



## 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](mailto:plz@cgcounty.org)  
[cgcounty.org/planning](http://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 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.

☐ 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.*

Dated

9/1/2020

Allen M Lathrop Estate

Owner's Signature

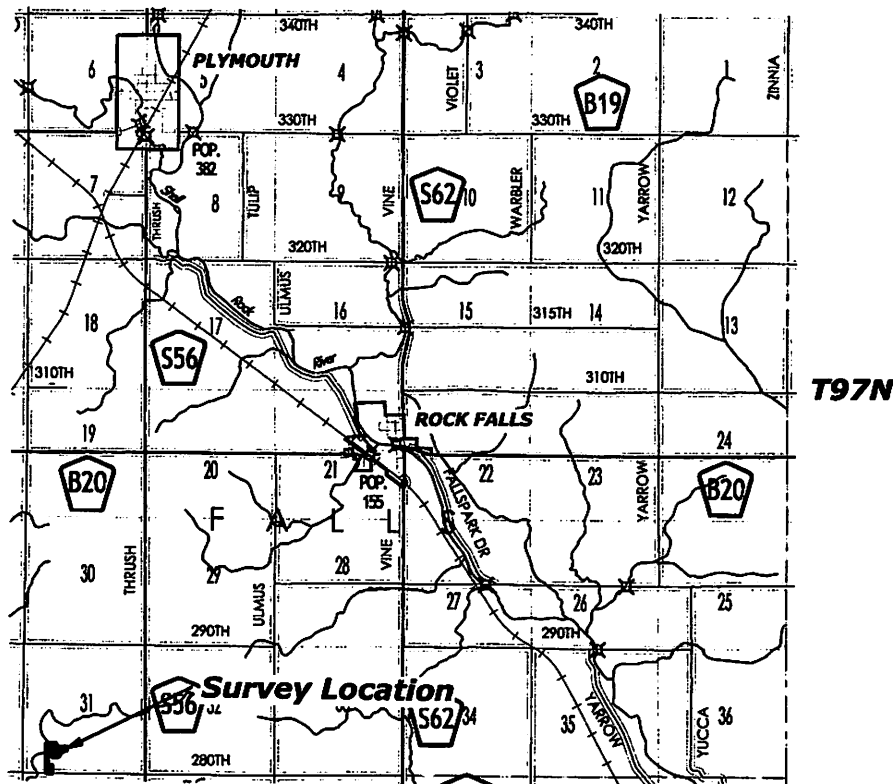
By Dana Lathrop, Executor

Owner's Signature

<b>Index Legend</b>
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

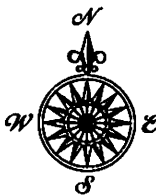
Number: 2020-6034  
 BK: 2020 PG: 6034  
 Recorded: 9/8/2020 at 8:36:00.0 AM  
 County Recording Fee: \$17.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$20.00  
 Revenue Tax:  
 ADAM WEDMORE AUDITOR  
 Cerro Gordo County, Iowa

**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/>

<b>LEGEND</b>	
	= 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
	= 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

