

Lee Ann Rawson  
1520 Jonquil Avenue  
*Figure 1*

Looking at the 6.17 acre "homestead" Parcel A requested to be rezoned to A-1 Agricultural



February 14, 2019, J. Robbins

*Figure 2*

Looking at the 4-acre parcel to be combined with the homestead



February 14, 2019, J. Robbins

**Figure 3**

Looking north along the front lot line



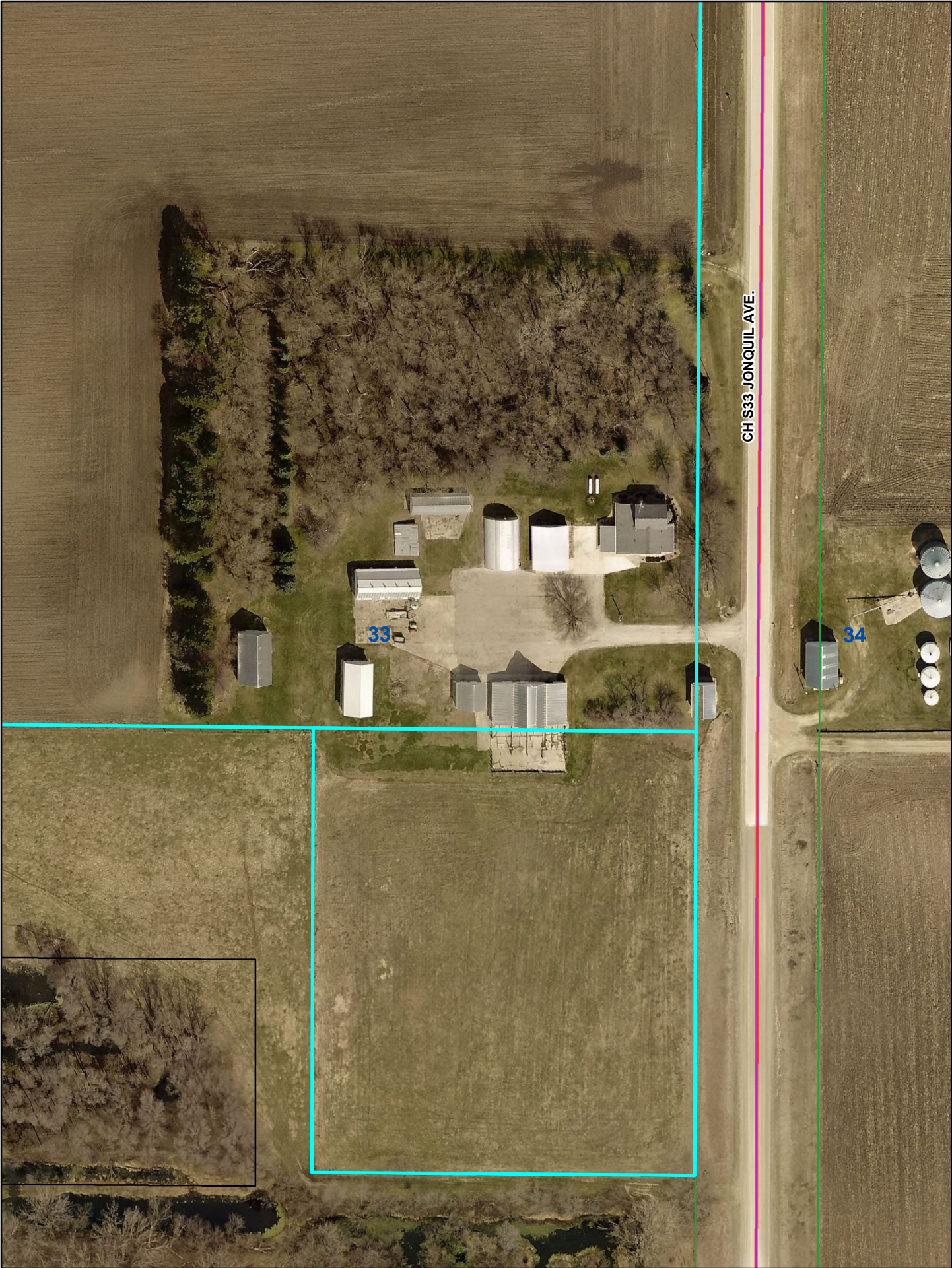
February 14, 2019, J. Robbins

**Figure 4**

Looking at the separation distance between the two easterly farm buildings



February 14, 2019, J. Robbins



33

34

CH 1533 JONQUIL AVE.

