

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

John D Nelson  
514 South 3<sup>rd</sup> Street  
Clear Lake, Ia 50428

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

Present zoning district of described property is A1

Proposed zoning district for described property A2

Reasons for re-zoning:

Selling part to son who will be  
farming my land

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

12-31-2020  
Dated

  
\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

**John Nelson**  
**5584 Eagle Avenue**  
***Figure 1***

Looking at the existing house on the acreage



January 8, 2021, J. Robbins

***Figure 2***

Looking at the northerly farm structures on the acreage



January 8, 2021, J. Robbins



**Figure 3**

Looking at the southerly farm structure on the acreage



January 8, 2021, J. Robbins

**Figure 4**

Looking at the grain bins being split from the acreage



January 8, 2021, J. Robbins

**Figure 5**

Looking at the farm structures being split from the acreage



January 8, 2021, J. Robbins

**Figure 6**

Looking west along the proposed south property line for the acreage between the pole buildings



January 8, 2021, J. Robbins

**Index Legend**

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

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

Proprietor: John D. Nelson & Diane J. Nelson

Requested By: John D. Nelson

County: Cerro Gordo

Section(s)-Township-Range: 10-T94N-R22W

Allquot Part(s): SE 1/4 - NE 1/4

Doc. #: 2020-8563

Type: ISUR Pages: 3 11/25/2020 11:48 AM

R: \$15.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0

Pymt: Check

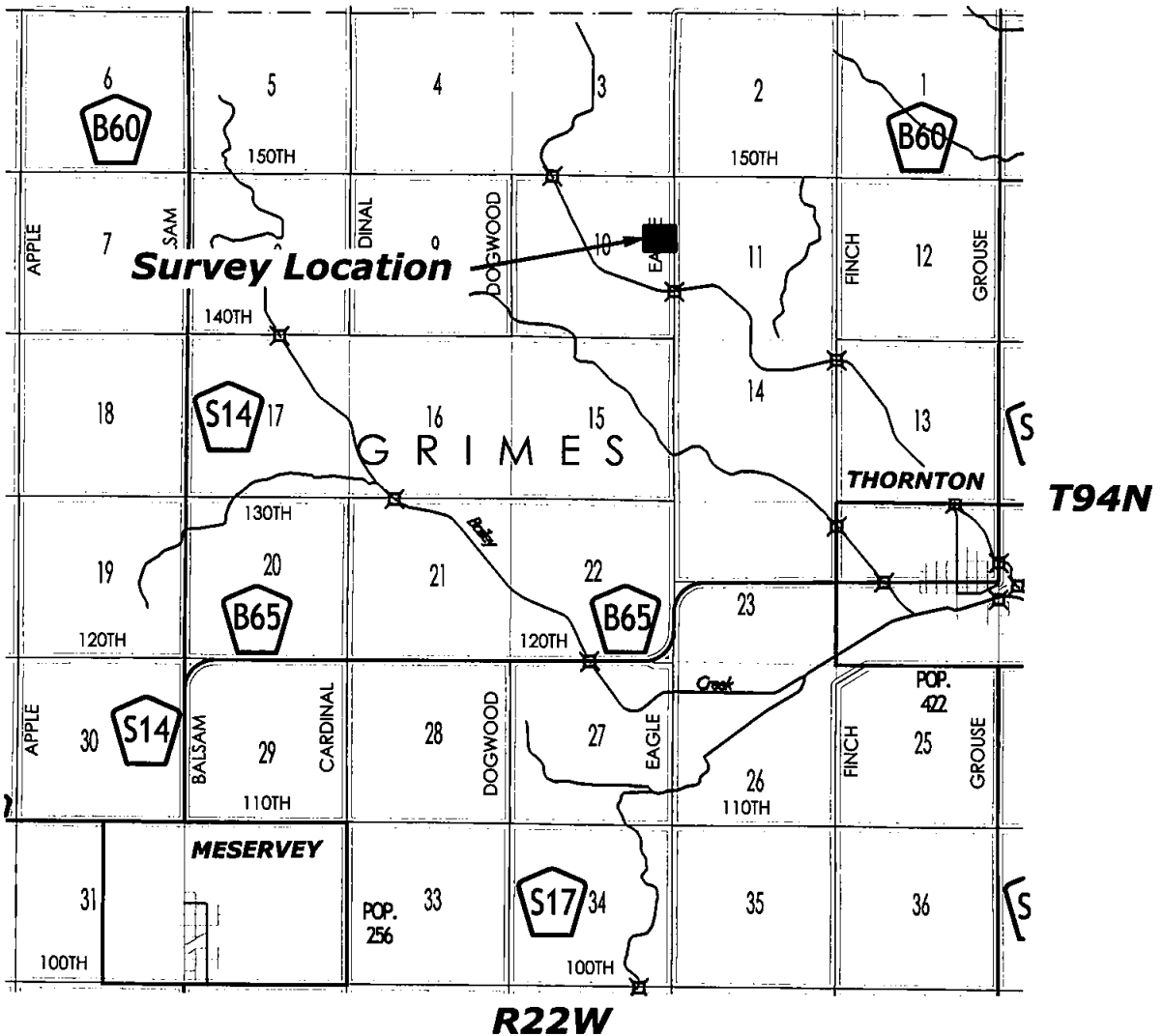
AnnMarie Legler, Cerro Gordo County Recorder



