

PLANNING AND ZONING
Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254 (641) 421-3075
Tom Drzycimski, Administrative Officer FAX (641) 421-3088
John Robbins, Assistant Administrative Officer
Michelle Rush, Executive Assistant

APPLICATION FOR FINAL PLAT

The requirements of the subdivision regulations must be met. Any incomplete application or plat drawings will not be considered by the Planning & Zoning Commission.

Please submit the following materials for plat consideration:

1. Completed Application Form
2. Original drawing and fifteen (15) copies of the Final Plat (Black line)
3. One copy of "Dedication of Plat" and all Certificates
4. Certificate from County Engineer stating plans and specifications for the improvements are acceptable to him and those improvements have been completed.
5. In lieu of final completion of the minimum improvements before the plat is finally approved, the subdivider may post a bond or escrow in accordance with the Cerro Gordo County Subdivision regulations.
6. Completed Checklist
7. When agreed to by the Zoning Administrator, a letter requesting waiver of preliminary plat shall be attached to the final plat documents along with the **\$200 filing fee to cover cost of processing**

Subdivision application is hereby made on the following property generally located at:

1414 270th St., Ventura, IA 50428

Parcel: 05060000400

And legally described as:

East 60 Rods of the South 107 Rods of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Six, Township Ninety-six (96) North, Range Twenty-two (22), West of the 5th P.M.

Total area in acres: 40.13 Total number of lots: 3

The present zoning classification is: A-1

The proposed use is: A-1; A-2 Lots 2 & 3

This plat is not within two (2) miles of any incorporated city.

This plat lies within two (2) miles of the incorporated city and/or cities of:

Ventura, Iowa

Signed: /s/ Brian W. Foddrill, Stillman Law Firm Date: 10/07/2020
(Owner or Authorized Agent)

Address: 304 Main Ave
Clear Lake, IA 50428

I (We), Laddie Kozisek and Suzanne Kozisek

hereby authorize Brian W. Foddrill, Stillman Law Firm
to be my (our) agent in this plat application.

Suzanne Kozisek Date: 10/07/2020
Signature of Owner

Kozy Acres
Including 1414 270th Street
Figure 1
Looking at proposed Lot 1



October 20, 2020, J. Robbins

Figure 2
Looking at the existing house on proposed Lot 2



October 20, 2020, J. Robbins

Figure 3

Looking at the two southern accessory buildings on proposed Lot 2



October 20, 2020, J. Robbins

Figure 4

Looking at three temporary sheds located behind the southern accessory buildings on proposed Lot 2



