

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Cerro Gordo County Conservation
3501 Lime Creek Road
Mason City, IA 50401

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:

The Hensen's are donating all of the property except the acreage to Cerro Gordo County Conservation. This will require the acreage to be rezoned.

Parcel numbers 011610000300 and 011630000100

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.

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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.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

1-11-2022

Dated

Patricia J. Hansen

Owner's Signature

Mr. David Hansen

Owner's Signature

**Cerro Gordo County Conservation for David & Patricia Hansen
22217 Cardinal Avenue**

Figure 1

Looking at the house and garage



January 27, 2022, J. Robbins

Figure 2

Looking at the northern buildings



January 27, 2022, J. Robbins

Figure 3
Looking at the eastern buildings



January 27, 2022, J. Robbins

Figure 4
Looking at the southeastern buildings and structures



January 27, 2022, J. Robbins

Figure 5
Looking at the southern machine shed



January 27, 2022, J. Robbins

Figure 6
Looking north along the front lot line



January 27, 2022, J. Robbins

Figure 7

Looking east along the proposed south side lot line

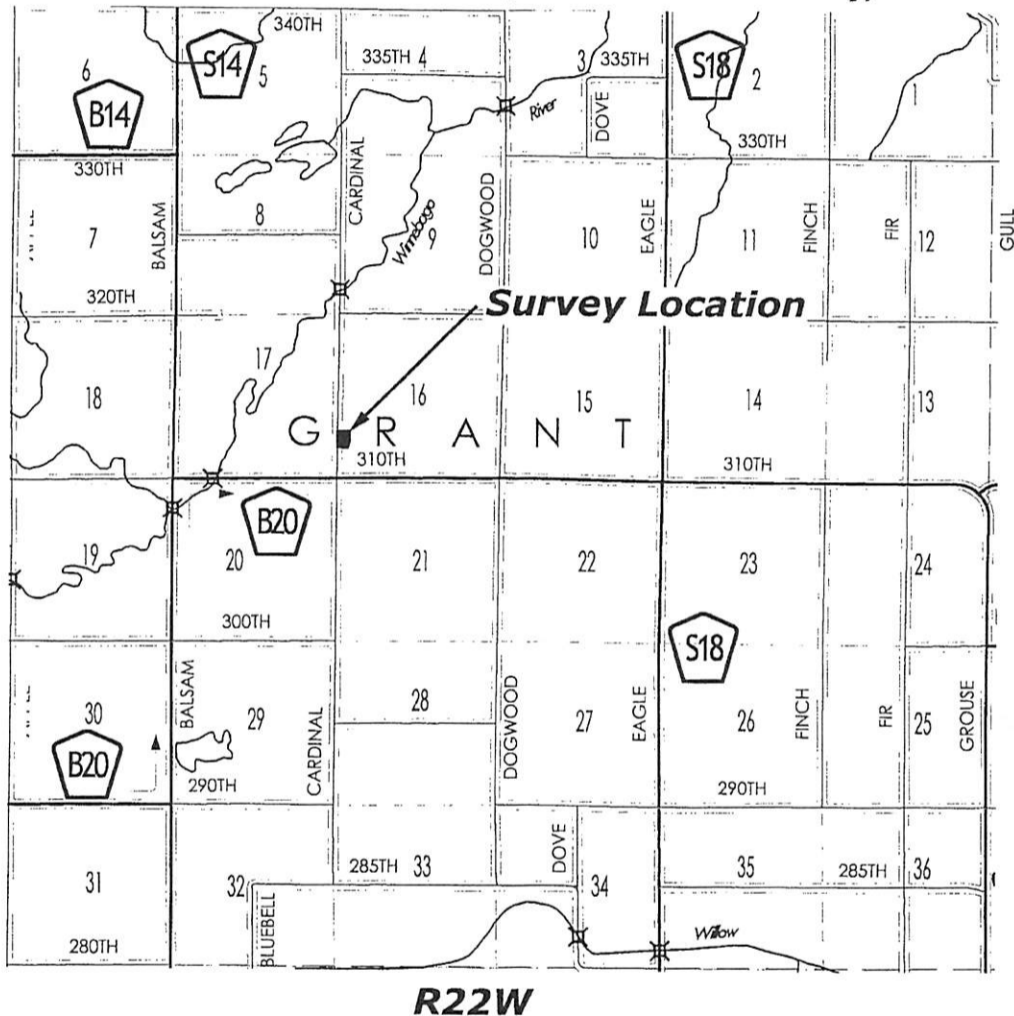


January 27, 2022, J. Robbins

Number: 2022-122
 BK: 2022 PG: 122
 Recorded: 1/5/2022 at 1:20:00.0 PM
 County Recording Fee: \$22.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$25.00
 Revenue Tax:
 AnnMarie Legler RECORDER
 Cerro Gordo County, Iowa