Index Legend	
Prepared by & Returned to:	Mark D. McClenathan, PLS 24510
HRS, LLC - 10 East Main Street,	New Hampton IA 50659
County:	Cerro Gordo
Section:	33
Township:	T94N
Range:	R21W
Aliquot Part:	SE 1/4 - NE 1/4
Proprietor:	LeeAnn Rawson
Requested By:	LeeAnn Rawson

Doc. #: 2018-3748  
 Type: ISUR Pages: 2 07/02/2018 10:58 AM  
 R: \$10.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0  
 Pymt: Check

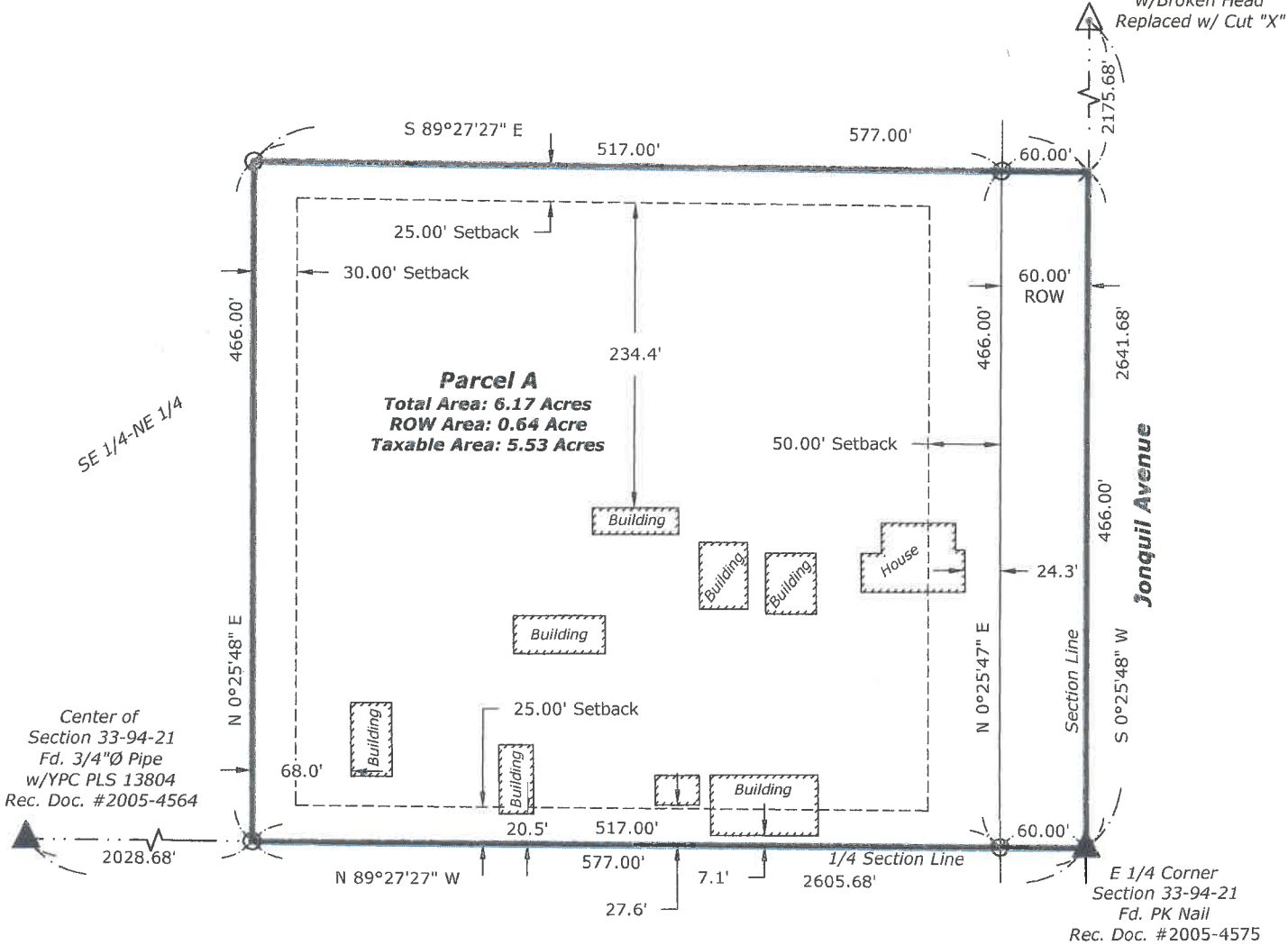
Colleen Pearce, Cerro Gordo County Recorder



