



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 Zathrop Estate by Dana Zathrop, 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/A1

Proposed zoning district for described property A2

Reasons for re-zoning:

Less than 10 acres & common zoning district for the proposed sale of property

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 McDonathan with Herald-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.

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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.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

9/1/2020
Dated

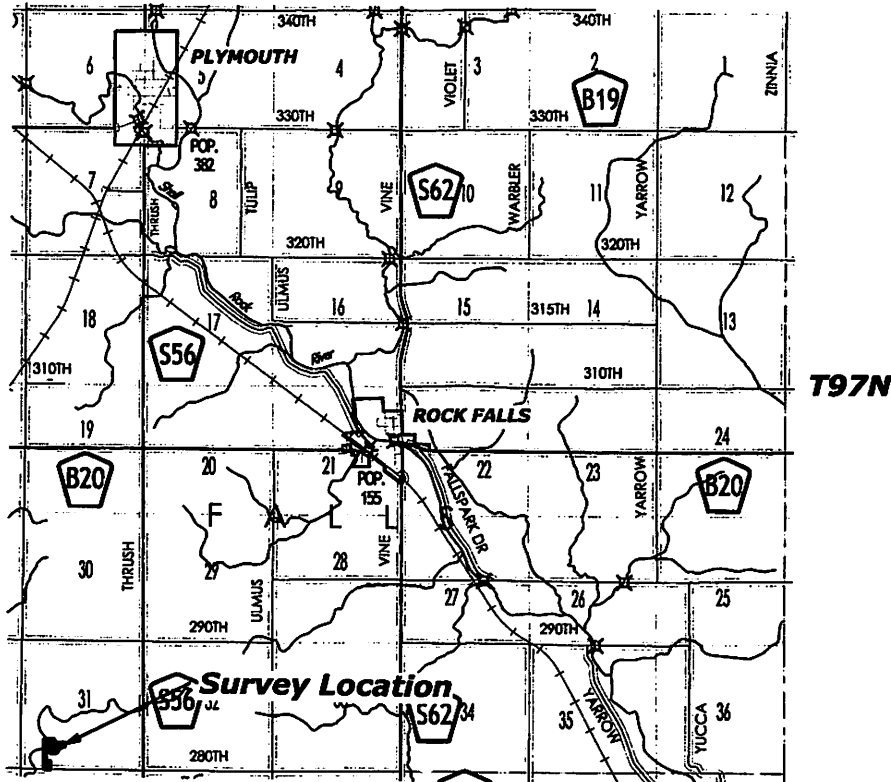
Allen M Lathrop Estate
Owner's Signature

By Dana Lathrop, Executor
Owner's Signature

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:	Brandon Neve
County:	Cerro Gordo
Section(s)-Township-Range:	31-T97N-R19W
Aliquot Part(s):	SE 1/4 - SW 1/4

Number: 2020-6034
 BK: 2020 PG: 6034
 Recorded: 9/8/2020 at 8:36:00.0 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 B in the SE 1/4 - Fr'l SW 1/4 of
 Section 31 - T97N - R19W, Cerro Gordo County, Iowa.**



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.



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

LEGEND	
▲	= Section Corner Found
⊙	= Set 5/8"Ø Rebar w/BPC PLS 24510
●	= Fd. 1/2"Ø Rebar w/YPC PLS 23709
■	= Fd. 3/8"Ø Rebar
T	= Fd. T-Bar
⊖	= Fd. T-Bar w/ SSC 5543
—	= Survey Boundary Line
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
(0.00')	= Recorded Dimension

Survey was completed on August 25, 2020. | FB: CG 5A, Pgs. 2-3 | LAJ | Project Number: 2020-369 | 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.

