

**Levi & Lucinda Sheriff**  
**Land on west side of Lark Avenue and north side of 100<sup>th</sup> Street, lying south of Bailey Creek, Sheffield,**  
**IA**

***Figure 1***

Farm ground at intersection of Lark Ave & 100<sup>th</sup> St



***T. Meyer 3-11-25***

***Figure 2***

***Looking east along front lot line (100<sup>th</sup> St)***



**Figure 3**

Looking west along front lot line (100<sup>th</sup> St)



**Figure 4**

Photo from west end of property looking east



**Figure 5**

**Existing shed and garage on property**



**Figure 6**  
**Looking north along west lot line**



**Figure 7**  
**Entrance into property**



APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Levi + Lucinda Sheriff

10474 100th St., Sheffield Ia 50475

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

Present zoning district of described property is

A-1

Proposed zoning district for described property

A-2

Reasons for re-zoning:

Purchase of production farm land, from family, to build  
a <sup>farm</sup> shop and future home (stage 2) for owners, Levi +  
Lucinda Sheriff

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:

West + North neighbors: Jay + Eva Sheriff, 11492 100th St,  
Sheffield Ia 50475

South neighbors: Todd M Hall Revocable Trust 2471 Lark Ave, Sheffield Ia  
50475

East neighbor: Constance Smalley, 12372 100th St, Sheffield Ia 50475

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

2 20 2025

Dated

  
\_\_\_\_\_  
Owner's Signature

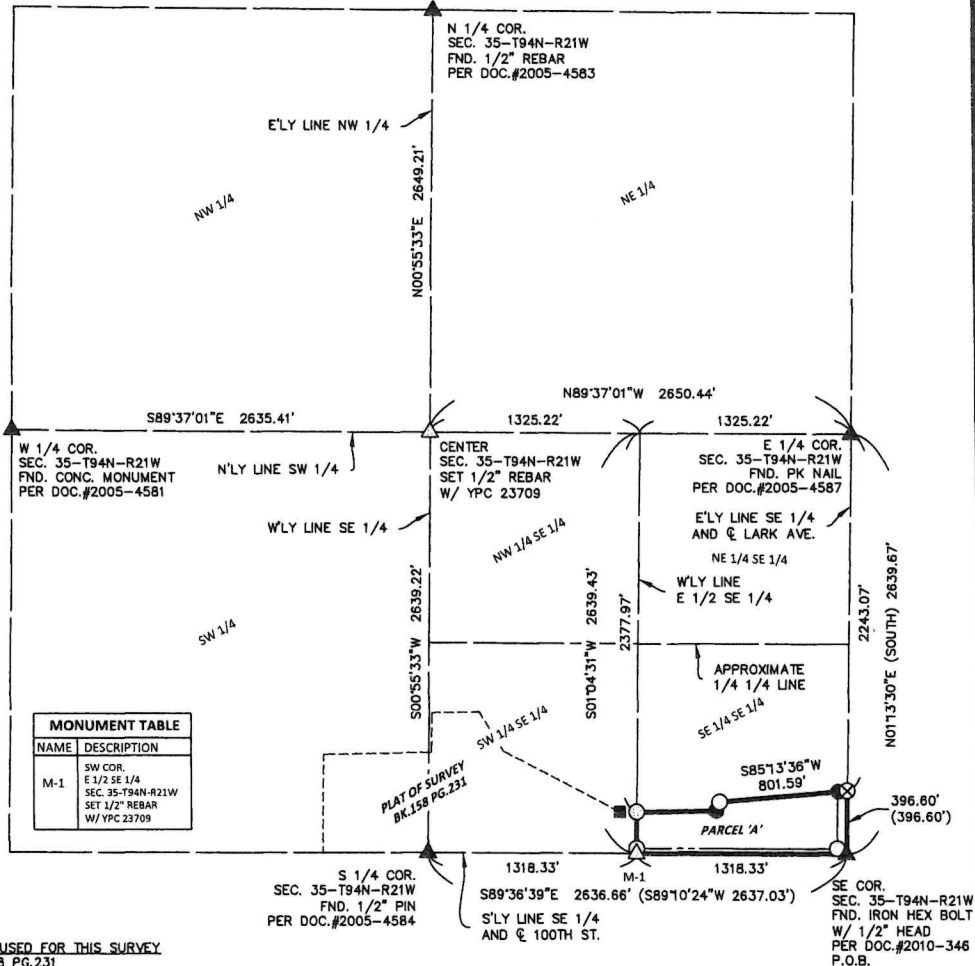
  
\_\_\_\_\_  
Owner's Signature

AnnMarie Legler, Cerro Gordo County Recorder



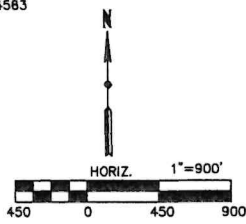
<b>INDEX LEGEND</b>	
<b>LOCATION</b> PARCEL 'A' BEING PART OF PLAT OF SURVEY RECORDED IN BK. 158 PG.231 IN PART OF THE S 1/2 SEC. 35-T94N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA	
<b>PROPRIETOR</b> EVA M. SHERIFF JAY C. SHERIFF	
<b>SURVEY REQUESTED BY</b> LEVI SHERIFF	
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947	
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401	

## PLAT OF SURVEY



### 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
- ⊗ SET MAG NAIL
- ⑤ LOT NUMBER
- (0.00)' RECORD MEASUREMENT
- FOUND 5/8" REBAR



**SURVEYOR'S NOTES:**  
 1) IdrCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

DATE SURVEYED	5-30-24
SCALE:	AS SHOWN
PROJECT NO.:	24257
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2



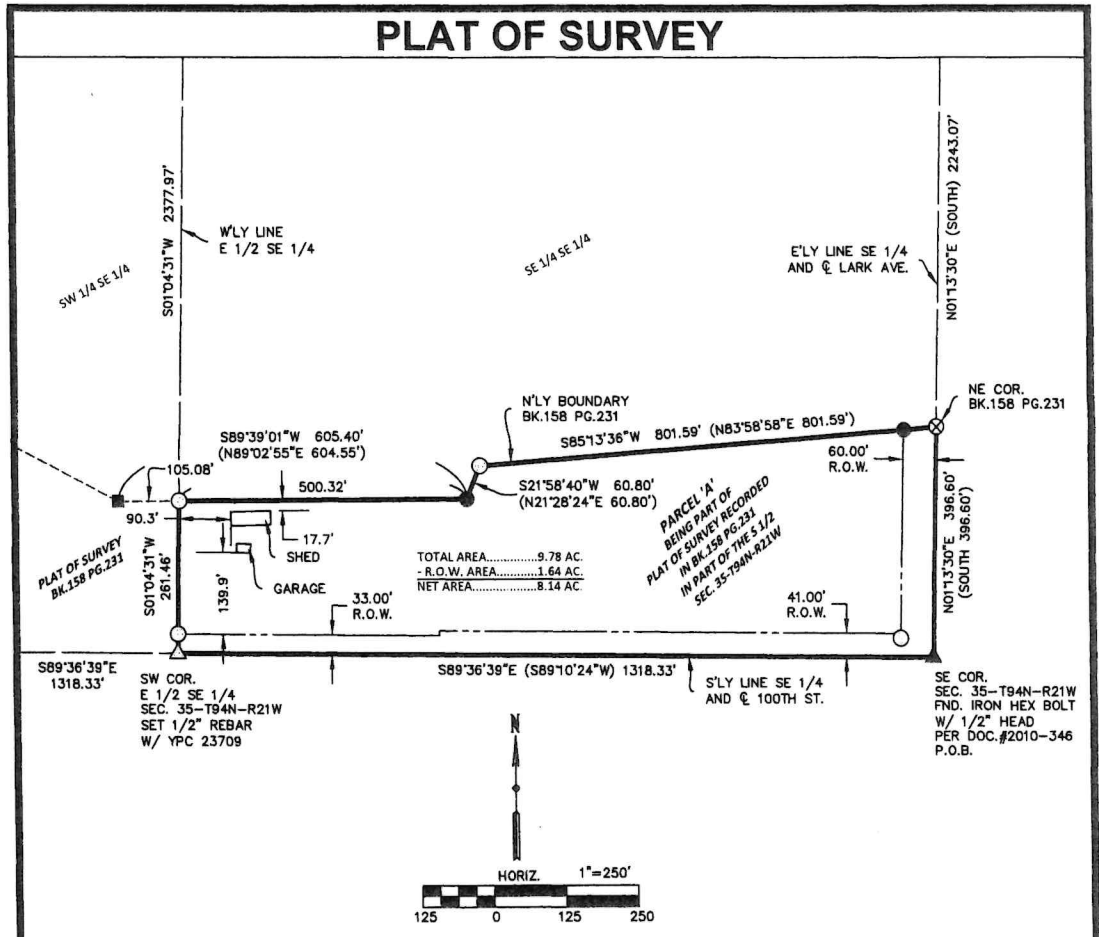
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Benjamin Stark*  
 Benjamin Stark  
 Date 6-14-24