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



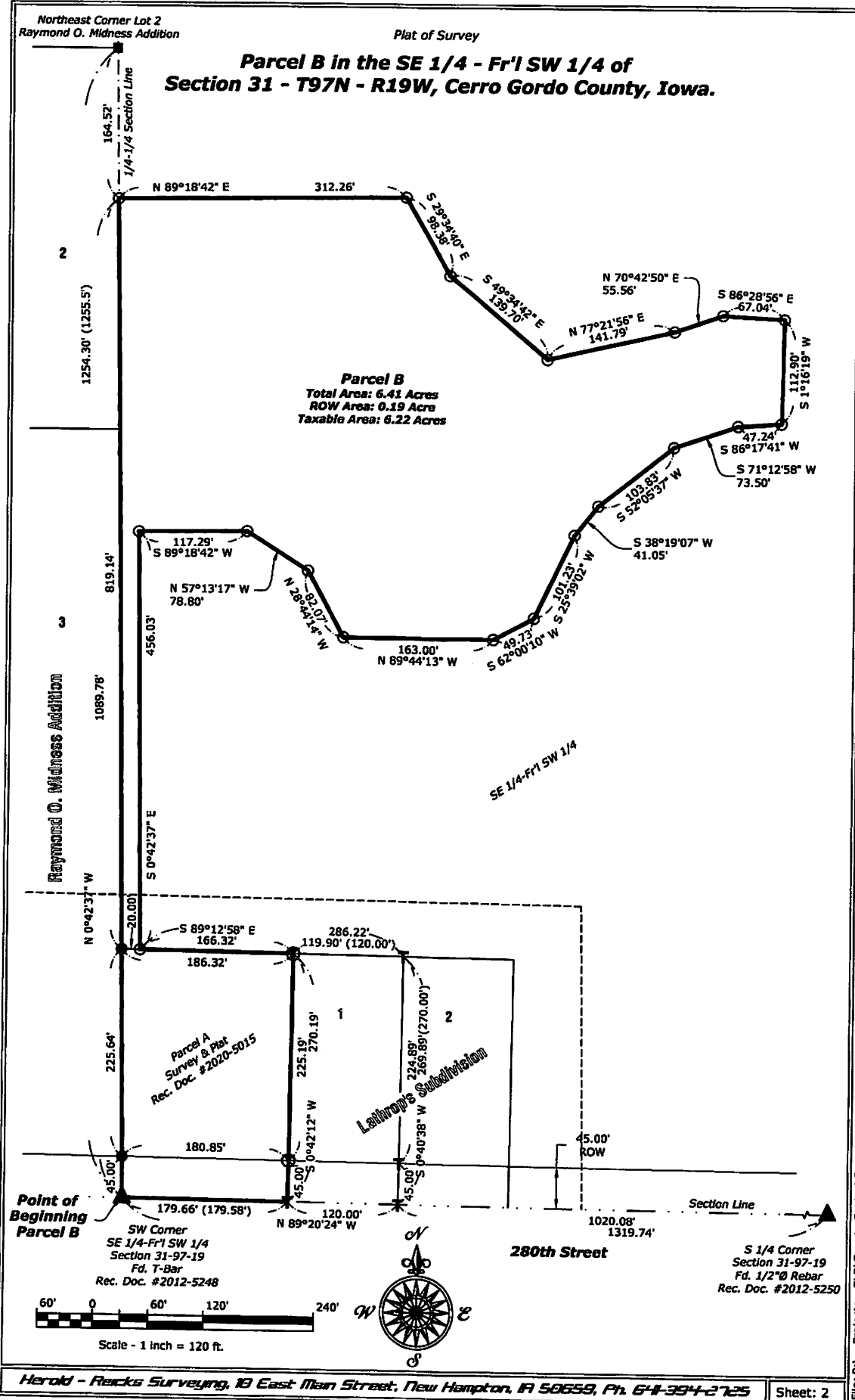
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
 Mark D. McClenathan Date: 9-4-2020  
 License number 24510  
 My 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

### Plat of Survey

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

**Parcel B**  
**Total Area: 6.41 Acres**  
**ROW Area: 0.19 Acre**  
**Taxable Area: 6.22 Acres**



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 5<sup>th</sup> 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.