Index Legend
Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428
Proprietor: William David Hansen & Patricia J. Hansen
Requested By: Michael Webb, Cerro Gordo County Conservation
County: Cerro Gordo
Section(s)-Township-Range: 16-T97N-R22W
Aliquot Part(s): SW 1/4

Plat of Survey
**Parcel A in the W 1/2 - SW 1/4 of
 Section 16 - T97N - R22W, 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 (1996), Vertical Control NAVD88 (Geoid12A)
 Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 5, 11, 16, 50, 149, 150, 151, 152, 164, 165 and projecting from Point 151 Scale factor 1.00006385498 applied.
 Projection Point:
 Northing = 3,905,367.28'
 Easting = 4,936,614.96'
Notes:
 See Sheet 1 for Location Map.
 See Sheet 2 for Section Control.
 See Sheet 3 for Survey Details.
 See Sheet 4 for Legal Description.



Map Not to Scale
 Map Courtesy of the Iowa Department of Transportation
<http://www.iowadot.gov/maps/>

LEGEND	
▲	= Section Corner Found
△	= Section Corner Set
⊙	= Set 5/8"Ø Rebar w/BPC PLS 24510
●	= Fd. 1/2"Ø Rebar w/YPC PLS 6586
■	= Fd. 1/2"Ø Rebar
—	= Survey Boundary Line
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Survey was completed on January 3, 2022. FB: CG 1A, Pgs. 16-18 MDM Project Number: 2021-380 Sheet: 1

**Herold-Reicks
Surveying**

New Hampton Waverly Clear Lake
 641-394-2725 319-483-5187 641-231-8092
www.hrsurveying.com

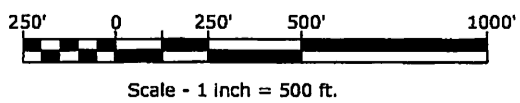
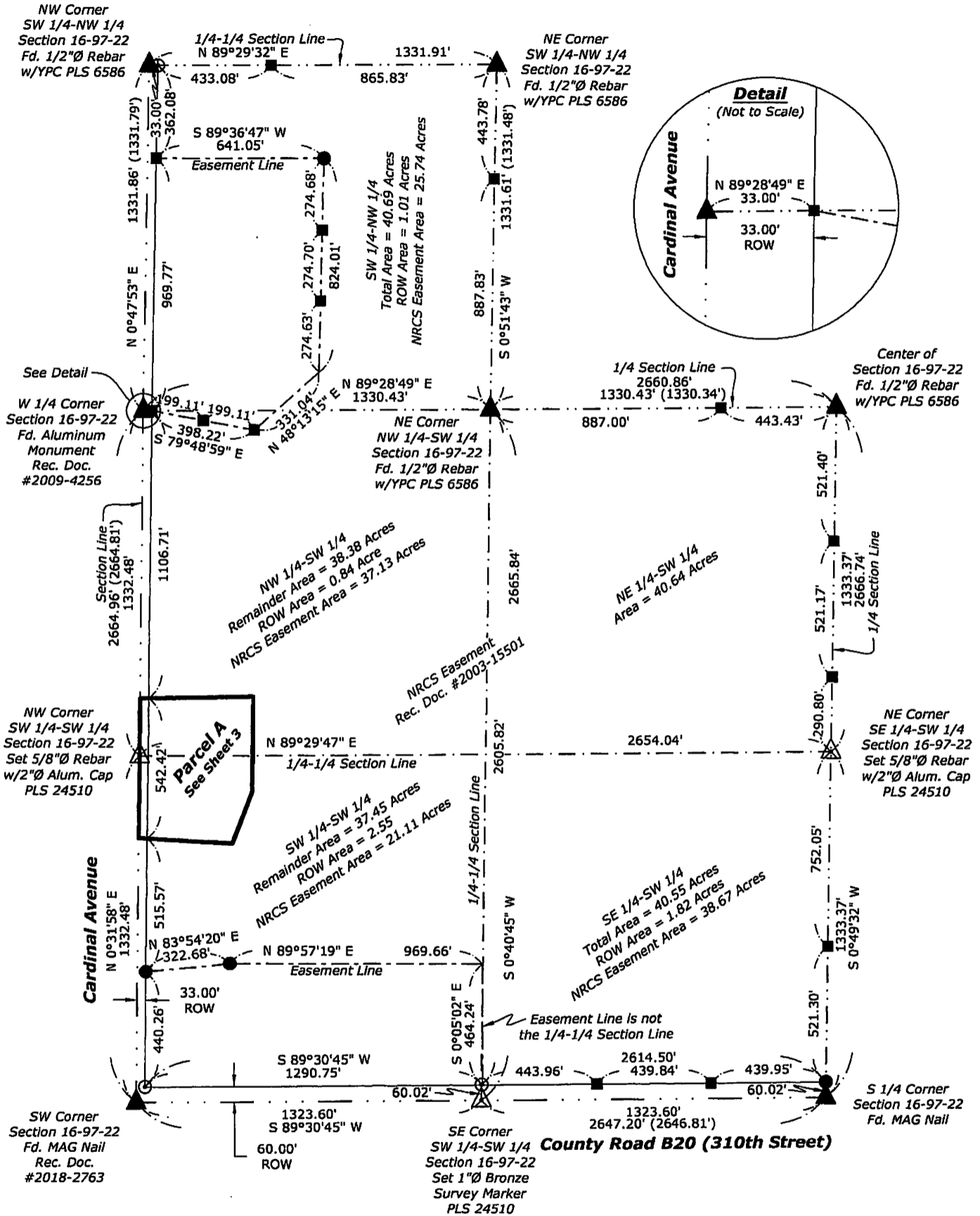