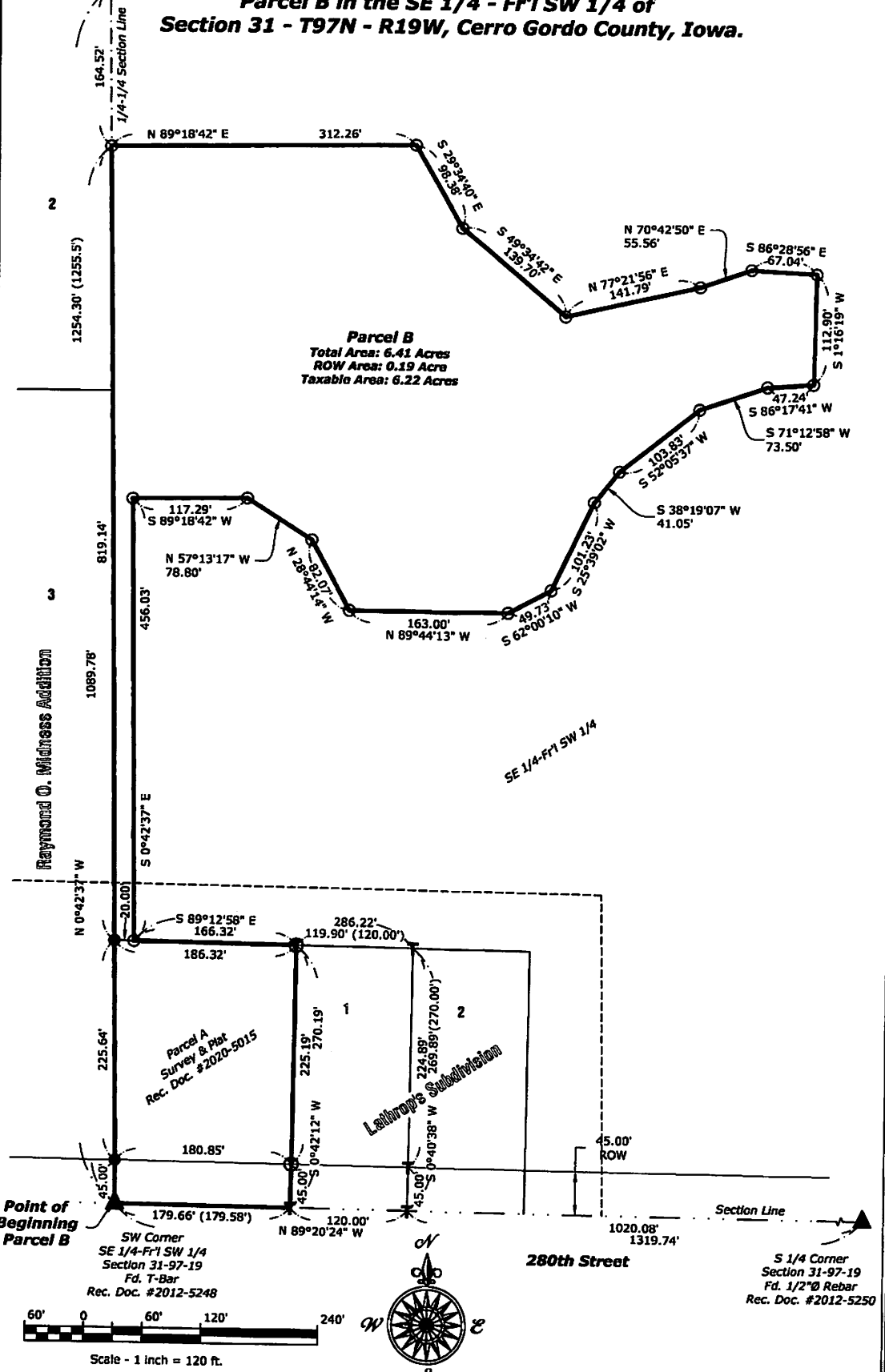
Mark D. McClenathan 9-4-2020
 Mark D. McClenathan Date:
 License number 24510
 My license renewal date is December 31, 2021.
 Sheets covered by this seal: 1-3

File: P:\Projects - CLO\County Control Systems\CERRO GORDO\CG-5.dwg, 9/4/2020 3:38:35 PM

Northeast Corner Lot 2
Raymond O. Midness Addition

Plat of Survey

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



File: P:_Projects - CLO\County Control Systems\CERRO GORDO\CG-5.dwg, 9/4/2020 3:38:48 PM

Plat of Survey

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

Legal Description:

Parcel B 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 Southwest Corner of said Quarter-Quarter Section;

Thence **North 00°42'37" West, 1089.78 feet** along the West Line of said Quarter-Quarter Section, also being the East Line of Raymond O. Midness Addition, as recorded in Book 7, Page 245, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 89°18'42" East, 312.26 feet**; Thence **South 29°34'40" East, 98.38 feet**;

Thence **South 49°34'42" East, 139.70 feet**; Thence **North 77°21'56" East, 141.79 feet**;

Thence **North 70°42'50" East, 55.56 feet**; Thence **South 86°28'56" East, 67.04 feet**;

Thence **South 01°16'19" West, 112.90 feet**; Thence **South 86°17'41" West, 47.24 feet**;

Thence **South 71°12'58" West, 73.50 feet**; Thence **South 52°05'37" West, 103.83 feet**;

Thence **South 38°19'07" West, 41.05 feet**; Thence **South 25°39'02" West, 101.23 feet**;

Thence **South 62°00'10" West, 49.73 feet**; Thence **North 89°44'13" West, 163.00 feet**;

Thence **North 28°44'14" West, 82.07 feet**; Thence **North 57°13'17" West, 78.80 feet**;

Thence **South 89°18'42" West, 117.29 feet**;

Thence **South 00°42'37" East, 456.03 feet** to the North Line of a Parcel A, as recorded in Document #2020-5015, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa, also being the Westerly Extension of the North Line of Lathrop's Subdivision, as recorded in Document #876790, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **South 89°12'58" East, 166.32 feet** along said Westerly Extension to the Northwest Corner of said Lathrop's Subdivision;

Thence **South 00°42'12" West, 270.19 feet** along the West Line of said Lathrop's Subdivision to the Southwest Corner thereof and the South Line of said Quarter-Quarter Section;

Thence **North 89°20'24" West, 179.66 feet** along said South Line to the Point of Beginning.

