

RT Grain & Cattle, LLC
21313 305th Street

Figure 1

Looking at the house and detached garage



April 18, 2023, J. Robbins

Figure 2

Looking at the wellhouse and southwest farm building



April 18, 2023, J. Robbins

Figure 3

Looking at the north farm building and silo



April 18, 2023, J. Robbins

Figure 4

Looking at the four grain bins



April 18, 2023, J. Robbins

Figure 5

Looking at the south silo and farm building



April 18, 2023, J. Robbins

Figure 6

Looking at the southeast farm building



April 18, 2023, J. Robbins

Figure 7

Looking east along the front lot line



April 18, 2023, J. Robbins



ATTORNEYS AT LAW – FOUNDED IN 1938
www.lairdlawfirm.com

Jacquelyn K. Arthur
Office: (641) 423-5154
Email: jarthur@lairdlawfirm.com

Legal Assistant:
Theresa G. White
Email: twhite@lairdlawfirm.com

received
4-13-23

April 12, 2023

John Robbins
Zoning Administrator
Planning and Zoning Department
Cerro Gordo County Courthouse
220 North Washington Avenue
Mason City, IA 50401
(HAND DELIVERED)

IN RE: APPLICANT: RT GRAIN AND CATTLE LLC
 APPLICATION: CHANGE OF ZONE
 PROPERTY: 21313 305TH STREET
 MASON CITY, IOWA 50401

John:

I have enclosed:

1. Application for Change of Zone.
2. Plat of Survey dated September 21, 2022, filed October 11, 2022, as Document No. 2022-5951.
3. Check payable to Cerro Gordo County in the amount of \$200.00 for the filing fee.

The property is currently zoned M-1, R-1 and A-1. We are requesting to "up-zone" all of the property to A-1. The property is no longer used for any M-1 functions and complies with the A-1 requirements.

We would appreciate it if you would place our Application on the next Agenda for the Planning & Zoning

Mason City Office:
11 Fourth Street N.E., P.O. Box 1567
Mason City, Iowa 50402-1567
Telephone: (641) 423-5154
Facsimile: (641) 423-5310

Clear Lake Office:
306 Main Avenue, P.O. Box 187
Clear Lake, Iowa 50428
Telephone: (641) 357-7296
Facsimile: (641) 357-7693

April 12, 2023

Page 2

Commission. We would also appreciate receiving a copy of your Staff Report and Agenda for the meeting.

Please let us know if you need anything further to review our Application.

Very truly yours,



Jacquelyn K. Arthur

Enclosures

Copy to: Daniel D. Runde
Erin A. Runde
RT Grain and Cattle LLC
21313 305th Street
Mason City, Iowa 50401
(SENT BY EMAIL: rundedan@yahoo.com)
(SENT BY EMAIL: runderealestate@yahoo.com)

JKA:tgw:R:\Arthur\realestate\zoning\ltrs\robbins.runde.4-12-23.docx

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

Name and Mailing Address of Applicant(s):

RT Grain and Cattle LLC

21313 305th Street

Mason City, Iowa 50401

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

Present zoning district of described property is

M-1, R-1 and A-1

Proposed zoning district for described property

A-1

Reasons for re-zoning:

**To remove multiple zone classes from parcel and up zone
all to A-1.**

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:

See attached Exhibit A

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.

RT Grain and Cattle LLC

4-12-2023

Dated

By: E. A. Rude Manager

Owner's Signature

By: [Signature] Manager

Owner's Signature

EXHIBIT A
NAME AND ADDRESS 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. Trappe Farms, LLC
3643 Apple Avenue
Joice, Iowa 50446
2. Daniel A. Bruce
21503 305th Street
Mason City, Iowa 50401
3. Daniel A. Wyborny and Michelle E. Wyborny
21563 305th Street
Mason City, Iowa 50401
4. Thomas G. Wetter and Patricia A. Wetter
330 Lakeview Drive
Mason City, Iowa 50401
5. Nathan D. Grady
405 W. River Street
Mason City, Iowa 50401
6. William G. Heiny
403 W. River Street
Mason City, Iowa 50401
7. Kevin P. Gribben and Dory A. Gribben
21476 305th Street
Mason City, Iowa 50401
8. Glenita J. Brown
21420 305th Street
Mason City, Iowa 50401
9. Dave P. Bowers and Susan E. Bowers
21334 305th Street
Mason City, Iowa 50401
10. Randall C. Lutz
19272 320th Street
Mason City, Iowa 50401