October 20, 2020, J. Robbins

Figure 5

Looking at the northern accessory structures on proposed Lot 2



October 20, 2020, J. Robbins

Figure 6

Looking at a temporary shed and water pump centrally located on proposed Lot 2



October 20, 2020, J. Robbins

Figure 7
Looking at the existing well



October 20, 2020, J. Robbins

Figure 8
Looking at a water pump behind one of the southern accessory buildings



October 20, 2020, J. Robbins

Figure 9

Looking at the existing horseshoe driveway accessing proposed Lot 2



October 20, 2020, J. Robbins

Figure 10

Looking at the existing building on proposed Lot 3



October 20, 2020, J. Robbins

Figure 11

Looking at a water pump by the existing building on proposed Lot 3



October 20, 2020, J. Robbins

Index Legend

Prepared by & Returned to: Mark D. McClenathan, PLS 24510

HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428

Proprietor: Laddie R. Kozisek and Suzanne K. Kozisek

Requested By: Laddie "Butch" Kozisek

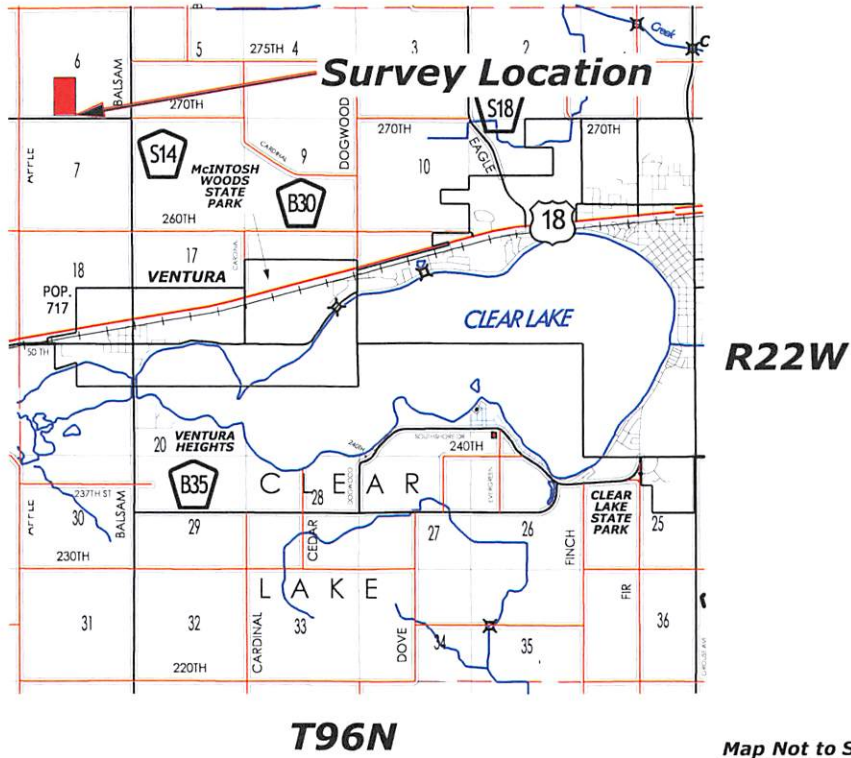
County: Cerro Gordo

Section-Township-Range: 6-T96N-R22W

Aliquot Part(s): SW 1/4

Final Plat

Kozy Acres, Cerro Gordo County, Iowa.



R22W

T96N

Map Not to Scale

Map Courtesy of the Iowa Department of Transportation
<http://www.iowadot.gov/maps/>

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 (Geoid 96C).

Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 16, 22, 27, 51, 135, 136, 137, 138, 149 and 150 and projected from Point 137. Scale factor 1.00007348 applied.

Projection Point:
 Northing = 3,877,589.40'
 Easting = 4,937,775.86'

This Plat has been reviewed by the proper authorities. This Document as Presented Complies with all County and City Ordinances and Regulations.

 Chairman, Board of Supervisors Date

 Chairman, Planning & Zoning Commission Date

 Secretary, Planning & Zoning Commission Date

 County Auditor Date

 County Engineer Date

 Mayor, City of Ventura Date

LEGEND

- = Section Corner Found
- = Set 5/8"Ø Rebar w/BPC PLS 24510
- = Existing Fence
- = Survey Boundary Line
- RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap
- (0.00') = Recorded Dimension

Survey was completed on February 19, 2020.