Aud

*Plat of Survey*

**Parcel A in the SE 1/4 - NE 1/4 of  
Section 10 - T94N - 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 (2011), Vertical Control NAVD88 (Geoid 12A).

Control was acquired by localizing into the Cerro Gordo County GPS Control System utilizing Points 38, 41, 44, 49, 107, 108, 109, 110, 112, 168 and projected from Point 109. Scale factor 1.000096987 applied.

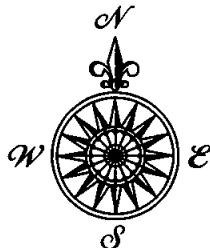
**Projection Point:**

Northing = 3,809,935.30'

Easting = 4,937,400.70'

**Notes:**

See Sheet 1 for Location Map.  
See Sheet 2 for Survey Details.  
See Sheet 3 for Legal Descriptions.



**Map Not to Scale**

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

**LEGEND**

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

Survey was completed on November 16, 2020.

FB: CG 14A, Pg. 6

LAJ

Project Number: 2020-393

Sheet: 1



**Herold-Reicks  
Surveying**

New Hampton Waverly Clear Lake  
641-394-2725 319-483-5187 641-231-8092  
[www.hrsurveying.com](http://www.hrsurveying.com)



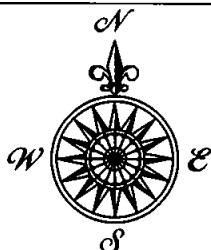
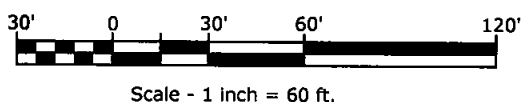
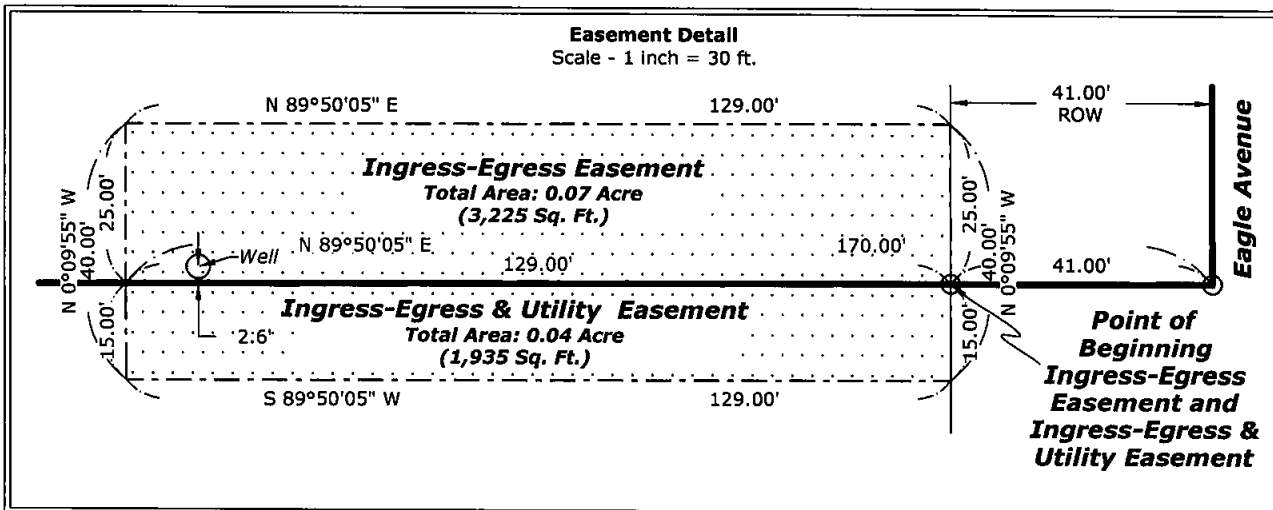
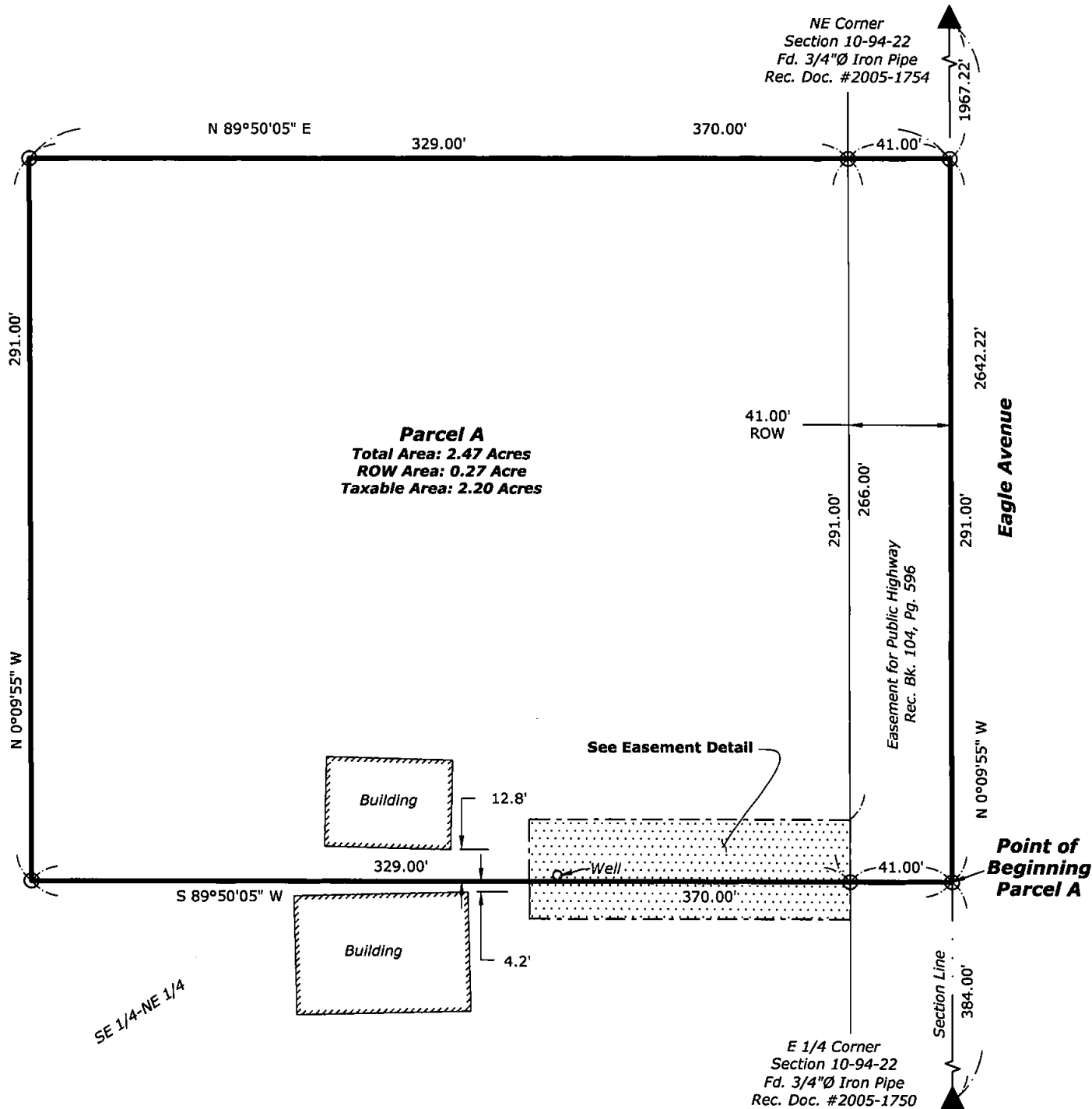
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Mark D. McClenathan *[Signature]* 11-25-2020  
Date:

License number 24510  
My license renewal date is December 31, 2021.  
Sheets covered by this seal: 1-3

Plat of Survey

**Parcel A in the SE 1/4 - NE 1/4 of  
Section 10 - T94N - R22W, Cerro Gordo County, Iowa.**



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



Plat of Survey

**Parcel A in the SE 1/4 - NE 1/4 of  
Section 10 - T94N - R22W, Cerro Gordo County, Iowa.**

**Legal Descriptions:**

**Parcel A** in the Southeast Quarter of the Northeast Quarter of Section 10, Township 94 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the East Quarter Corner of said Section;

Thence **North 00°09'55" West, 384.00 feet** along the East Line of said Quarter-Quarter Section to the Point of Beginning;

Thence **South 89°50'05" West, 370.00 feet;**

Thence **North 00°09'55" West, 291.00 feet;**

Thence **North 89°50'05" East, 370.00 feet** to said East Line;

Thence **South 00°09'55" East, 291.00 feet** along East Line to the Point of Beginning.

Containing **2.47 Acre(s)**, including 0.27 Acre(s) of Eagle Avenue Right-of-Way, subject to any easements recorded or unrecorded.

**Ingress-Egress Easement** in the Southeast Quarter of the Northeast Quarter of Section 10, Township 94 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the East Quarter Corner of said Section;

Thence **North 00°09'55" West, 384.00 feet** along the East Line of said Section to the Southeast Corner of Parcel A, as shown on this Plat of Survey;

Thence **South 89°50'05" West, 41.00 feet** along the South Line of said Parcel A to the West Right-of-Way Line of Eagle Avenue & the Point of Beginning;

Thence continuing **South 89°50'05" West, 129.00 feet;**

Thence **North 00°09'55" West, 25.00 feet;**

Thence **North 89°50'05" East, 129.00 feet** to said West Right-of-Way Line;

Thence **South 00°09'55" East, 25.00 feet** along said West Right-of-Way Line to the Point of Beginning.

Containing **0.07 Acre(s) (3,225 Square Feet)**, subject to any other easements recorded or unrecorded.

**Ingress-Egress & Utility Easement** in the Southeast Quarter of the Northeast Quarter of Section 10, Township 94 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Commencing at the East Quarter Corner of said Section;

Thence **North 00°09'55" West, 384.00 feet** along the East Line of said Section to the Southeast Corner of Parcel A, as shown on this Plat of Survey;

Thence **South 89°50'05" West, 41.00 feet** along the South Line of said Parcel A to the West Right-of-Way Line of Eagle Avenue and the Point of Beginning;

Thence **South 00°09'55" East, 15.00 feet** along said West Right-of-Way Line;

Thence **South 89°50'05" West, 129.00 feet;**

Thence **North 00°09'55" West, 15.00 feet** to said South Line;

