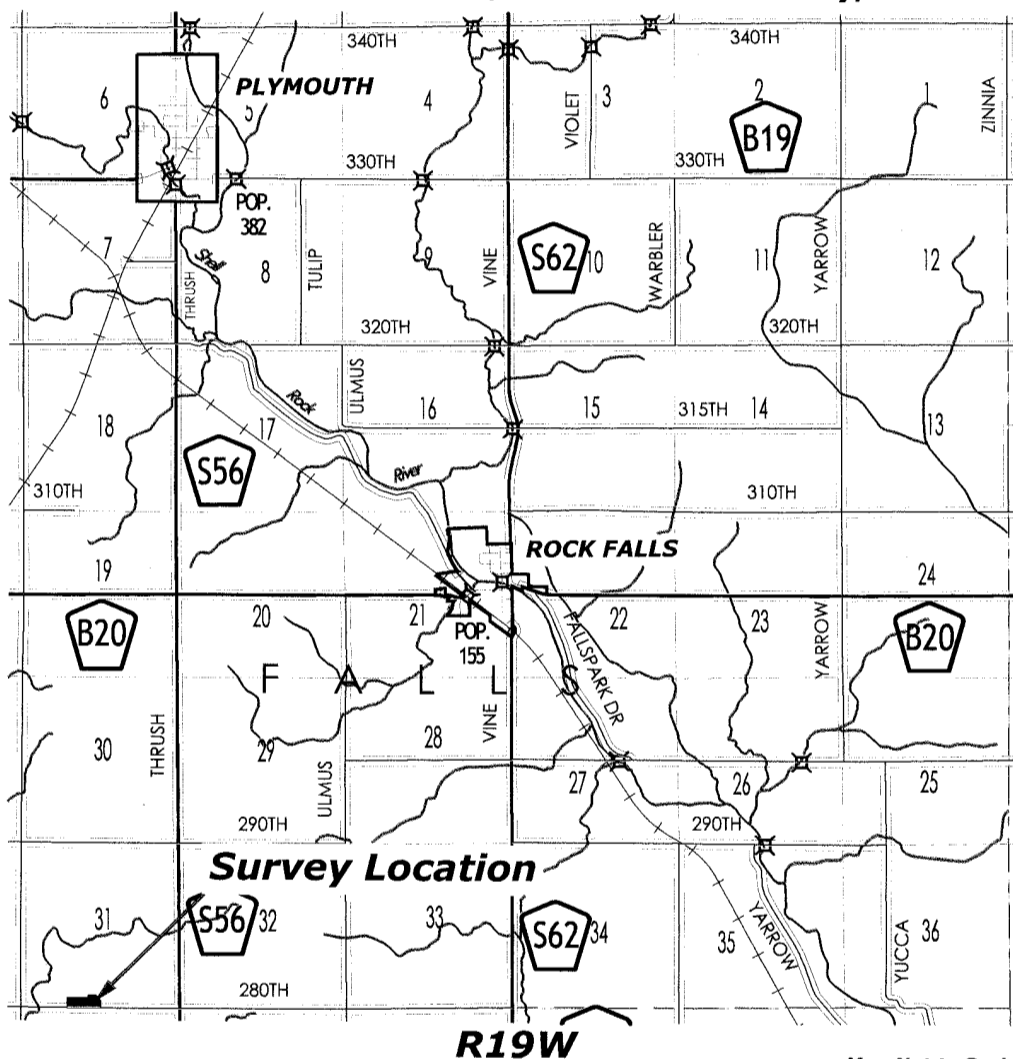
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Index Legend

Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428
Proprietor: Allen M. Lathrop & Delores D. Lathrop
Requested By: Dana Lathrop
County: Cerro Gordo
Section(s)-Township-Range: 31-T97N-R19W
Aliquot Part(s): SE 1/4 - SW 1/4

Number: 2020-7065
 BK: 2020 PG: 7065
 Recorded: 10/12/2020 at 8:10:00.0 AM
 County Recording Fee: \$17.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$20.00
 Revenue Tax:
ADAM WEDMORE AUDITOR
 Cerro Gordo County, Iowa

Plat of Survey
**Parcel C in the SE 1/4 - Fr'l SW 1/4 of
 Section 31 - T97N - R19W, Cerro Gordo County, Iowa.**



T97N

R19W

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 (2011), Vertical Control NAVD88 (Geoid 12A).

Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 144, 145, 156, 157, 158, 159, 160, 301 and 302 and projected from Point 157.

Scale factor 1.000059922 applied.

Projection Point:

Northing = 3,905,379.54'

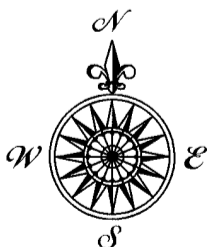
Easting = 5,033,720.97'

Notes:

See Sheet 1 for Location Map.

