

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

Name and Mailing Address of Applicant(s):

Donald J. Mousel, 1406 North 24th Street, Clear Lake, IA 50428

John P. Mousel, 3666 Seville Drive, Dubuque, IA 52002

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

Present zoning district of described property is A-1 - Agricultural District

Proposed zoning district for described property A-2 - Agricultural District

Reasons for re-zoning:

Sale of nine (9) acre tract described in Plat of Survey of Benjamin Stark  
dated August 19, 2021, a copy of which is attached, to Steven R. Anderegg,  
15494 220th Street, Mason City, Iowa.

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:

Wells Fargo Bank, N.A., Timothy J. Brodahl, Vice-President and Senior Trust  
Officer, 191 West Fifth Street, P.O. Box 360, Waterloo, IA 50704 as Trustee

of the John L. Carroll Trust under the Will of John L. Carroll, TRPR018542

in the Iowa District Court for Cerro Gordo County. The beneficiaries of  
the Trust are:

Darleen Schultz, 1309 South Carolina Avenue, Mason City, IA 50401

Mary Buehler, 44 Misty Meadow Lane, Camdenton, MO 65020

Jean Fiala, 1003 Fair Meadow Drive, Mason City, IA 50401

Donald Schultz, 7535 162nd Avenue NW, Ramsey, MN 55303

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

8-31-2021  
Dated

Donald J. Mousel  
Owner's Signature  
Donald J. Mousel

\_\_\_\_\_  
Owner's Signature  
John P. Mousel

Martha A. Mousel  
Martha A. Mousel, Spouse of Donald J. Mousel

\_\_\_\_\_  
Roselind G. Mousel, Spouse of John P. Mousel

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8/30/21  
Dated

\_\_\_\_\_  
Owner's Signature  
Donald J. Mousel  
 John P. Mousel  
Owner's Signature  
John P. Mousel

\_\_\_\_\_  
Martha A. Mousel, Spouse of Donald J. Mousel

Roselind G. Mousel  
Roselind G. Mousel, Spouse of John P. Mousel

**Donald J. Mousel & John P. Mousel**  
**15494 220<sup>th</sup> Street**

***Figure 1***

Looking at the house



September 15, 2021, J. Robbins

***Figure 2***

Looking at the detached garage



September 15, 2021, J. Robbins

**Figure 3**  
Looking at the northern shed



September 15, 2021, J. Robbins

**Figure 4**  
Looking at the southern shed, pumphouse, and pool with surrounding deck



September 15, 2021, J. Robbins

Doc. #: 2021-6505  
 Type: ISUR Pages: 2 08/25/2021 01:43 PM  
 R: \$10.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0  
 Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder

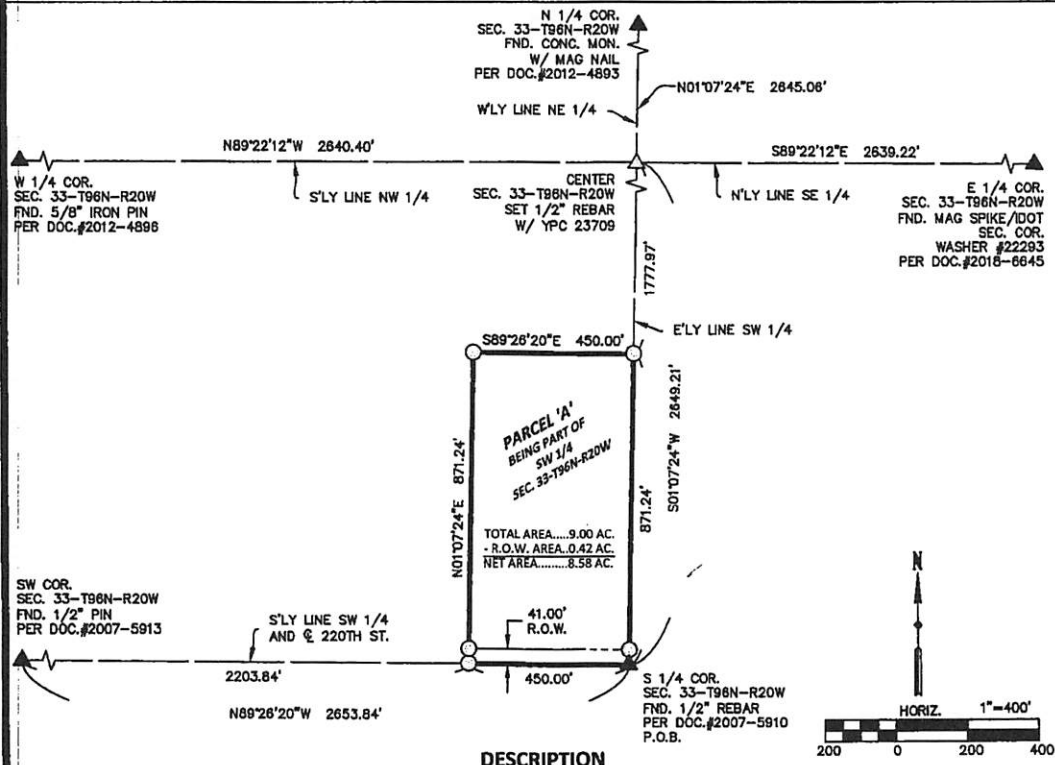


<b>INDEX LEGEND</b>	
<b>LOCATION</b> PARCEL 'A' BEING PART OF THE SW 1/4 SEC. 33-T96N-R20W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA	
<b>PROPRIETOR</b> DONALD J. MOUSEL MARTHA A. MOUSEL	
<b>SURVEY REQUESTED BY</b> DONALD MOUSEL	
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1822 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947	
<b>RETURN TO:</b> BENJAMIN STARK 1822 S. TAFT AVE. MASON CITY, IOWA, 50401	

*And*

*12:09/ok*

## PLAT OF SURVEY



### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33-T96N-R20W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID SECTION THIRTY-THREE (33);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°26'20"W 450.00 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION THIRTY-THREE (33);

THENCE N01°07'24"E 871.24 FEET PARALLEL WITH THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION THIRTY-THREE (33);

THENCE S89°26'20"E 450.00 FEET PARALLEL WITH SAID SOUTHERLY LINE TO SAID EASTERLY LINE;

THENCE S01°07'24"W 871.24 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 9.00 ACRES INCLUDING 0.42 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- ✕ CUT 'X' (0.00') RECORD MEASUREMENT

**SURVEYOR'S NOTES:**

1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**

PLATS: DOC.#2006-8717  
 CERTS: DOC.#2007-5913,  
 DOC.#2007-5910, DOC.#2012-4893,  
 DOC.#2012-4898, DOC.#2018-6645  
 DEED: DOC.#2008-304  
 EASEMENT: BK.109 PG.383

DATE SURVEYED	8-14-21
SCALE:	AS SHOWN
PROJECT NO.:	21297
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2