FB: CG 6A, Pg. 10

MBL Project Number: 2020-307

Sheet: 1

HRS Herold-Reicks
 Surveying

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



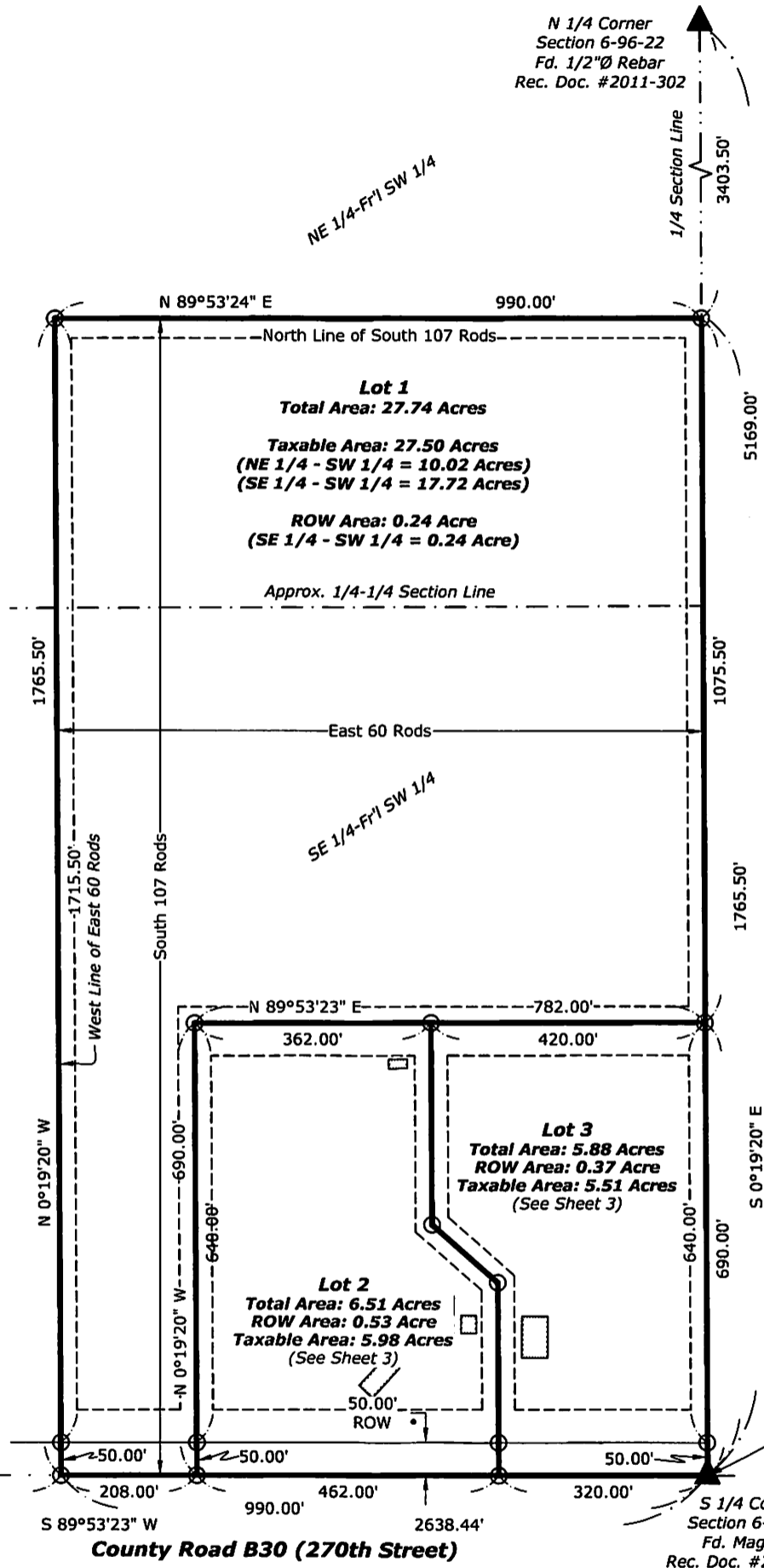
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

10-7-2020
 Mark D. McClenathan Date:
 License number 24510
 My license renewal date is December 31, 2021.
 Sheets covered by this seal: 1-4

Final Plat

Kozy Acres, Cerro Gordo County, Iowa.