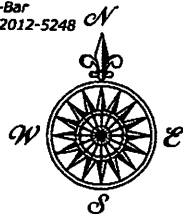
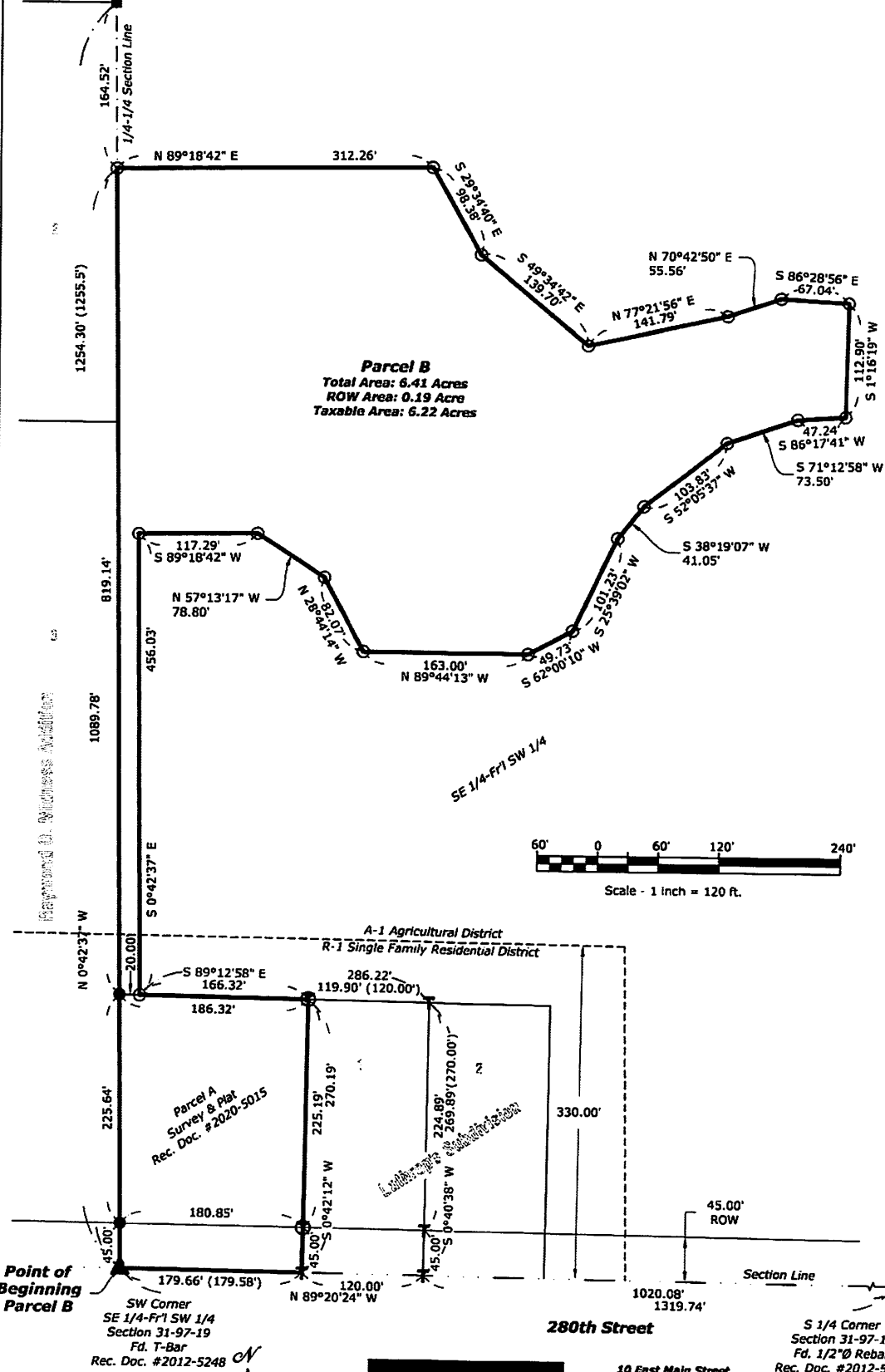
Containing **6.41 Acres**, including 0.19 Acre(s) of 280th Street Right-of-Way, subject to any easements recorded or unrecorded.

