

**Peter's Addition  
Including 9831 Heather Avenue**

***Figure 1***

Looking at the existing house on proposed Lot 1



May 18, 2018, J. Robbins

***Figure 2***

Looking north along the front lot line of proposed Lot 1



May 18, 2018, J. Robbins



**Figure 3**

Looking at the driveway access for proposed Lot 1



May 18, 2018, J. Robbins

**Figure 4**

Looking at the farming structures on the northwest part of proposed Lot 2



May 18, 2018, J. Robbins



**Figure 5**

Looking at a shed on the northwest part of proposed Lot 2



May 18, 2018, J. Robbins

**Figure 6**

Looking at the farming structures just south of the grain bins on the northwest part of proposed Lot 2



May 18, 2018, J. Robbins



**Figure 7**

Looking at the utility building on the north part of proposed Lot 2



May 18, 2018, J. Robbins

**Figure 8**

Looking at the utility building and well house on the northeast part of proposed Lot 2



May 18, 2018, J. Robbins



**Figure 9**

Looking at the two farm buildings in the center of proposed Lot 2



May 18, 2018, J. Robbins

**Figure 10**

Looking at the farming structures on the southeast part of proposed Lot 2



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**Figure 11**

Looking south along the front lot line of proposed Lot 2



May 18, 2018, J. Robbins

**Figure 12**

Looking south along the front lot line of proposed Lot 2



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**Figure 13**

Looking west along the north side lot line of proposed Lot 2



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**Figure 14**

Looking west-southwest along the north side lot line of proposed Lot 2



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**Figure 15**

Looking east along the north side lot line of proposed Lot 2



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**Figure 16**

Looking west along the south side lot line of proposed Lot 2



May 18, 2018, J. Robbins



**Figure 17**

Looking at the separation distance between the large liquid storage tanks and closest grain bin on the northwest portion of proposed Lot 2



May 18, 2018, J. Robbins

**Figure 18**

Looking at the separation distance between the small shed and the closest grain bin on the northwest portion of proposed Lot 2



May 18, 2018, J. Robbins



**Figure 19**

Looking at the separation distance of the westernmost utility building and the liquid storage tank on the west side of the building on proposed Lot 2



May 18, 2018, J. Robbins

**Figure 20**

Looking at the separation distance of the westernmost utility building two liquid storage tanks on the east side of the building on proposed Lot 2



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**Figure 21**

Looking at the separation distance of the two liquid storage tanks in Figure 20 and the large vertical storage tank structure to the east on proposed Lot 2



May 18, 2018, J. Robbins

**Figure 22**

Looking at the separation distance of the vertical storage tank structure and the liquid storage tank to the east on proposed Lot 2



May 18, 2018, J. Robbins



**Figure 23**

Looking at the separation distance of the two building in the center part of proposed Lot 2



May 18, 2018, J. Robbins

**Figure 24**

Looking at the separation distance of the northernmost and central raised grain bins with funneled bottoms on proposed Lot 2



May 18, 2018, J. Robbins



**Figure 25**

Looking at the separation distance of the central and southernmost raised grain bins with funneled bottoms on proposed Lot 2