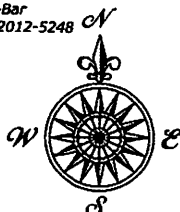
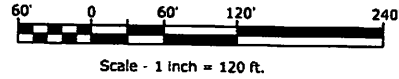
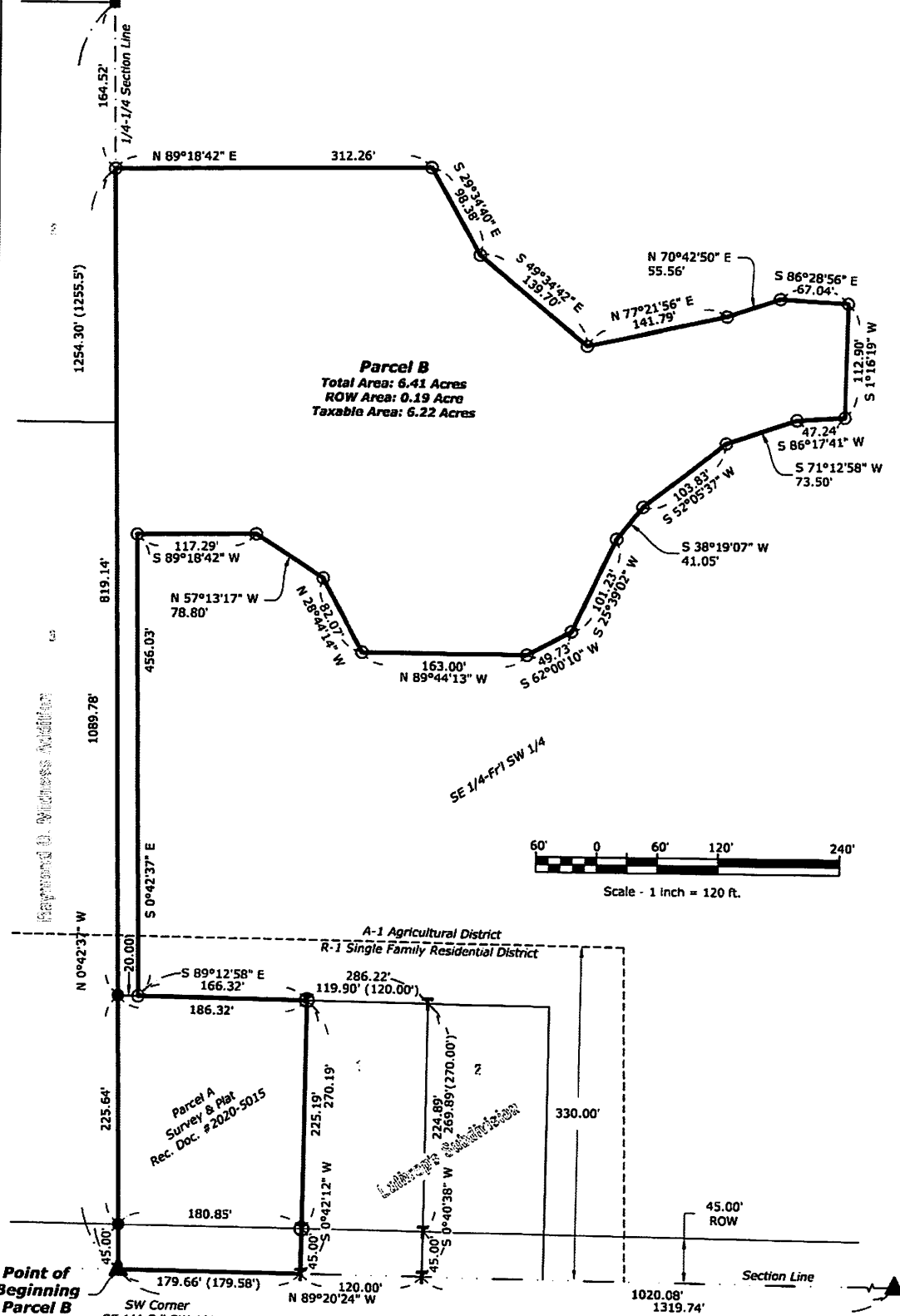
Containing **6.41 Acres**, including 0.19 Acre(s) of 280th Street Right-of-Way, subject to any easements recorded or unrecorded.