License number 23709 Sheets covered by this seal: 2  
 My license renewal date is December 31, 2025

**STARK SURVEYING INC.**

# PLAT OF SURVEY



## DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF PLAT OF SURVEY THAT IS RECORDED IN BOOK ONE-HUNDRED FIFTY-EIGHT (158) PAGE TWO-HUNDRED THIRTY-ONE (231) THAT IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE THAT IS PART OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 35-T94N-R21W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE COR.) OF SAID SECTION THIRTY-FIVE (35);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N01°13'30"E 396.60 FEET (SOUTH 396.60 FEET) ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-FIVE (35) TO THE NORTHEAST CORNER (NE COR.) AS DESCRIBED AND DEPICTED IN SAID BOOK ONE-HUNDRED FIFTY-EIGHT (158) PAGE TWO-HUNDRED THIRTY-ONE (231);

THENCE S85°13'36"W 801.59 FEET (N83°58'58"E 801.59 FEET) ALONG THE NORTHERLY BOUNDARY OF SAID BOOK ONE-HUNDRED FIFTY-EIGHT (158) PAGE TWO-HUNDRED THIRTY-ONE (231);

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S21°58'40"W 60.80 FEET (N21°28'24"E 60.80 FEET);

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY S89°39'01"W (N89°02'55"E) 500.32 FEET TO THE WESTERLY LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-FIVE (35);

THENCE S01°04'31"W 261.46 FEET ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER (SW COR.) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-FIVE (35);

THENCE S89°36'39"E (S89°10'24"W) 1318.33 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THIRTY-FIVE (35) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 9.78 ACRES INCLUDING 1.64 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

### 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.158 PG.231  
 CERTS: DOC.#2010-346, DOC.#2005-4584, DOC.#2005-4587, DOC.#2005-4581,  
 DOC.#4583  
 DEED: DOC.#2021-6259

DATE SURVEYED	5-30-24
SCALE:	AS SHOWN
PROJECT NO.:	24257
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 5/8" REBAR W/ YPC 8656 MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED
- ⊗ SET MAG NAIL
- ⑥ LOT NUMBER
- (0.00') RECORD MEASUREMENT
- FOUND 5/8" REBAR

STARK  
 SURVEYING  
 INC.



143540000200

143540000300

143630000100

143630000500

143540000800

143540001100

Bailey Creek

CH S34 LARK AVE

143630000600

143540000900

100TH ST

60