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



Herald-Reicks Surveying  
www.hrsurveying.com

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

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

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

**Dana Lathrop for the Allen M. Lathrop Estate  
West of 19288-A 280<sup>th</sup> 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

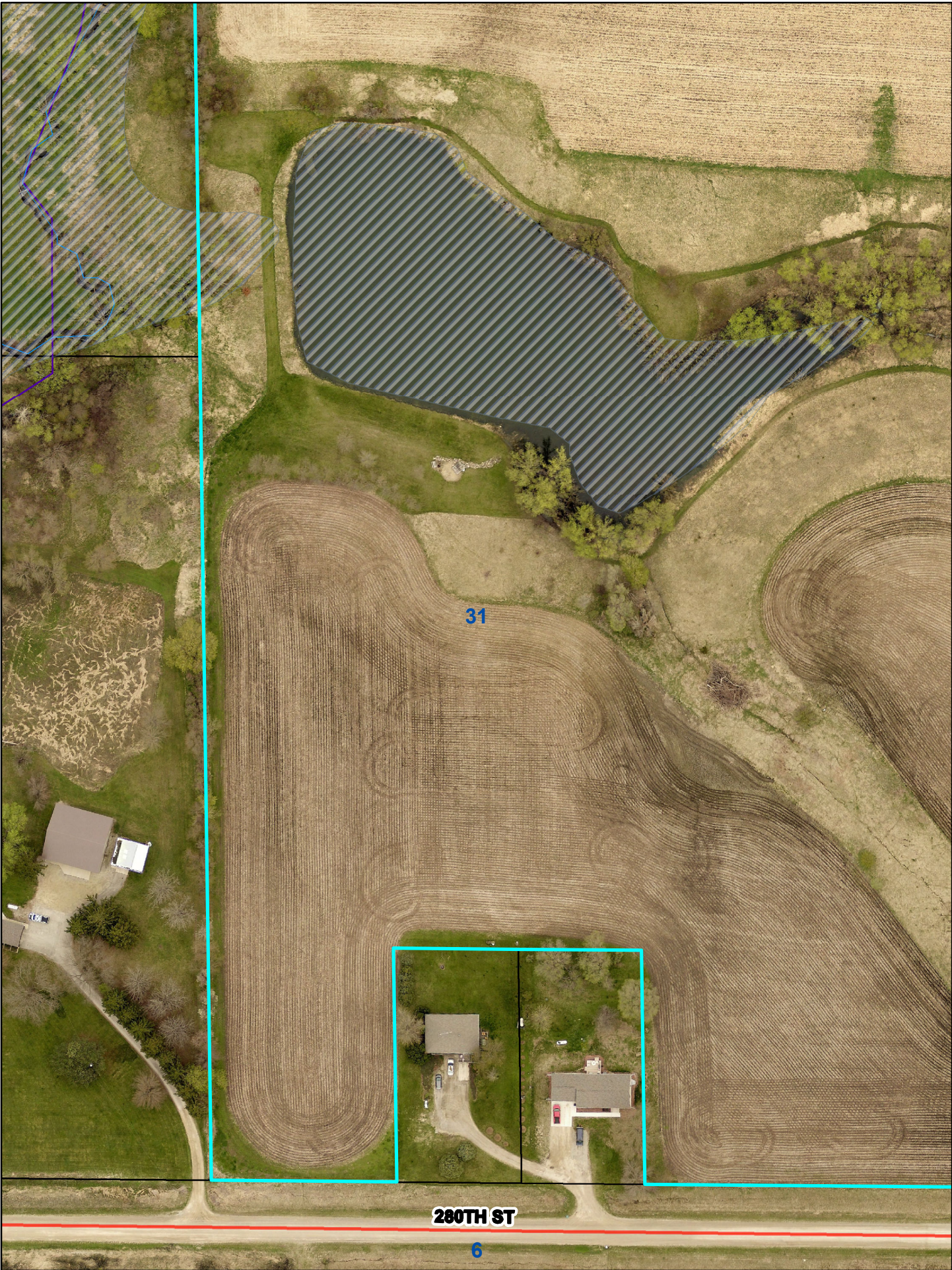


September 4, 2020, J. Robbins

**Figure 3**  
Looking at the pond



September 4, 2020, J. Robbins



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280TH ST

6