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.

Northeast Corner Lot 2
Raymond O. Midness Addition

Exhibit



HRS
Herald-Reicks Surveying
www.hrsurveying.com

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

2206 East Bremer Avenue
Waverly IA 50677
319-483-5167

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

**Dana Lathrop for the Allen M. Lathrop Estate
West of 19288-A 280th Street**

Figure 1

Looking at the front portion of the surveyed parcel



September 4, 2020, J. Robbins

Figure 2

Looking north along the 20'-wide strip of land connecting the pond to the front portion of the surveyed parcel

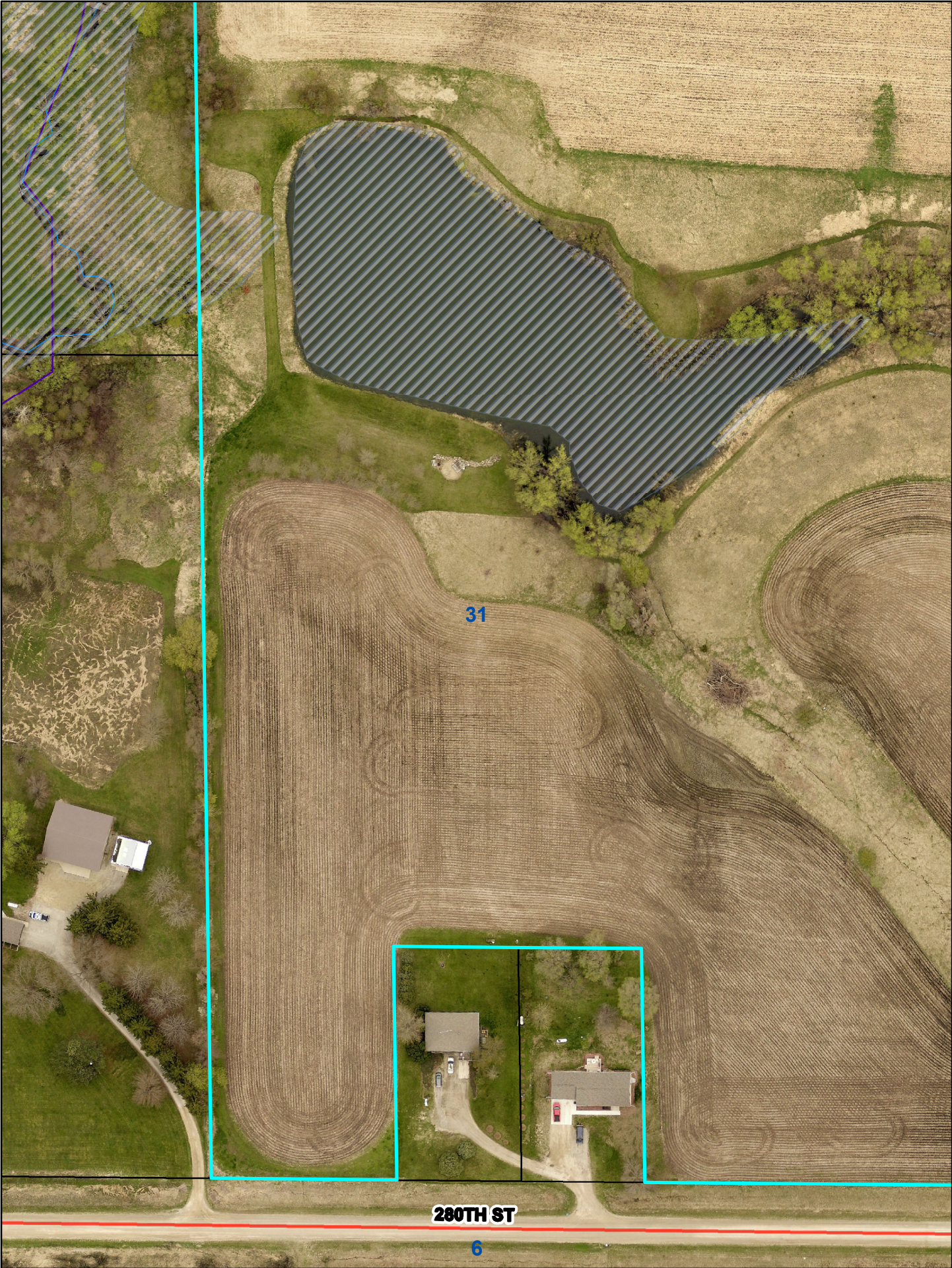


September 4, 2020, J. Robbins

Figure 3
Looking at the pond



September 4, 2020, J. Robbins



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280TH ST

6