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

 Mark D. McClenathan Date: 1-5-22
 License number 24510
 My license renewal date is December 31, 2023.
 Sheets covered by this seal: 1-4

Plat of Survey

Parcel A in the W 1/2 - SW 1/4 of Section 16 - T97N - R22W, Cerro Gordo County, Iowa.



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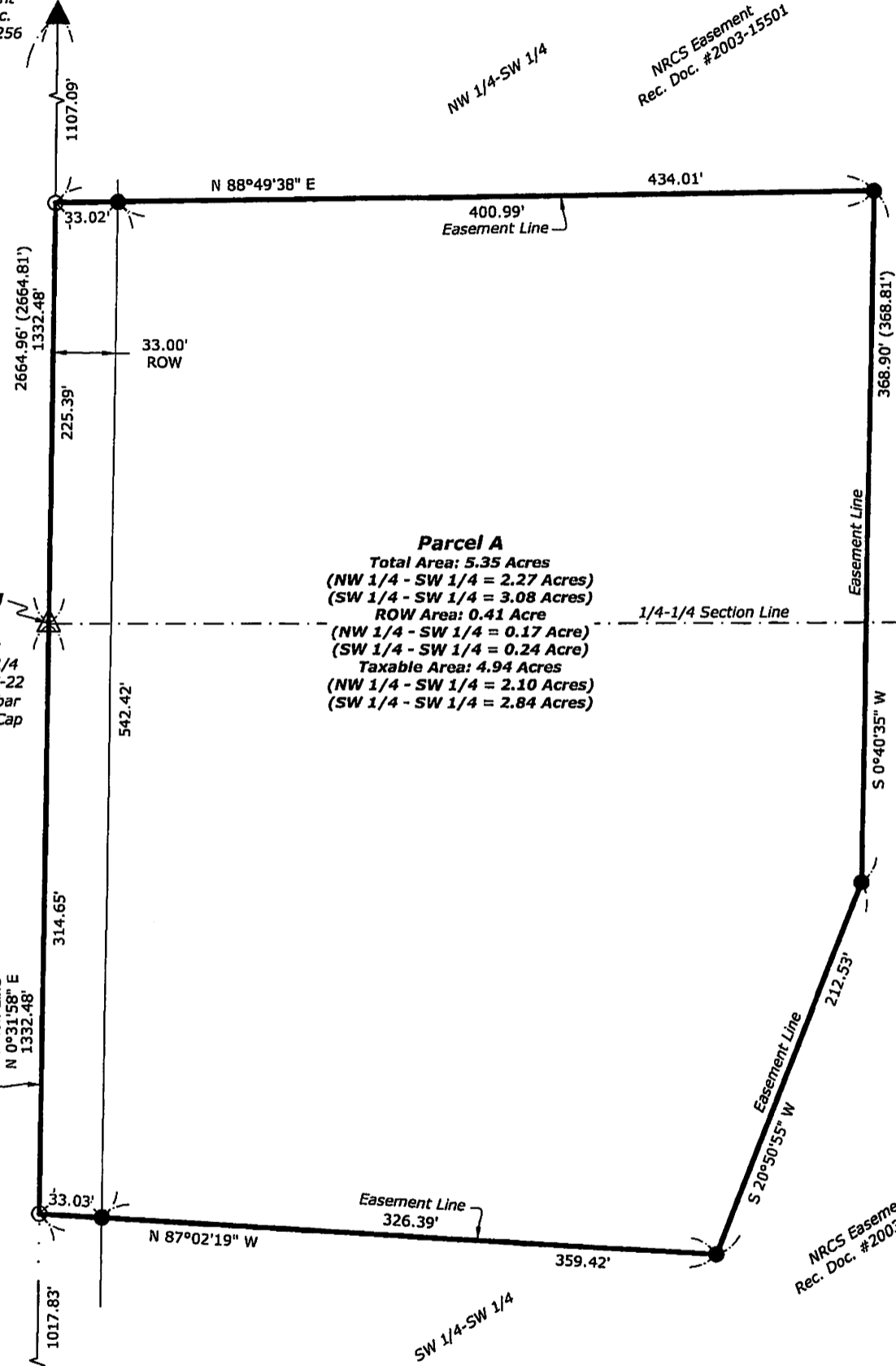
Plat of Survey