See Sheet 2 for Survey Details.

See Sheet 3 for Legal Description.



LEGEND

▲	= Section Corner Found
●	= Fd. 5/8"Ø Rebar w/BPC PLS 24510
⊙	= Set 5/8"Ø Rebar w/BPC PLS 24510
■	= Fd. 1/2"Ø Rebar w/YPC PLS 23709
T	= Fd. T-Bar
Ⓢ	= Fd. T-Bar w/ SSC PLS 5543
—	RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap
—	= Survey Boundary Line
(0.00')	= Recorded Dimension

Survey was completed on September 24, 2020. | FB: CG 5A, Pg.4 | KLR | Project Number: 2020-381 | Sheet: 1



**Herold-Reicks
 Surveying**

New Hampton 641-394-2725 | Waverly 319-483-5187 | Clear Lake 641-231-8092
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.

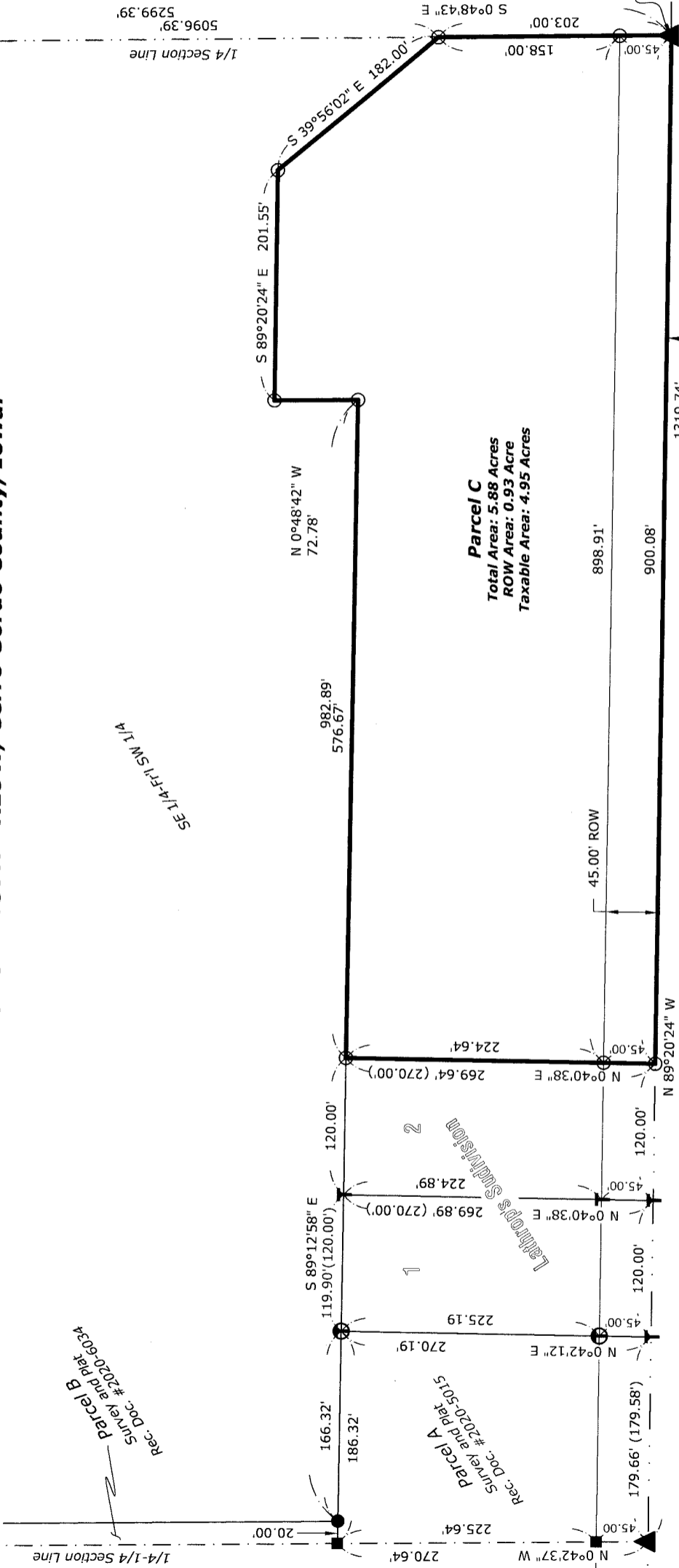
[Signature]
 Mark D. McClenathan | Date: 10-9-2020
 License number 24510
 My license renewal date is December 31, 2021.
 Sheets covered by this seal: 1-3

Plat of Survey

Parcel C in the SE 1/4 - Fr 1 SW 1/4 of Section 31 - T97N - R19W, Cerro Gordo County, Iowa.