*Aud*

Plat of Survey  
**Parcel A in the SE 1/4 - NE 1/4 of  
 Section 33 - T94N - R21W, Cerro Gordo County, Iowa.**

NE Corner  
 Section 33-94-21  
 Fd. PK Nail  
 w/Broken Head  
 Replaced w/ Cut "X"



Center of  
 Section 33-94-21  
 Fd. 3/4"Ø Pipe  
 w/YPC PLS 13804  
 Rec. Doc. #2005-4564

E 1/4 Corner  
 Section 33-94-21  
 Fd. PK Nail  
 Rec. Doc. #2005-4575

**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 105, 106, 107, 110, 111, 112, 119, 120 and 121 projected from Point 111.

Scale factor 1.00009342 applied.

Projection Point:

Northing = 3,809,654.730'

Easting = 4,967,920.978'



Scale - 1 inch = 120 ft.



**LEGEND**

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

Survey was completed on April 6, 2018.

FB: Cerro Gordo 1, Pgs. 34-35

LAJ Project Number: 2018-044

Sheet: 1



**Herold-Reicks Surveying**

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

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

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: 6-28-18

License number 24510

My license renewal date is December 31, 2019.

Sheets covered by this seal: 1-2

Plat of Survey

**Parcel A in the SE 1/4 - NE 1/4 of  
Section 33 - T94N - R21W, Cerro Gordo County, Iowa.**

**Legal Description:**

**Parcel A** in the Southeast Quarter of the Northeast Quarter of Section 33, Township 94 North, Range 21 West of the 5th P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the East Quarter Corner of said Section;

Thence **North 89°27'27" West, 577.00 feet** along the South Line of said Quarter-Quarter Section;