**Parcel A in the W 1/2 - SW 1/4 of
Section 16 - T97N - R22W, Cerro Gordo County, Iowa.**

W 1/4 Corner
Section 16-97-22
Fd. Aluminum
Monument
Rec. Doc.
#2009-4256

NRCS Easement
Rec. Doc. #2003-15501

NW 1/4-SW 1/4



Parcel A
 Total Area: 5.35 Acres
 (NW 1/4 - SW 1/4 = 2.27 Acres)
 (SW 1/4 - SW 1/4 = 3.08 Acres)
 ROW Area: 0.41 Acre
 (NW 1/4 - SW 1/4 = 0.17 Acre)
 (SW 1/4 - SW 1/4 = 0.24 Acre)
 Taxable Area: 4.94 Acres
 (NW 1/4 - SW 1/4 = 2.10 Acres)
 (SW 1/4 - SW 1/4 = 2.84 Acres)

**Point of Beginning
Parcel A**

NW Corner
SW 1/4-SW 1/4
Section 16-97-22
Set 5/8"Ø Rebar
w/2"Ø Alum. Cap
PLS 24510

Cardinal Avenue

Section Line
N 0°31'58" E
1332.48'

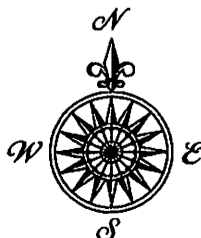
SW Corner
Section 16-97-22
Fd. MAG Nail
Rec. Doc.
#2018-2763

LEGEND

	= Section Corner Found
	= Section Corner Set
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	= Fd. 1/2"Ø Rebar w/YPC PLS 6586
	= Fd. 1/2"Ø Rebar
	= Survey Boundary Line
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
(0.00')	= Recorded Dimension



Scale - 1 inch = 80 ft.