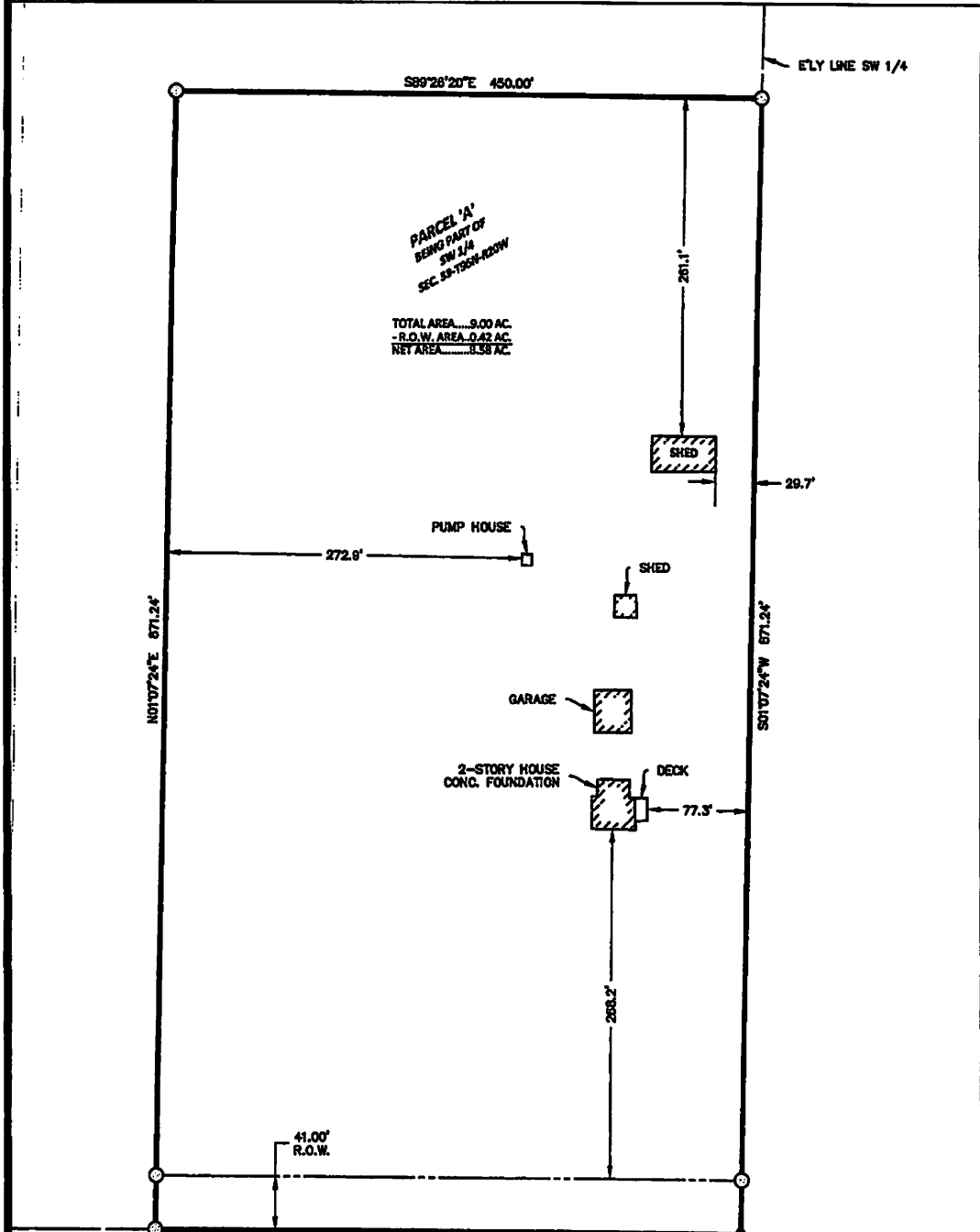
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Benjamin Stark*  
 Benjamin Stark  
 License number 23709  
 My license renewal date is December 31, 2021

8-19-21  
 Date  
 Sheets covered by this seal: 2

**STARK SURVEYING INC.**

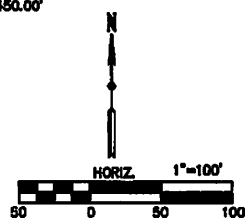
# PLAT OF SURVEY



PARCEL 'A'  
BEING PART OF  
SW 1/4  
SEC. 33-T86N-R20W

TOTAL AREA.....9.00 AC.  
- R.O.W. AREA 0.42 AC.  
NET AREA.....8.58 AC

S 1/4 COR.  
SEC. 33-T86N-R20W  
FND. 1/2" REBAR  
PER DCC.#2007-5910  
P.O.B.



DATE SURVEYED	8-14-21
SCALE	AS SHOWN
PROJECT NO.:	21297
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2

## LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (85) LOT NUMBER
- X CUT 'X' (0.00') RECORD MEASUREMENT

**STARK**  
**SURVEYING**  
**INC.**



33

220TH ST

4