N 1/4 Corner
Section 6-96-22
Fd. 1/2"Ø Rebar
Rec. Doc. #2011-302



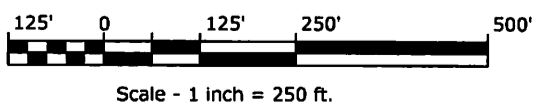
Notes:
Total Subdivision area:
40.13 Acres
1.14 Acres of ROW

SW Corner
Section 6-96-22
Fd. Mag Nail
Rec. Doc. #2011-344

Point of Beginning
Kozy Acres

S 1/4 Corner
Section 6-96-22
Fd. Mag Nail
Rec. Doc. #2011-346

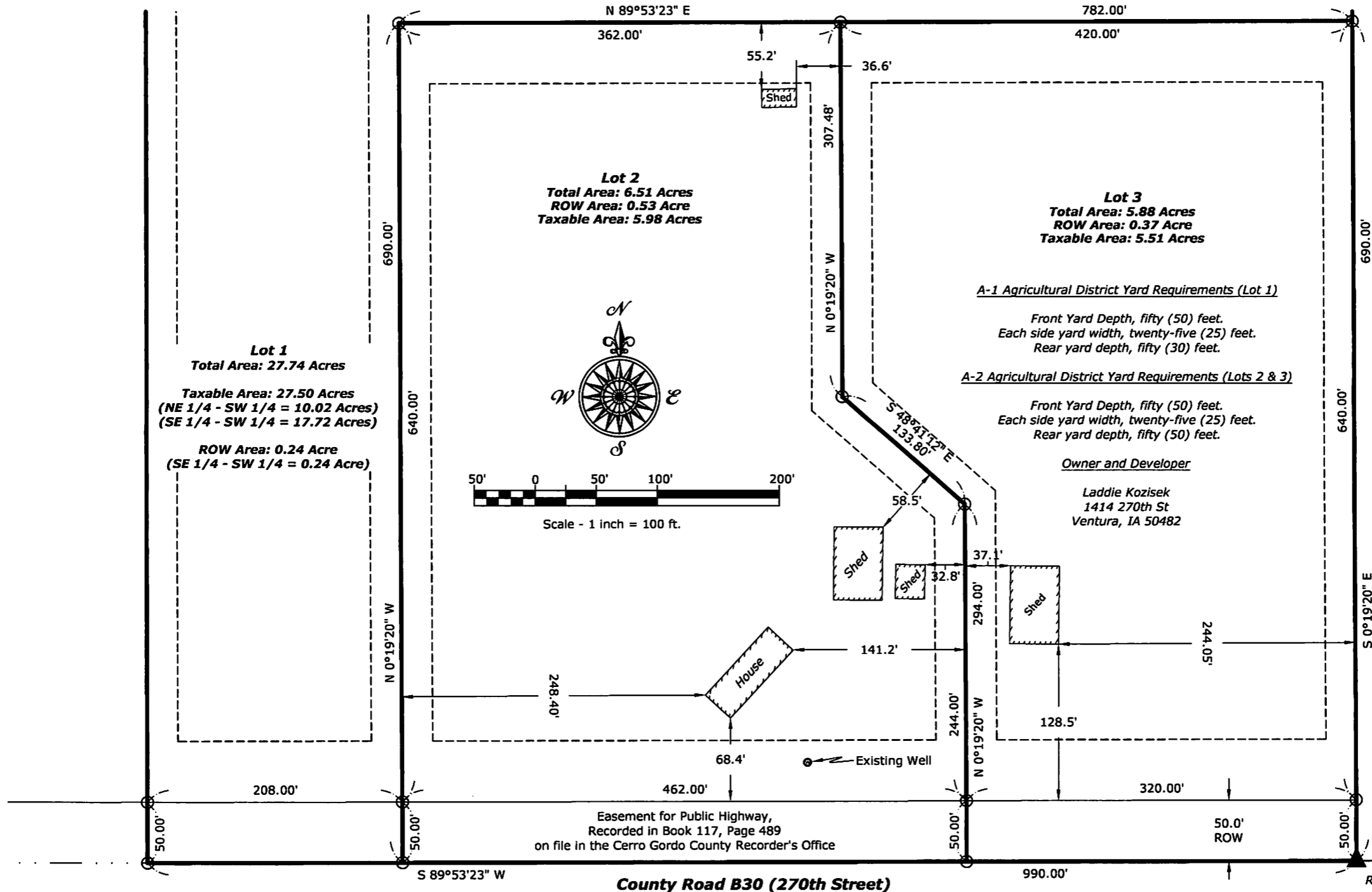
County Road B30 (270th Street)



LEGEND	
	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Existing Fence
	= Survey Boundary Line
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
(0.00')	= Recorded Dimension

Kozy Acres, Cerro Gordo County, Iowa.