N 1/4 Corner
Section 31-97-19
Fd. 1/2"Ø Pin
Rec. Doc.
#2020-6593

S 1/4 Corner
Section 31-97-19
Fd. 1/2"Ø Rebar
Rec. Doc. #2020-6592



Plat of Survey

**Parcel C in the SE 1/4 - Fr'l SW 1/4 of
Section 31 - T97N - R19W, Cerro Gordo County, Iowa.**

Legal Description:

Parcel C in the Southeast Quarter of the Fractional Southwest Quarter of Section 31, Township 97 North, Range 19 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the South Quarter Corner of said Section;

Thence **North 89°20'24" West, 900.08 feet** along the South Line of said Quarter-Quarter Section to the Southeast Corner of Lathrop's Subdivision, as recorded in Document #876790, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 00°40'38" East, 269.64 feet** along the East Line of said Lathrop's Subdivision to the Northeast Corner thereof;

Thence **South 89°12'58" East, 576.67 feet** along the Easterly Extension of the North Line of said Lathrop's Subdivision;

Thence **North 00°48'42" West, 72.78 feet;**

Thence **South 89°20'24" East, 201.55 feet;**

Thence **South 39°56'02" East, 182.00 feet** to the East Line of said Quarter-Quarter Section;

Thence **South 00°48'43" East, 203.00 feet** along said East Line to the Point of Beginning.

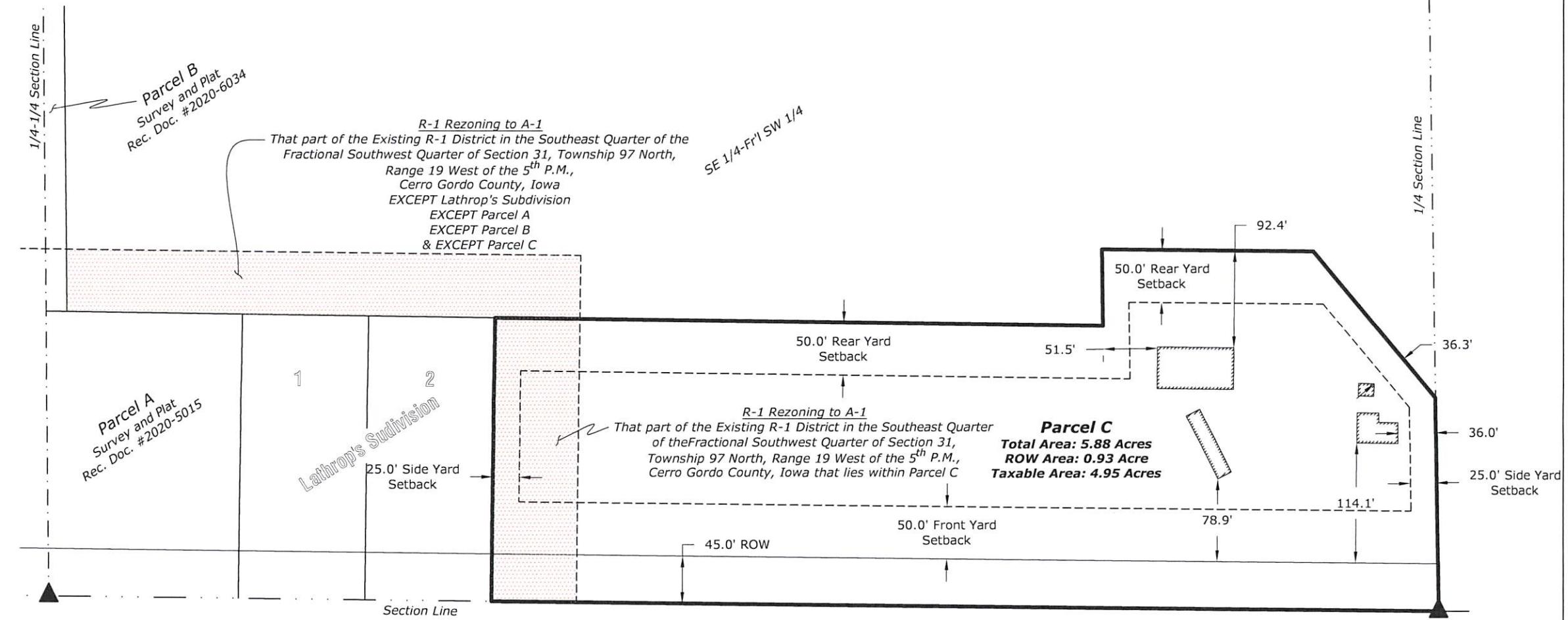
Containing **5.88 Acre(s)**, including 0.93 Acre(s) of 280th Street Right-of-Way, subject to any easements recorded or unrecorded.