May 18, 2018, J. Robbins



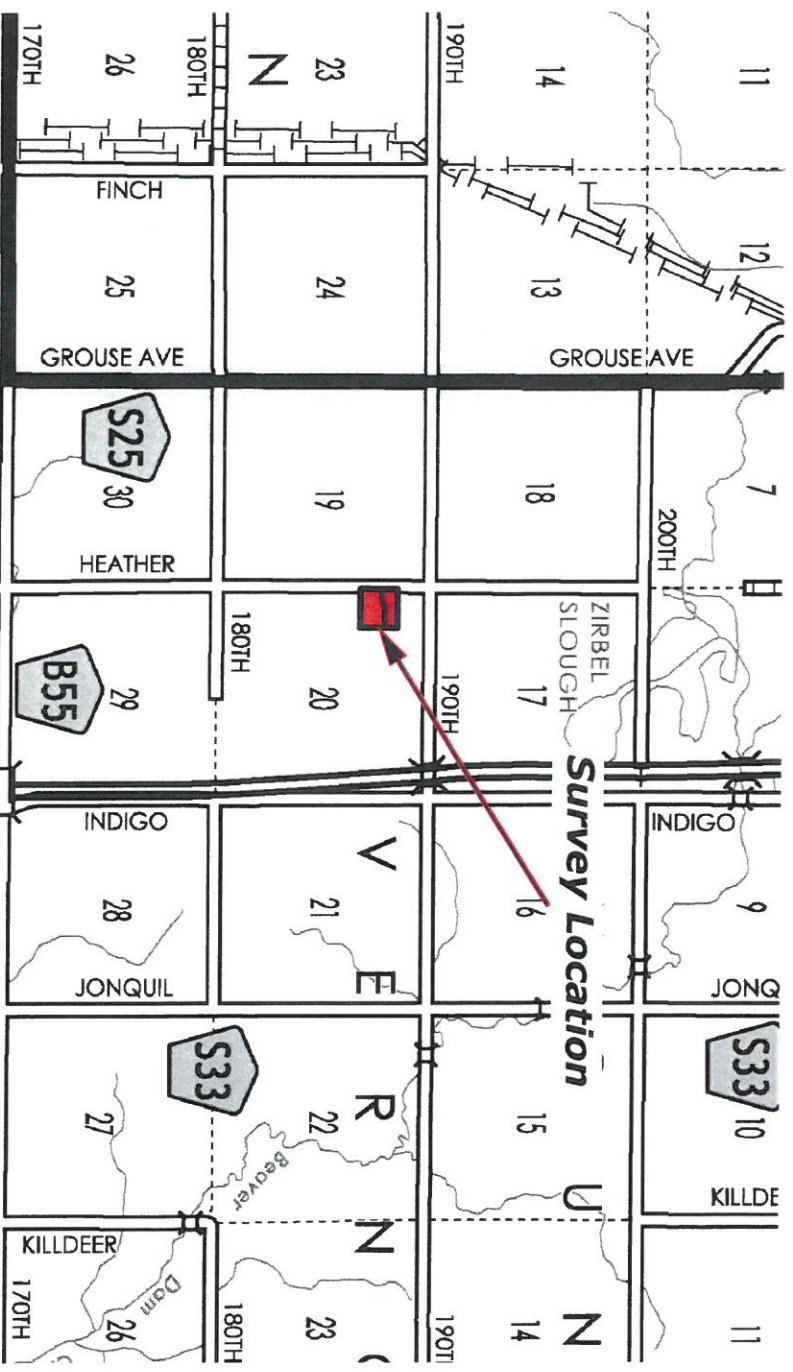
**Index Legend**

Prepared by & Returned to: Mark D. McClenathan, PLS 24510  
 HRS, LLC - 10 East Main Street, New Hampton IA 50659  
 County: Cerro Gordo  
 Section: 20  
 Township: T95N  
 Range: R21W  
 Aliquot Part: NW 1/4 - NW 1/4

Proprietor: Peters Agriland LTD  
 Requested By: Gary Peters

Final Plat

**Peters Addition in the NW 1/4 - NW 1/4 of Section 20 - T95N - R21W, Cerro Gordo County, Iowa.**



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

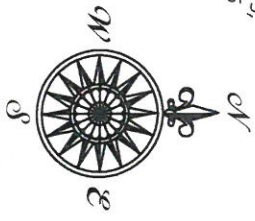
This Plat has been reviewed by the proper authorities. This Document as Presented Complies with all County and City Ordinances and Regulations.

Chairman, Board of Supervisors \_\_\_\_\_ Date \_\_\_\_\_

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**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 119, 124, 125, 126, 133, 134, 135, 167, 168 and projecting from Point #125  
 Scale factor 1.0000864747 applied.  
 Projection Point:  
 Northing = 3,839,649.27'  
 Easting = 4,969,339.55'

**Notes:**  
 See Sheet 1 for Location Map.  
 See Sheet 2 for Subdivision Details.  
 See Sheet 3 for Legal Description.



Survey was completed on April 19, 2018.	FB: Cerro Gordo I, Pg. 36	LAJ	Project Number: 2018-055	Sheet: 1
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LEGEND	
▲	= Section Corner Found
⊙	= Set 5/8" Ø Rebar w/BPC PLS 24510
●	= Fd. 5/8" Ø Rebar w/YPC PLS 8656
—	= Survey Boundary Line
—	RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap (0.00') = Recorded Dimension



**Herold-Reicks Surveying**  
 10 East Main Street  
 New Hampton IA 50659  
 641-394-2725  
 www.hrsurveying.com

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



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.