Final Plat



Lot 2
 Total Area: 6.51 Acres
 ROW Area: 0.53 Acre
 Taxable Area: 5.98 Acres

Lot 3
 Total Area: 5.88 Acres
 ROW Area: 0.37 Acre
 Taxable Area: 5.51 Acres

Lot 1
 Total Area: 27.74 Acres
 Taxable Area: 27.50 Acres
 (NE 1/4 - SW 1/4 = 10.02 Acres)
 (SE 1/4 - SW 1/4 = 17.72 Acres)
 ROW Area: 0.24 Acre
 (SE 1/4 - SW 1/4 = 0.24 Acre)

A-1 Agricultural District Yard Requirements (Lot 1)
 Front Yard Depth, fifty (50) feet.
 Each side yard width, twenty-five (25) feet.
 Rear yard depth, fifty (30) feet.

A-2 Agricultural District Yard Requirements (Lots 2 & 3)
 Front Yard Depth, fifty (50) feet.
 Each side yard width, twenty-five (25) feet.
 Rear yard depth, fifty (50) feet.

Owner and Developer
 Laddie Kozisek
 1414 270th St
 Ventura, IA 50482

Easement for Public Highway,
 Recorded in Book 117, Page 489
 on file in the Cerro Gordo County Recorder's Office

S 1/4 Corner
 Section 6-96-22
 Fd. Mag Nail
 Rec. Doc. #2011-346

Final Plat

Kozy Acres, Cerro Gordo County, Iowa.

Legal Description:

Kozy Acres, Cerro Gordo County, Iowa being the East 60 Rods of the South 107 Rods of the East Half of the Fractional Southwest Quarter of Section 6, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the South Quarter Corner of said Section;

Thence **South 89°53'23" West, 990.00 feet** along the South Line of said Quarter Section to the Southwest Corner of the East 60 Rods of the South 107 Rods of the East Half of said Quarter Section;

Thence **North 00°19'20" West, 1765.50 feet** along the West Line of said East 60 Rods of the South 107 Rods to the Northwest Corner thereof;


Thence **North 89°53'23" East, 990.00 feet** along the North Line of said East 60 Rods of the South 107 Rods of the East Half of the Southwest, to the Northeast Corner thereof and the East Line of said Quarter Section;

Thence **South 00°19'20" East, 1765.50 feet;** along the East Line of said Quarter Section to the Point of Beginning.

Containing **40.13 Acres**, including 1.14 Acres of County Road B30 (270th Street) 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.

	<p>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.</p>
	<p><i>[Signature]</i> <u>4-22-2020</u> Mark D. McClenathan Date: License number 24510 My license renewal date is December 31, 2021. Sheets covered by this seal: Individual Sheet Only</p>

State of Iowa)
) ss.
 County of Cerro Gordo)

Subscribed and sworn to before me by Mark D. McClenathan this 22ND day of APRIL, 2020.

[Signature]
 Notary Public



SURVEYOR'S CERTIFICATE

I, Mark D. McClenathan, a Licensed Professional Land Surveyor in the State of Iowa, do hereby certify that I have made a survey of what is to be known as "Kozy Acres, Cerro Gordo County, Iowa" being the East 60 Rods of the South 107 Rods of the East Half of the Fractional Southwest Quarter of Section 6, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, which is located on and embraces the following described premises, to-wit:

Kozy Acres, Cerro Gordo County, Iowa being the East 60 Rods of the South 107 Rods of the East Half of the Fractional Southwest Quarter of Section 6, Township 96 North, Range 22 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