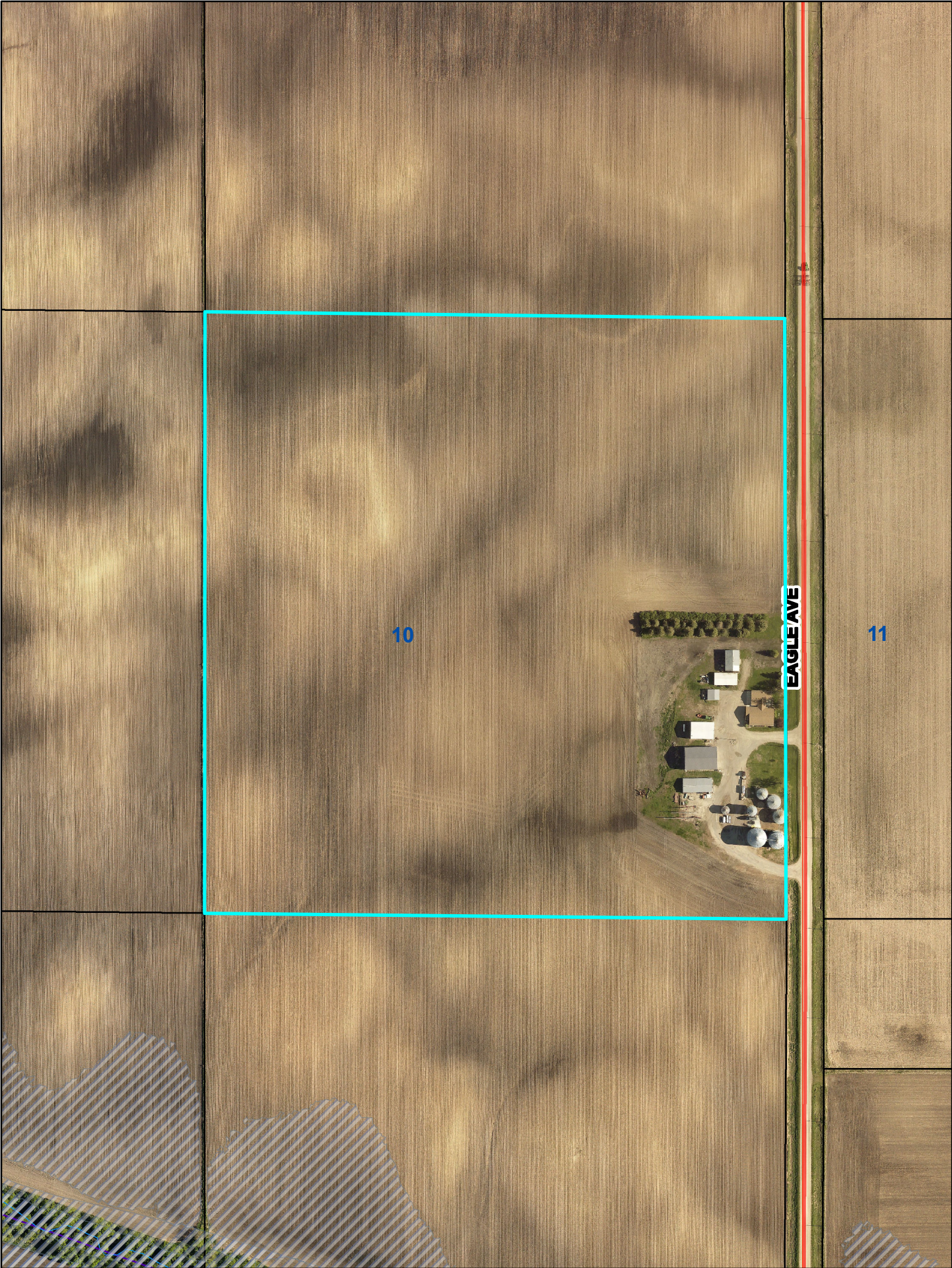
Thence **North 89°50'05" East, 129.00 feet** along said South line to the Point of Beginning.

Containing **0.04 Acre(s) (1,935 Square Feet)**, subject to any other easements recorded or unrecorded.

Note: The Bearings and Distances indicated in these Legal Descriptions are to the Monuments "Found or Set" as indicated on the attached "Plat of Survey" and the calls along the courses in these Descriptions are to those Monuments as indicated.

References are hereby made to the Recorded Documents as indicated on this Plat of Survey.





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EAGLE AVE