Plat of Survey

**Parcel A in the W 1/2 - SW 1/4 of
Section 16 - T97N - R22W, Cerro Gordo County, Iowa.**

Legal Description:

Parcel A in the West Half of the Southwest Quarter of Section 16, Township 97 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section;

Thence **North 00°31'58" East, 225.39 feet** along the West Line said of Quarter Section to the Westerly Extension of a South Line of an NRCS Plat of Easement, as recorded in Document #2003-15501, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 88°49'38" East, 434.01 feet** along said NRCS Plat of Easement to a Corner thereof;

Thence **South 00°40'35" West, 368.90 feet** along said NRCS Plat of Easement to a Corner thereof;

Thence **South 20°50'55" West, 212.53 feet** along said NRCS Plat of Easement to a Corner thereof;

Thence **North 87°02'19" West, 359.42 feet** along a South Line of said NRCS Plat of Easement and the Westerly Extension thereof to the West Line of said Quarter Section;

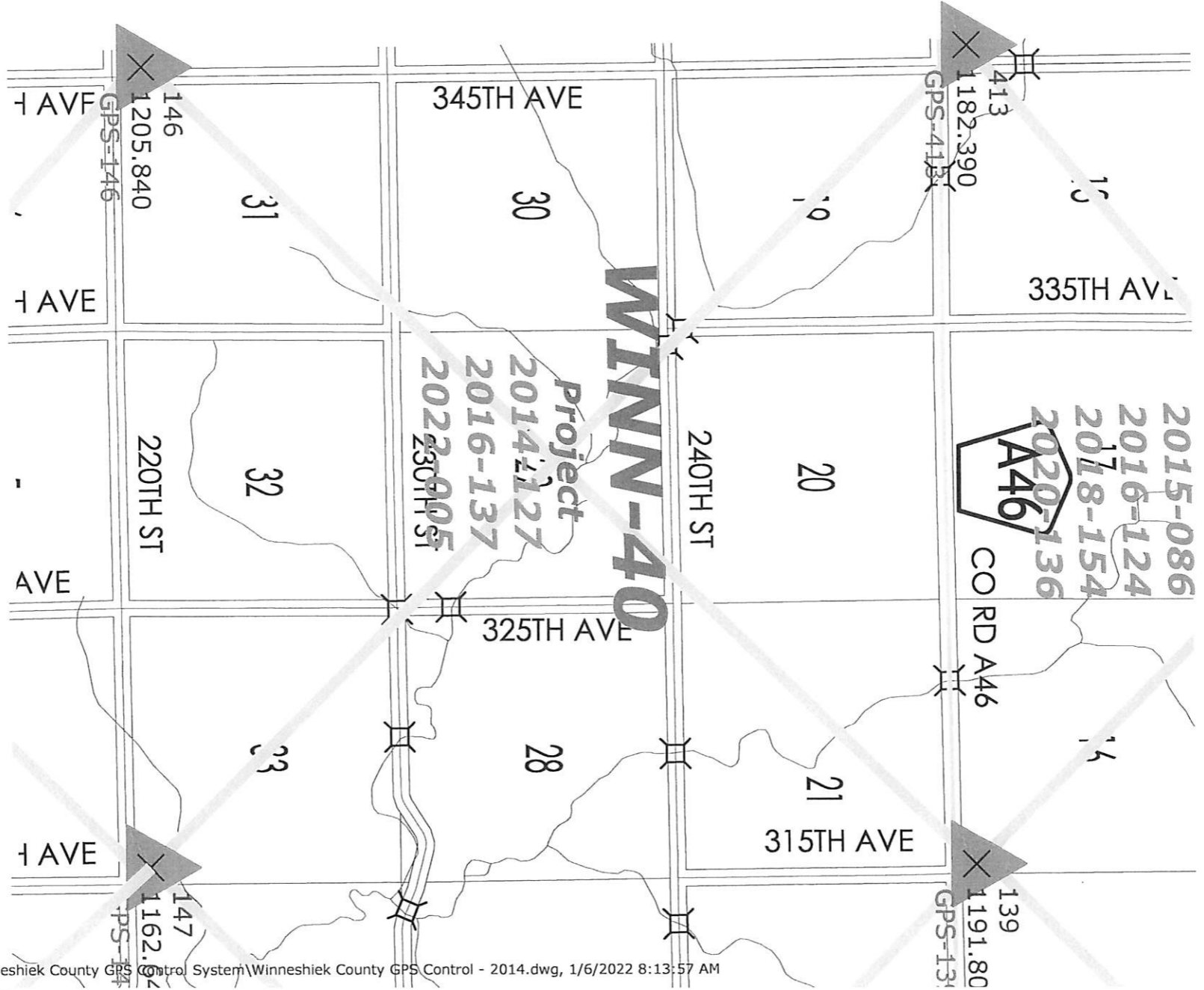
Thence **North 00°31'58" East, 314.65 feet** along said West Line to the Point of Beginning.