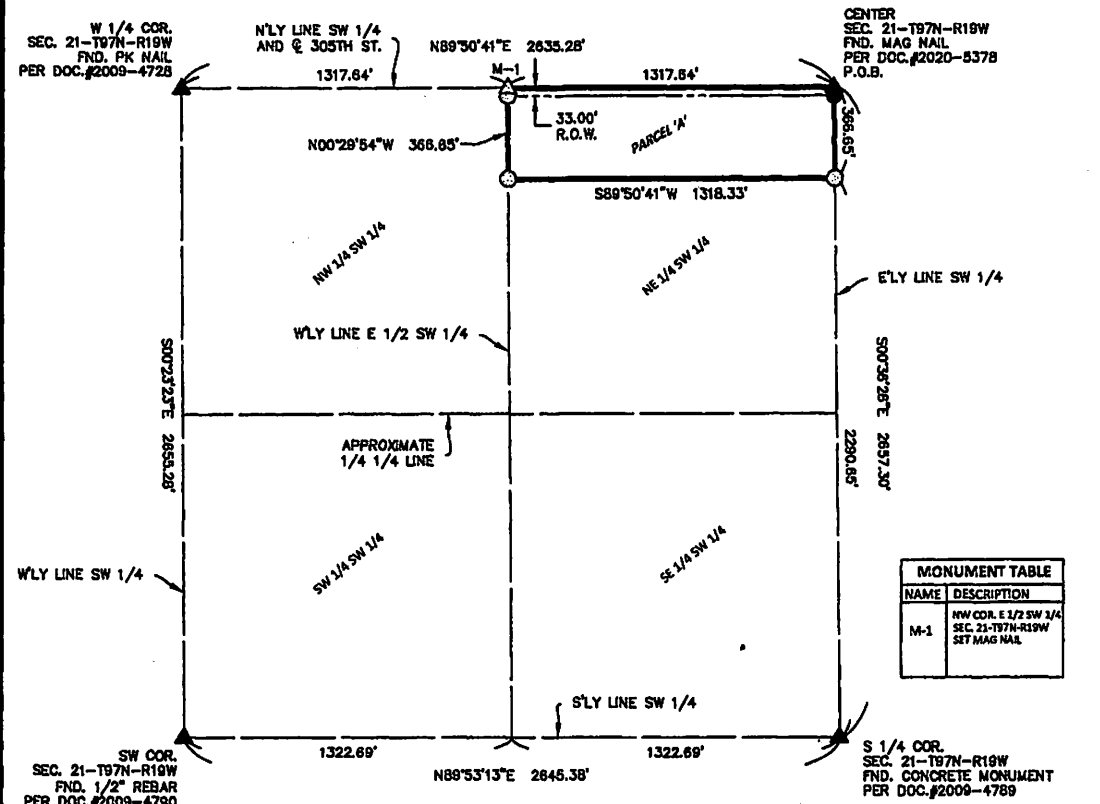
Doc. #: 2022-5951
 Type: ISUR Pages: 1 10/11/2022 08:38 AM
 R: \$5.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0
 Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder



INDEX LEGEND
LOCATION PARCEL 'A' BEING PART OF THE SW 1/4 SEC. 21-T97N-R19W CERRO GORDO COUNTY, IOWA
PROPRIETOR THOMAS G. TRAPPE
SURVEY REQUESTED BY THOMAS TRAPPE
SURVEYOR COMPANY STARK SURVEYING INC. 1822 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
RETURN TO: BENJAMIN STARK <i>msk</i> 1822 S. TAFT AVE. MASON CITY, IOWA, 50401

PLAT OF SURVEY



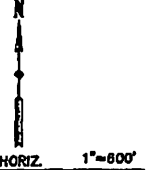
MONUMENT TABLE	
NAME	DESCRIPTION
M-1	NW COR. E 1/2 SW 1/4 SEC. 21-T97N-R19W SET MAG NAIL

DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21-T97N-R19W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING (P.O.B.) AT THE CENTER OF SAID SECTION TWENTY-ONE (21); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF 500°26'26"E 366.65 FEET ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-ONE (21); THENCE S89°50'41"W 1318.33 FEET PARALLEL WITH THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-ONE (21); THENCE ON THE WESTERLY LINE OF THE EAST ONE-HALF (E 1/2) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-ONE (21); THENCE N00°29'54"W 366.65 FEET ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER (NW COR.) OF THE EAST ONE-HALF (E 1/2) SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-ONE (21); THENCE N89°50'41"E 1317.64 FEET ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-ONE (21) TO THE POINT OF BEGINNING (P.O.B.). SAID PARCEL 'A' CONTAINS 11.09 ACRES INCLUDING 1.00 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

AREA CALCULATIONS

TOTAL AREA.....	11.09 AC.
R.O.W. AREA.....	1.00 AC.
NET AREA.....	10.09 AC.



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 5/8" REBAR W/ YPC 8656 MONUMENT UNLESS NOTED
 - ▲ FOUND SECTION CORNER AS NOTED
 - ⊗ CUT 'X'
- Ⓢ LOT NUMBER
(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: BK.154 PG.368, BK.1988 PG.722, BK.1989 PG.721, BK.1988 PG.720
 CERTS: DOC.#2020-5378, DOC.#2009-4728, DOC.#2009-4780, DOC.#2009-4789
 DEED: DOC.#0111194

DATE SURVEYED	9-15-22
SCALE:	AS SHOWN
PROJECT NO.:	22305
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 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.

Benjamin Stark
 Benjamin Stark
 Date: 9-21-22

License number 23709 Sheets covered by this seal: 1
 My license renewal date is December 31, 2023

STARK SURVEYING INC.



A-1

R-1

R-1

R-1

R-1

R-1

R-1

ROCK FALLS

CH B20 305TH ST

A-1

M-1

21

R-1

R-1

R-1

A-1

A-1

A-1

A-1

A-1



CH B20 305TH ST

ROCK FALLS

21