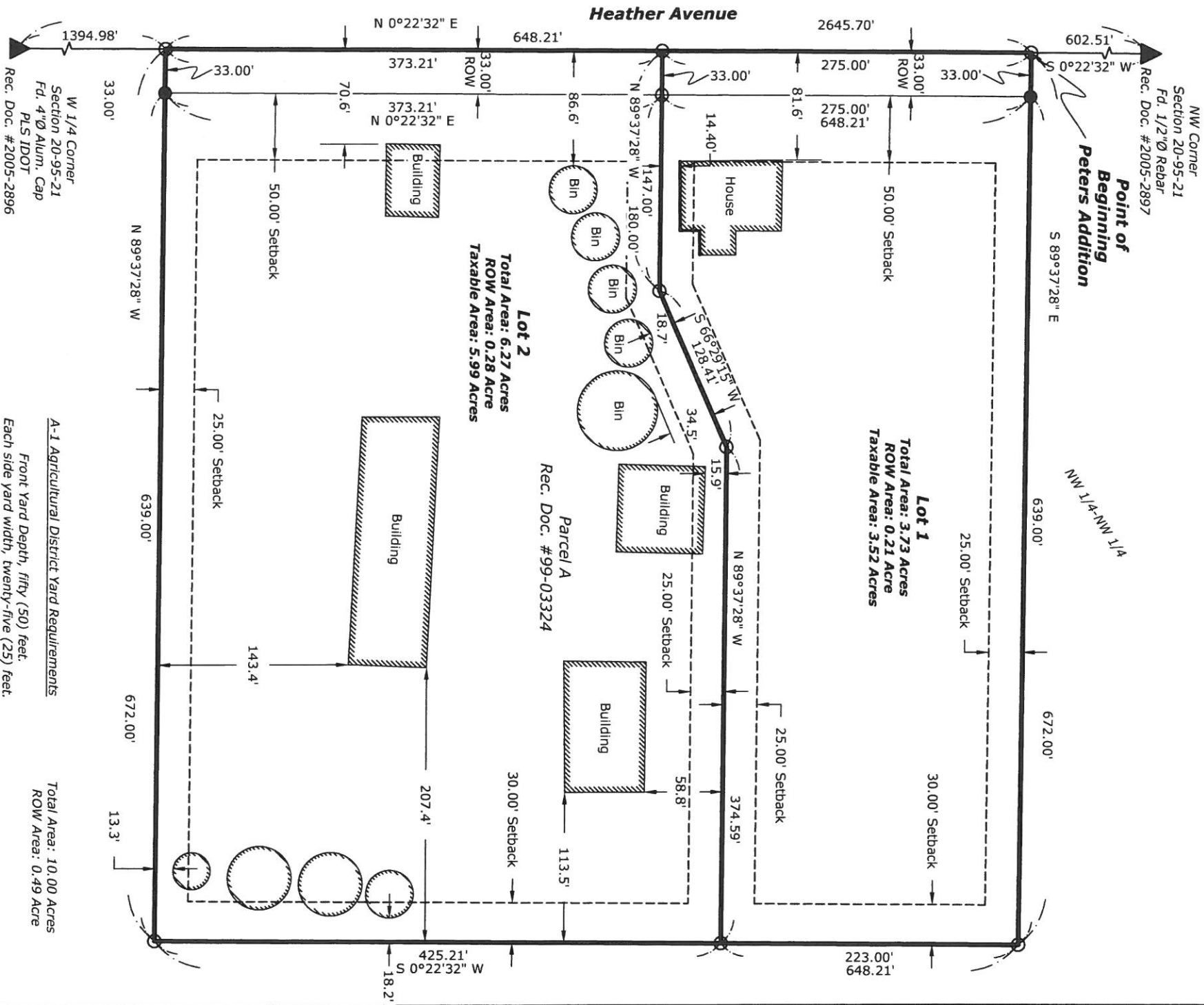
Mark D. McClenathan  
 License number 24510  
 My license renewal date is December 31, 2019.  
 Sheets covered by this seal: 1-3

Date: 5-10-18



**Peters Addition in the NW 1/4 - NW 1/4 of  
Section 20 - T95N - R21W, Cerro Gordo County, Iowa.**

Final Plat



**A-1 Agricultural District Yard Requirements**

Front Yard Depth, fifty (50) feet.  
Each side yard width, twenty-five (25) feet.  
Rear yard depth, fifty (50) feet.