Containing **5.35 Acres**, including 0.41 Acre(s) of Cardinal Avenue 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.

T-98-N



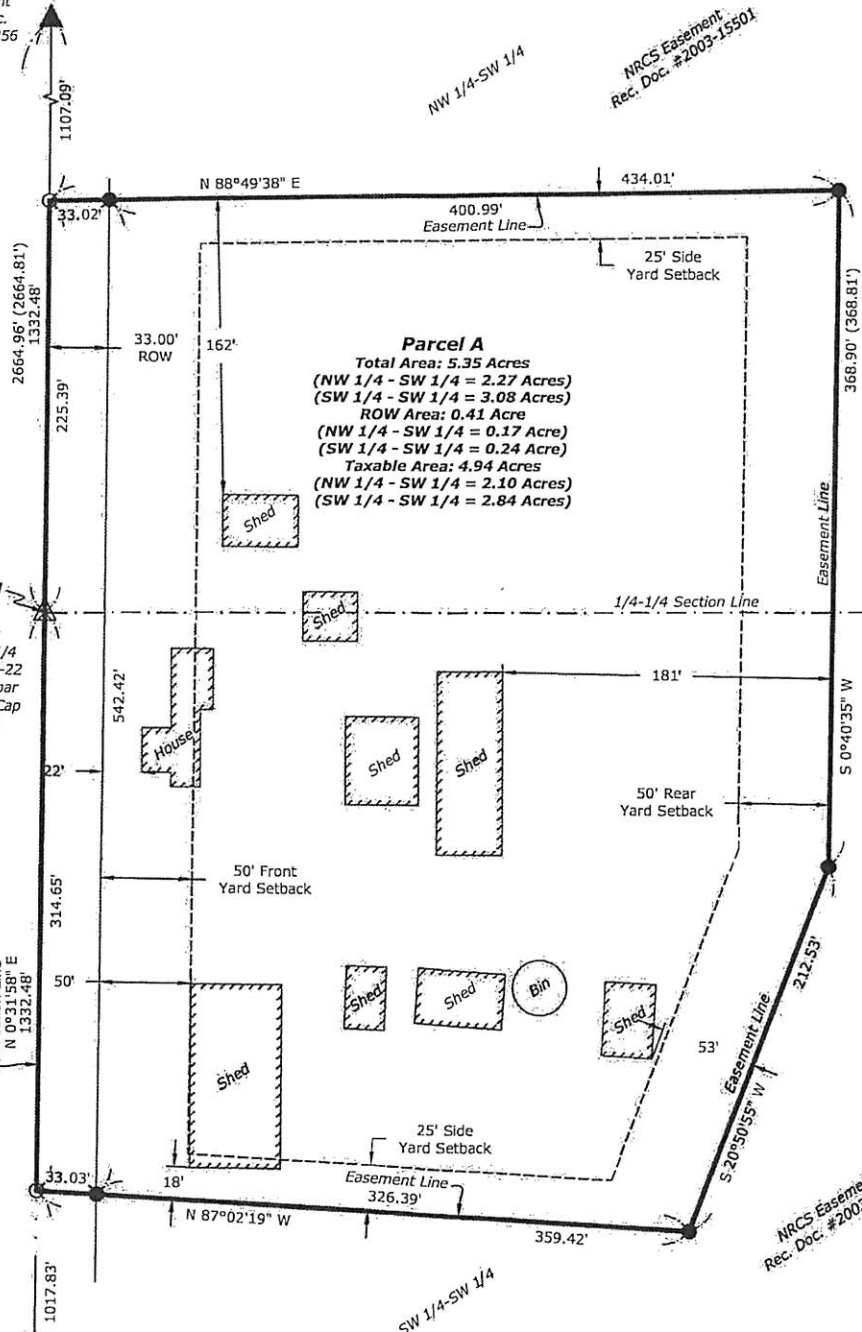
Zoning Exhibit

W 1/4 Corner
Section 16-97-22
Fd. Aluminum
Monument
Rec. Doc.
#2009-4256

**Point of Beginning
Parcel A**

NW Corner
SW 1/4-SW 1/4
Section 16-97-22
Set 5/8"Ø Rebar
w/2"Ø Alum. Cap
PLS 24510

