

APPLICATION FOR CHANGE OF ZONE
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

John L. Klemas 19790 290th St. Mason City Iowa 50401

Dennis M. Klemas 19790 290th St. 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

Proposed zoning district for described property A-2

Reasons for re-zoning:

Property purchased from Bertha Stebens Foundation in August of 1988. Bertha Stebens Foundation split homestead away from farmland in 1988. Change property currently listed as A1. Request homestead to be changed to A-2 to become compliant with county zoning. Reference Cerro Gordo survey document 1988-5145.

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:

Jay Fritz (Farms) 19701 320th St. Mason City Iowa 50401

Charles Whitt (Farms) 1511 North Carolina Mason City Iowa 50401

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. (\$150.00 – 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I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.

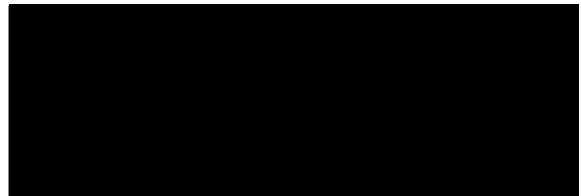
I (We) understand that if this application is denied by the Board of Supervisors, then no new petition covering the same property and additional property can be filed or considered until one year has elapsed from the date of this filing.

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.

3/1/21
Dated

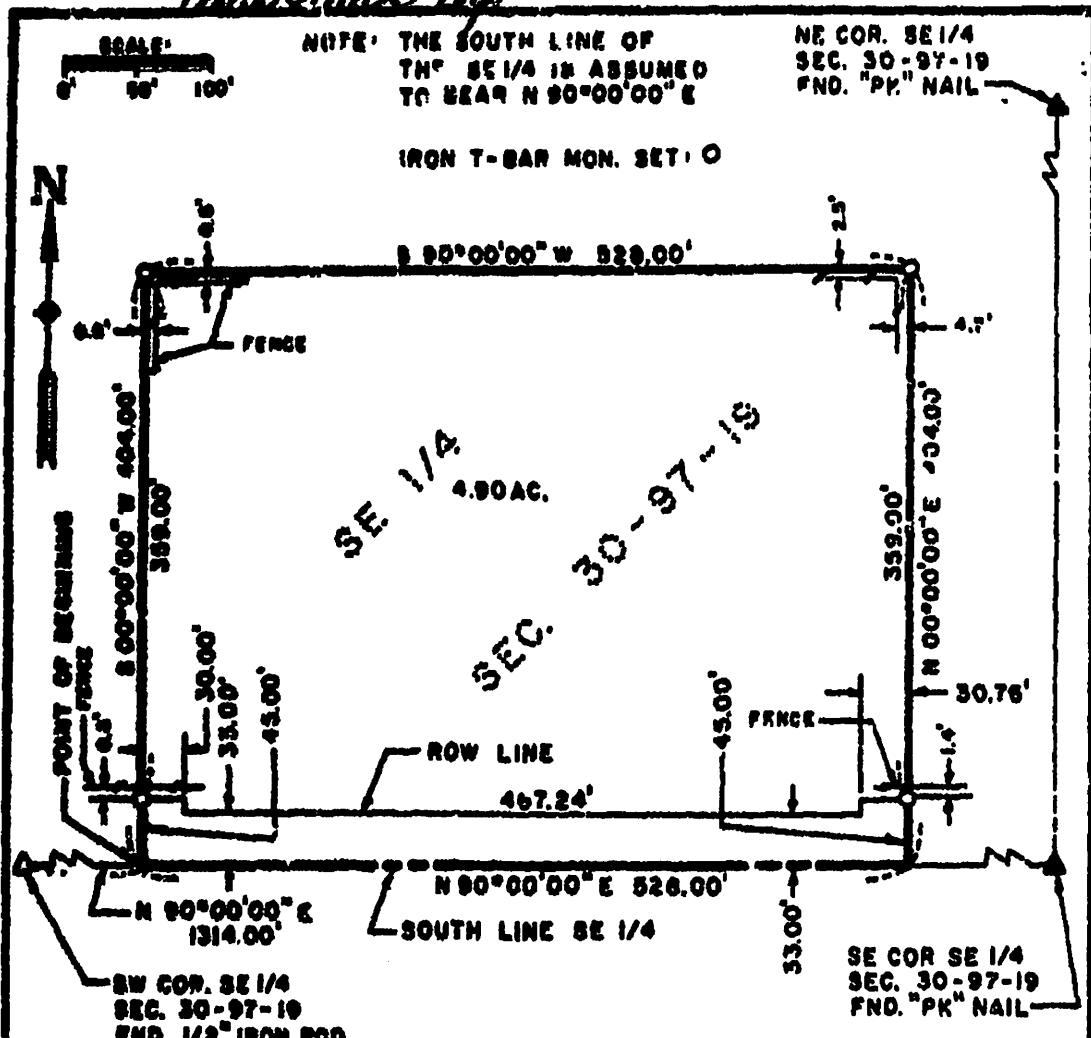
John L. Klemas
Owner's Signature

Dennis M. Klemas
Owner's Signature



*Lady Kay Casano
(Belmont, Ill.) 1928*

ANGOS
GLASSBORO CO.
MASON CITY, IOWA



DESCRIPTION

That part of the Southeast Quarter of Section 30, Township 97 North, Range 19 West of the 5th P.M., Cerro Gordo County, Iowa, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence N 90° 00' 00" E, 1,314.00 feet along the South line of said Southeast quarter to the point of beginning; thence continuing N 90° 00' 00" E, 528.00 feet along said South line; thence N 00° 00' 00" E, 404.00 feet; thence S 90° 00' 00" W, 528.00 feet; thence S 00° 00' 00" N, 404.00 feet to the point of beginning containing 4.90 acres subject to existing road right-of-way of record across the southerly portion thereof.

SURVEY REQUESTED BY:
OTTO McDONOUGH
 RR. 2 MASON CITY, IOWA
 FOR: BERTHA STEBENS
 CHARITABLE FOUNDATION



WIKS
 FRANK W. WILSON, GEORGE SCHMIDT & CO.
 MASON CITY, IA IOWA CITY, IA DUBUQUE, IA

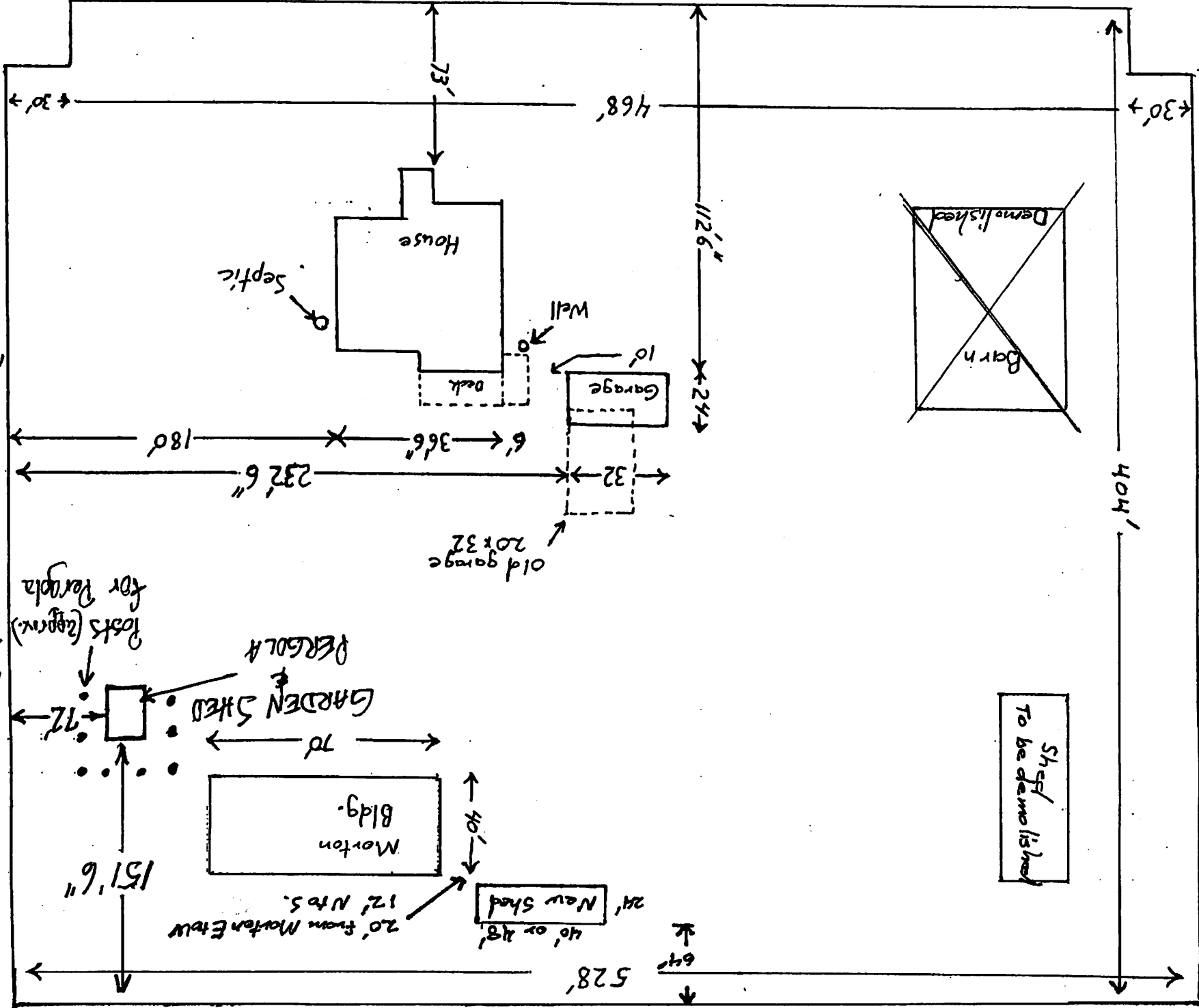
I hereby certify that this plot, map, survey or report was made by or under my direct personal supervision and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