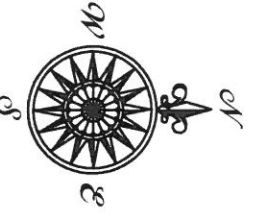
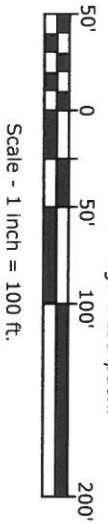
**Owner and Developer**

Gary Peters  
4 Venetian Drive  
Clear Lake, IA 50428

**Total Area: 10.00 Acres**  
**ROW Area: 0.49 Acre**

**Notes:**

See Sheet 1 for Location Map.  
See Sheet 2 for Lot Details.  
See Sheet 3 for Legal Description.



**LEGEND**

	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 5/8"Ø Rebar w/YPC PLS 8656
	= Survey Boundary Line
	= Recorded Dimension (0.00')



***Peters Addition in the NW 1/4 - NW 1/4 of  
Section 20 - T95N - R21W, Cerro Gordo County, Iowa.***

**Legal Description:**

**Peters Addition** in the Northwest Quarter of the Northwest Quarter of Section 20, Township 95 North, Range 21 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:  
Commencing at the Northwest Corner of said Section;

Thence **South 00°22'32" West, 602.51 feet** along the West Line of said Quarter-Quarter Section to the Northwest Corner of Parcel A as recorded in Document #99-03324, on file in the Cerro Gordo County Recorder's office, Mason City, Iowa, and the Point of Beginning;

Thence **South 89°37'28" East, 672.00 feet** along the North Line of said Parcel A to the Northeast Corner thereof;

Thence **South 00°22'32" West, 648.21 feet** along the East Line of said Parcel A to the Southeast Corner thereof;

Thence **North 89°37'28" West, 672.00 feet** along the South Line of said Parcel A to the Southwest Corner of said Parcel A and the West Line of said Section;

Thence **North 00°22'32" East, 648.21 feet** along said West Line to the Point of Beginning.

Containing **10.00 Acres**, including 0.49 Acre of Heather 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.



18

17

190th ST.

HEATHER AVE.

19

20





Preparer: Gerald M. Stambaugh, 11 4<sup>th</sup> Street NE, Mason City, IA 50402-1567 (641) 423-5154  
Return Document to: Gerald M. Stambaugh, 11 4<sup>th</sup> Street NE., Mason City, IA 50401-1567

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DEDICATION OF PLAT OF:

PETER’S ADDITION IN NW1/4 NW1/4 SECTION TWENTY  
TOWNSHIP 96 RANGE 21, CERRO GORDO COUNTY, IOWA

Peters’ Agriland, Ltd., an Iowa corporation, (“Developer”) is the owner of the real estate described on the Plat to this Dedication. The Developer has caused the 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 “Peter’s Addition in NW1/4 NW1/4 Section 20, Township 96 21, Cerro Gordo County, Iowa.”

The lots shown on the Plat are to be used only for those purposes allowed or permitted under the governing Zoning Ordinances and this Dedication.

Easement is reserved and reservation is made as follows:

- A. In favor of Cerro Gordo County, Iowa for free and uninhibited access to all private and common areas by the fire, sheriff and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities. This easement is perpetual and is dedicated to the public use.
- B. In favor of Cerro Gordo County, Iowa across and through the West thirty-three feet (33') of the lots for public road purpose.

Attached to this Dedication are the following:

- A. Signature page of the Developers.
- B. The Approval of Subdivision Plat by the Cerro Gordo County Auditor.



- C. Certificate of County Treasurer.
- D. Final Plat.
- E. Resolution of the Board of Supervisors of Cerro Gordo County, Iowa.
- G. Opinion of Title.

Dated this \_\_\_\_ day of May, 2018.

PETERS' AGRILAND, LTD.

By: \_\_\_\_\_  
Gary L. Peters  
President

STATE OF IOWA, CERRO GORDO COUNTY, ss.

This instrument was acknowledged before me on May \_\_\_\_, 2018 by Gary L. Peters as  
President of Peters' Agriland, Ltd..

\_\_\_\_\_  
Notary Public