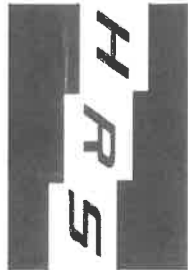
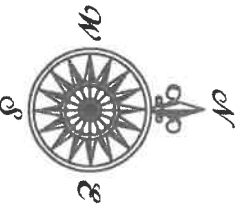
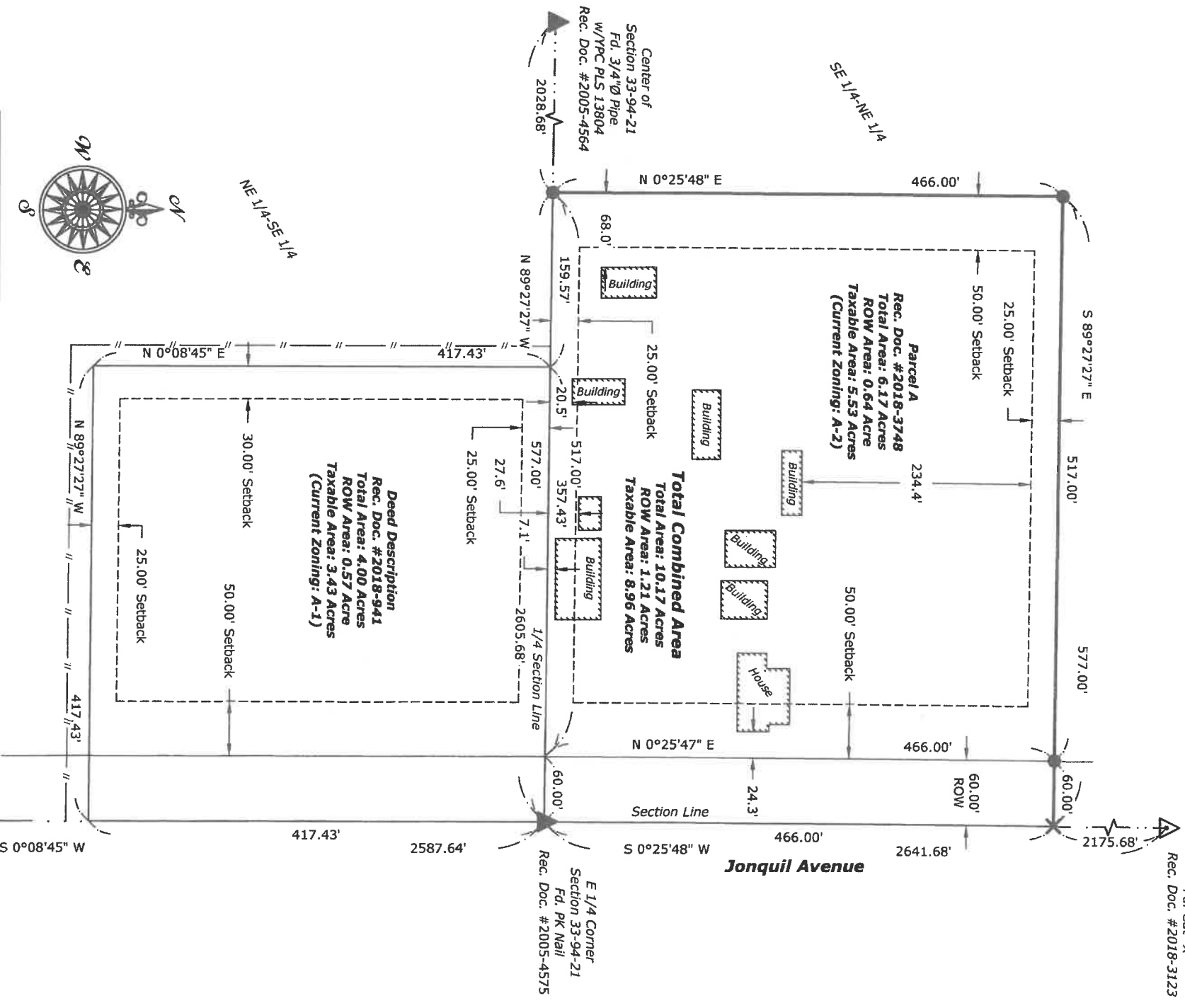
Thence **North 00°25'48" East, 466.00 feet;**

Thence **South 89°27'27" East, 577.00 feet** to the East Line of said Quarter-Quarter Section;

Thence **South 00°25'48" West, 466.00 feet** along said East Line to the Point of Beginning.

Containing **6.17 Acres**, including 0.64 Acre of Jonquil Avenue Right-of-Way, subject to any easements recorded or unrecorded.

NE Corner  
Section 33-94-21  
Fd. Cut "X"  
Rec. Doc. #2018-3123



**Harold Raack's Surveying**  
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

www.hrsurveying.com



Notes:

1. Parcel A and the 4 Acre Tract are to be combined into 1 contiguous ownership.
2. After rezoning the South Setback Line of Parcel A will be removed along the 4 Acre Tract.

LEGEND

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	= Found 5/8"Ø Rebar w/BPC PLS 24510
	= Found Cut "X"
	= Survey Boundary Line
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