

**Alice Heitland Estate
8356 110th St, Thornton, IA**

Figure 1
Building Site from 110th St



February 21, 2025, T. Meyer

Figure 2
Machine sheds behind (north) of house



February 21, 2025, T. Meyer

Figure 3
Northeast Machine Shed



February 21, 2025, T. Meyer

Figure 4
Small shed east of house



February 21, 2025, T. Meyer

Figure 5
Farm ground west of building site



February 21, 2025 T. Meyer

Figure 6
Farmland east and north of building site



February 21, 2025 T. Meyer

Figure 7
Access into fields from building site



February 21, 2025 T. Meyer

received
1-22-25

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

14-29-300-004-00
PV
8356 110th
Thornton

Name and Mailing Address of Applicant(s):

Alice Heitland Este c/o Julie Heitland, Executor

3310 Ninth Street SW Apt. #215

Mason Cityy Mason City, Iowa 50401

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

Present zoning district of described property is

A-1 Agricultural

Proposed zoning district for described property

A-2 Agricultural

Reasons for re-zoning:

All of the Heitland real estate at this location is to be sold.

The cropland is being sold separate from the building site.

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:

Ross Seidel ; 8542 110th Street 50479

Jay & Eva Sheriff 11492 100th Street, Sheffield, Iowa 50475

James Jorgensen; 2866 Grouse Avenue, Thornton 50479

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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.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

Jan 16, 2025
Date

 , Executor
Owner's Signature
Alice Heitland Estate
Owner's Signature



United States
Department of
Agriculture

Cerro Gordo County, Iowa



Legend

Non-Cropland CRP Iowa PLSS
Wetland Determination Identifiers
Cropland Tract Boundary Iowa Roads

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 54.92 acres

2024 Program Year

Map Created April 03, 2024

Farm 1148
Tract 967

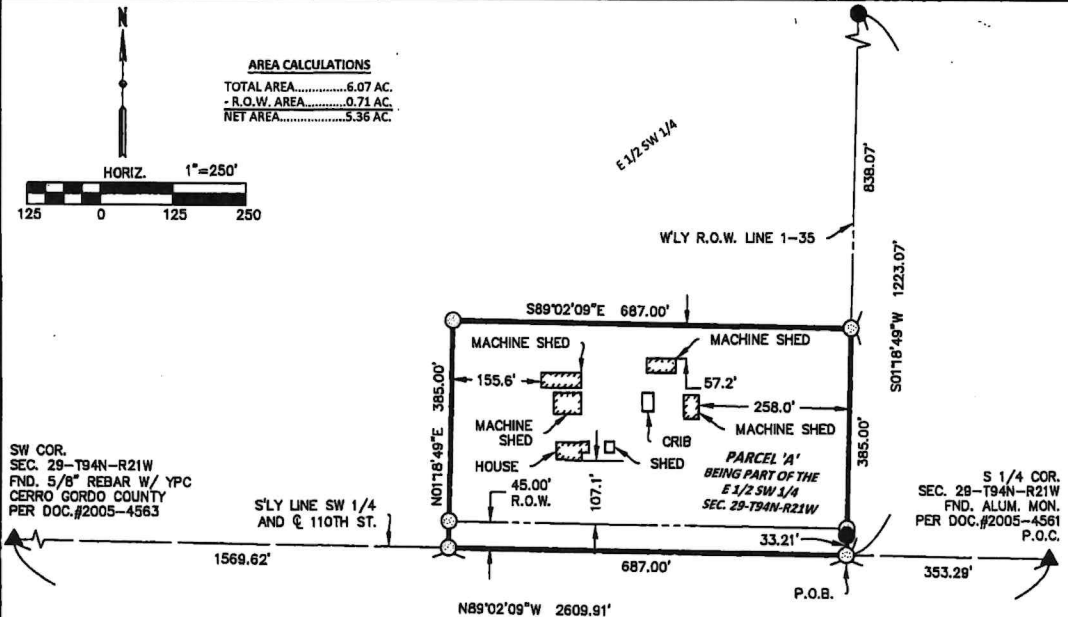
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USDA is an equal opportunity provider, employer, and lender.

INDEX LEGEND	
LOCATION PARCEL 'A' BEING PART OF THE E 1/2 SW 1/4 SEC. 29-T94N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA	
PROPRIETOR ALICE E. HEITLAND	
SURVEY REQUESTED BY ALICE HEITLAND	
SURVEYOR COMPANY STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 841-423-7947	
RETURN TO: BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401	

Instrument #: 2025-678
02/11/2025 11:55:35 AM Total Pages: 1
ISUR SURVEY
Recording Fee: \$ 7.00
AnnMarie Legler, Recorder, Cerro Gordo County IA

PLAT OF SURVEY



DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-NINE (29) OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID SECTION TWENTY-NINE (29);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°02'09"W 353.29 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION TWENTY-NINE (29) TO THE WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35) THAT IS THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE N89°02'09"W 687.00 FEET;

THENCE N01°18'49"E 385.00 FEET PARALLEL WITH SAID WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35);

THENCE S89°02'09"E 687.00 FEET PARALLEL WITH SAID SOUTHERLY LINE TO SAID WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35);

THENCE S01°18'49"W 385.00 FEET ALONG SAID WESTERLY RIGHT OF WAY (R.O.W.) LINE OF INTERSTATE THIRTY-FIVE (I-35) TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 6.07 ACRES INCLUDING 0.71 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 I.D.O.T. RIGHT-OF-WAY ROAD MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- ✕ CUT 'X' (0.00') RECORD MEASUREMENT

SURVEYOR'S NOTES:
1) IOWA ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
DOCUMENTS USED FOR THIS SURVEY
CERTS: DOC.#2005-4561,
DOC.#2005-4563
DEED: DOC.#2012-4118

DATE SURVEYED 1-10-25
SCALE: AS SHOWN
PROJECT NO.: 25204
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
License number 23709
My license renewal date is December 31, 2025

**STARK
SURVEYING
INC.**

Exhibit A

142930000400

110TH ST

143210000200

Exhibit B