- Beginning at the South Quarter Corner of said Section;
 - Thence **South 89°53'23" West, 990.00 feet** along the South Line of said Quarter Section to the Southwest Corner of the East 60 Rods of the South 107 Rods of the East Half of said Quarter Section;
 - Thence **North 00°19'20" West, 1765.50 feet** along the West Line of said East 60 Rods of the South 107 Rods to the Northwest Corner thereof;
 - Thence **North 89°53'23" East, 990.00 feet** along the North Line of said East 60 Rods of the South 107 Rods of the East Half of the Southwest, to the Northeast Corner thereof and the East Line of said Quarter Section;
 - Thence **South 00°19'20" East, 1765.50 feet;** along the East Line of said Quarter Section to the Point of Beginning.
- Containing **40.13 Acres**, including 1.14 Acres of County Road B30 (270th Street) Right-of-Way, subject to any easements recorded or unrecorded.

Preparer: Brian W. Foddrill, Stillman Law Firm, 304 Main Ave., Clear Lake, IA 50428 (641) 357-2129
Tax Statements to: Laddie R. Kozisek and Suzanne K. Kozisek, Kozy Acres, 1414 270th St., Ventura, IA 50482
Return To: Laddie R. Kozisek and Suzanne K. Kozisek, Kozy Acres, 1414 270th St., Ventura, IA 50482

DEDICATION OF PLAT OF KOZY ACRES, CERRO GORDO COUNTY, IOWA.

Laddie R. Kozisek and Suzanne K. Kozisek, a married couple, ("Developers") are the owners of the real estate described on the Plat attached to this Dedication, and acting in accordance to Iowa Code Section 354.11(1), acknowledges they have caused said real estate to be surveyed and platted for the purpose of establishing and creating a subdivision in Cerro Gordo County, Iowa, to be known as "KOZY ACRES, CERRO GORDO COUNTY, IOWA." The Plat is made with the full and free consent and in accordance with the wishes and desires as the proprietors. The real estate is within two miles of the City limits of Ventura, Iowa. There is attached a Resolution of the Board of Supervisors of Cerro Gordo County, Iowa and City Council of Clear Lake approving the Plat.

The lots contained within the subdivision are to be used for only those purposes allowed or permitted under the Zoning Ordinances of the applicable governing authority and this Dedication of Kozy Acres, Cerro Gordo County, Iowa, (the "Declarations") in the records of the Cerro Gordo County Recorder.

Easement is reserved and reservation is made:

- (a) in, on and through the lots as shown on the attached Plat for the construction, placing, repair and maintenance of all necessary overhead, underground and surface utilities, public and private, including the right to conduct drainage, rights of ingress to and egress from, and the right to trim along, on and over the areas of such easements.
- (b) in favor of Cerro Gordo County for the free and uninhibited access to all private and common areas by the fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities.

The easements are permanent and perpetual. The streets and easements are dedicated to the public use.

- Attachments:
1. Final Plat of Kozy Acres, Cerro Gordo County, Iowa.
 2. Certificate of County Treasurer.
 3. Certificate of Approval of Subdivision Plat of Cerro Gordo County Auditor.
 4. Resolution of the Board of Supervisors of Cerro Gordo County, Iowa.
 5. Resolution of the City Council of Ventura, Iowa.
 6. Attorneys' Opinion of Title.

THIS DOCUMENT INCLUDES A SIGNATURE PAGE

SIGNATURE PAGE OF DEVELOPERS FOR
DEDICATION OF PLAT OF KOZY ACRES, CERRO GORDO COUNTY, IOWA

Dated this ____ day of _____, 2020.

Laddie R. Kozisek, Developer

Suzanne K. Kozisek, Developer

STATE OF IOWA, COUNTY OF CERRO GORDO, ss.

Subscribed to and sworn before me on this ____ day of _____ 2020 by Laddie R. Kozisek
and Suzanne K. Kozisek, proprietors and Grantors.

Notary Public



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270TH ST