Jerry L. Chamberlin
 Date 12-8-28 Reg. No. 9848

Notes:
Distance from
garage to deck
is 10'

Section 30
S.E. 1/4
Falls Township

Property of
Dennis Klemas
John Klemas
1970 290th St
posts (approx.)
for Pergola



11th
CBA

REAL ESTATE TRANSFER
TAX PAID **058**
STAMP #

\$ 58.40
Colleen Stearns
RECORDER
10-8-96 17
DATE COUNTY 39

RECORDED

96 OCT -8 PM 12:43

COLLEEN STEARNS
CERRO GORDO CO.
MASON CITY, IOWA

Harold R. Winston 119 - 2nd St. N.W., Mason City, IA 50401 (515) 423-1913



SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED (CORPORATE GRANTOR)

For the consideration of one (\$1.00)
Dollar(s) and other valuable consideration,
Bertha Stebens Charitable Foundation, an Iowa Non-profit
corporation organized and existing under the laws of
the State of Iowa, Code Section 504A.
does hereby Convey to
John L. Klemas and Dennis M. Klemas, as tenants in common

the following described real estate in Cerro Gordo County, Iowa:

That part of the Southeast Quarter of Section 30, Township 97 North, Range 19 West of the 5th P.M., Cerro Gordo County, Iowa, described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence N 90°00'00" E, 1,314.00 feet along the South line of said Southeast Quarter to the point of beginning; thence continuing N 90°00'00" E 528.00 feet along said South line; thence N 00°00'00" E, 404.00 feet; thence S 90°00'00" W, 528.00 feet; thence S 00°00'00" W, 404.00 feet to the point of beginning containing 4.90 acres subject to the existing road right-of-way of record across the southerly portion thereof.

AUDITOR'S OFFICE

CERRO GORDO COUNTY, IOWA

ENTERED INTO TAXATION THIS 6th
DAY OF October A.D. 19 96

Kenneth W. Klein

This deed given in fulfillment of a Real Estate Contract dated August 4, 1988, filed August 29, 1988 in Book 88 at Page 5424 in the office of the Cerro Gordo County Recorder.

Declaration of Value not required, Section 428A.4. Deed given in fulfillment of Real Estate contract.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

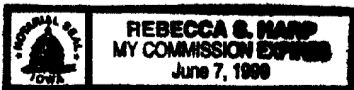
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

BERTHA STEBENS CHARITABLE FOUNDATION

Dated: October 4, 1996

By *Harold R. Winston*
Harold R. Winston, Sec. & Trustee Title
By *Ruth Phyllis Orton*
Ruth Phyllis Orton, VP & Trustee
By *Spence M. Abrams*
Spence M. Abrams, President & Trustee Title

STATE OF IOWA, CERRO GORDO COUNTY, ss:
On this 4th day of October, 19 96 before me, the undersigned, a Notary Public in and for said State, personally appeared Harold R. Winston, Ruth Phyllis Orton and Spence M. Abrams to me personally known, who being by me duly sworn, did say that they are the Secretary and Trustee, Vice President and Trustee and President and Trustee, respectively, of said corporation; that (no seal has been procured by the said) ~~the seal affixed thereto is the seal of said~~ corporation that said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of Directors; and that the said Harold R. Winston, Ruth Phyllis Orton and Spence M. Abrams as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Rebecca S. Harp
Notary Public

John L. Klemas and Dennis M. Klemas
19790 290th Street

Figure 1

Looking at the existing house



March 11, 2021, J. Robbins

Figure 2

Looking at the detached garage



March 11, 2021, J. Robbins

Figure 3

Looking at the garden shed and pergola and easterly machine shed



March 11, 2021, J. Robbins

Figure 4

Looking at the central machine shed



March 11, 2021, J. Robbins

Figure 5
Looking at the westerly machine shed



March 11, 2021, J. Robbins



30

290TH ST

31