SW Corner
Section 16-97-22
Fd. MAG Nail
Rec. Doc.
#2018-2763



HRS
Herald-Reicks Surveying
www.hrsurveying.com

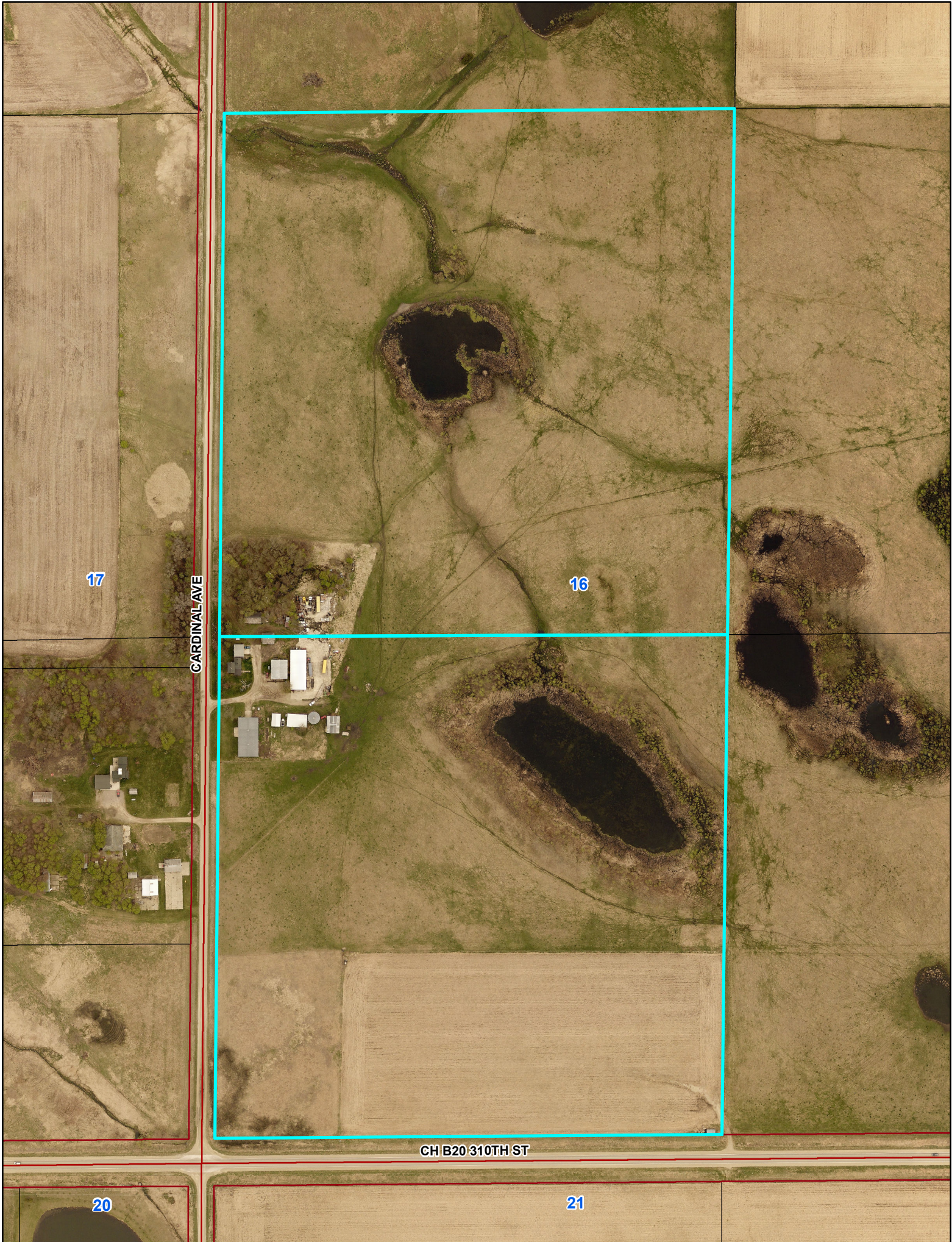
10 East Main Street
New Hampton IA 50659
641-394-2725

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

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

NRCS Easement
Rec. Doc. #2003-15501

NRCS Easement
Rec. Doc. #2003-15501



17

CARDINAL AVE

16

20

CH B20 310TH ST

21