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.

Rezoning Exhibit

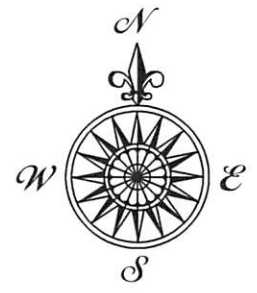
N 1/4 Corner
Section 31-97-19
Fd. 1/2"Ø Pin
Rec. Doc.
#2020-6593



SW Corner
SE 1/4-SW 1/4
Section 31-97-19
Fd. T-Bar
Rec. Doc. #2012-5248

280th Street

S 1/4 Corner
Section 31-97-19
Fd. 1/2"Ø Rebar
Rec. Doc. #2020-6592



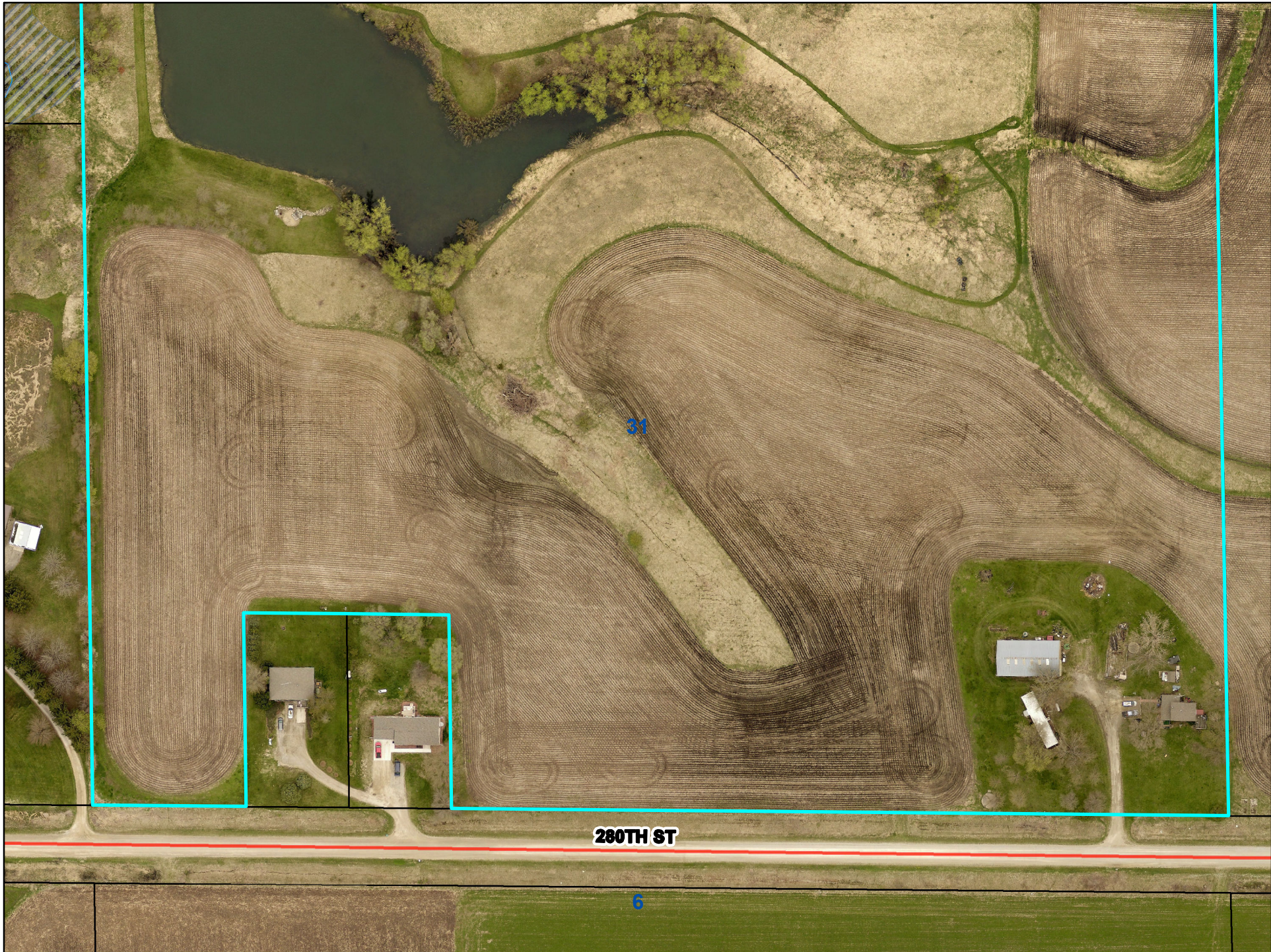
HRS

Herold-Reicks Surveying
www.hrsurveying.com

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



280TH ST

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