

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

received  
3/1/21 JRC

Name and Mailing Address of Applicant(s):

Larry + Deborah Stockberger

18388 Warbler Ave

Nora Springs, IA 50458

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

Present zoning district of described property is

Agricultural - A-1 Ag.

Proposed zoning district for described property

~~Residential - A-2 Ag~~

Reasons for re-zoning:

① To incorporate existing "yard area" to property.

② Use additional space to build pole barn.

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:

Howell family Contact: Dave Howell 563-340-1753

Dean Davis 27 N. Boulder Ave Nora Springs, IA 50458

Dave Howell  
5405 Utica Ridge, Suite 100 Davenport, IA 52807

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

March 1, 2021  
Dated

Larry E. Stockberger  
Owner's Signature  
Deborah A. Stockberger  
Owner's Signature

Doc. #: 2021-1172

Type: ISUR Pages: 2 02/19/2021 09:03 AM

R: \$10.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0

Pymt: Check

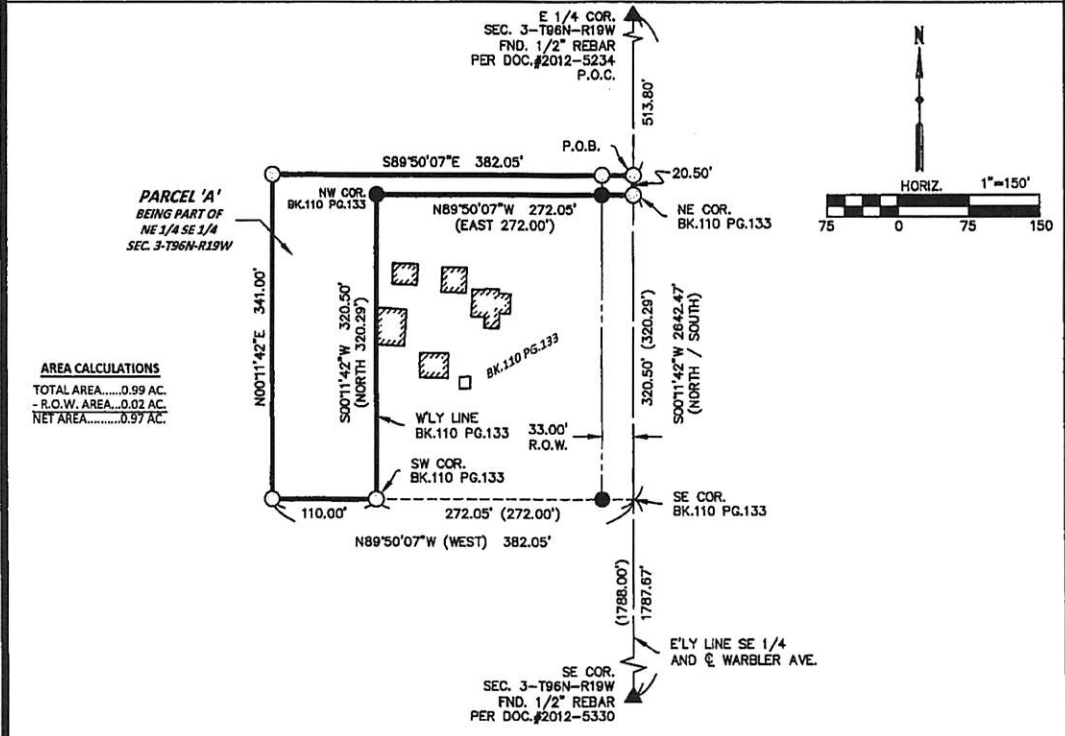
AnnMarie Legler, Cerro Gordo County Recorder



<b>INDEX LEGEND</b>
<b>LOCATION</b> PARCEL 'A' BEING PART OF THE NE 1/4 SE 1/4 SEC. 3-T96N-R19W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
<b>PROPRIETOR</b> THE HOWELL FAMILY LIMITED PARTNERSHIP, AN IOWA LIMITED PARTNERSHIP
<b>SURVEY REQUESTED BY</b> DEB STOCKBERGER
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1822 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7847
<b>RETURN TO:</b> BENJAMIN STARK 1200ck 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

*And*

### PLAT OF SURVEY



**AREA CALCULATIONS**  
 TOTAL AREA.....0.99 AC.  
 - R.O.W. AREA.....0.02 AC.  
 NET AREA.....0.97 AC.

#### DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' IN THE NORTHEAST QUARTER (NE 1/4) SOUTHEAST QUARTER (SE 1/4) OF SECTION 3-T96N-R19W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE EAST QUARTER CORNER (E 1/4 COR.) OF SAID SECTION THREE (3); THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF S00°11'42"W (NORTH / SOUTH) 513.80 FEET ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION THREE (3) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID EASTERLY LINE S00°11'42"W 20.50 FEET TO THE NORTHEAST CORNER (NE COR.) AS DESCRIBED AND DEPICTED IN BOOK 110 PAGE 133 WHICH IS ON FILE AT THE CERRO GORDO COUNTY RECORDER'S OFFICE; THENCE N89°50'07"W 272.05 FEET (EAST 272.00 FEET) ALONG THE NORTHERLY LINE OF SAID BOOK 110 PAGE 133 TO THE NORTHWEST CORNER (NW COR.) THEREOF; THENCE S00°11'42"W 320.50 FEET (NORTH 320.29 FEET) ALONG THE WESTERLY LINE OF SAID BOOK 110 PAGE 133 TO THE SOUTHWEST CORNER (SW COR.) THEREOF; THENCE N89°50'07"W (WEST) 110.00 FEET ON A WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID BOOK 110 PAGE 133; THENCE N00°11'42'E 341.00 FEET PARALLEL WITH THE WESTERLY LINE OF SAID BOOK 110 PAGE 133; THENCE S89°50'07"E 382.05 FEET PARALLEL WITH THE NORTHERLY LINE OF SAID BOOK 110 PAGE 133 TO THE POINT OF BEGINNING (P.O.B.), SAID PARCEL 'A' CONTAINS 0.99 ACRES INCLUDING 0.02 ACRES IN PUBLIC ROAD RIGHT OF WAY (R.O.W.), AND IS SUBJECT TO ANY EASEMENTS WRITTEN OR OTHERWISE.

#### LEGEND

- △ SET SECTION CORNER AS NOTED (P.O.C.) POINT OF COMMENCEMENT
- SET 1/2" REBAR 24" LONG YPC 23709 (P.O.B.) POINT OF BEGINNING
- FOUND 5/8" REBAR MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

- SURVEYOR'S NOTES:**
- 1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.
  - 2) SEE PAGE 2 OF 2 FOR BUILDING DETAILS

**DOCUMENTS USED FOR THIS SURVEY**  
 PLATS: BK.110 PG.133  
 CERTS: DOC.#2012-5330,  
 DOC.#2012-5234  
 DEED: DOC.#1998-11528, BK.216 PG.119

DATE SURVEYED	1-27-21
SCALE:	AS SHOWN
PROJECT NO.:	21211
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 2

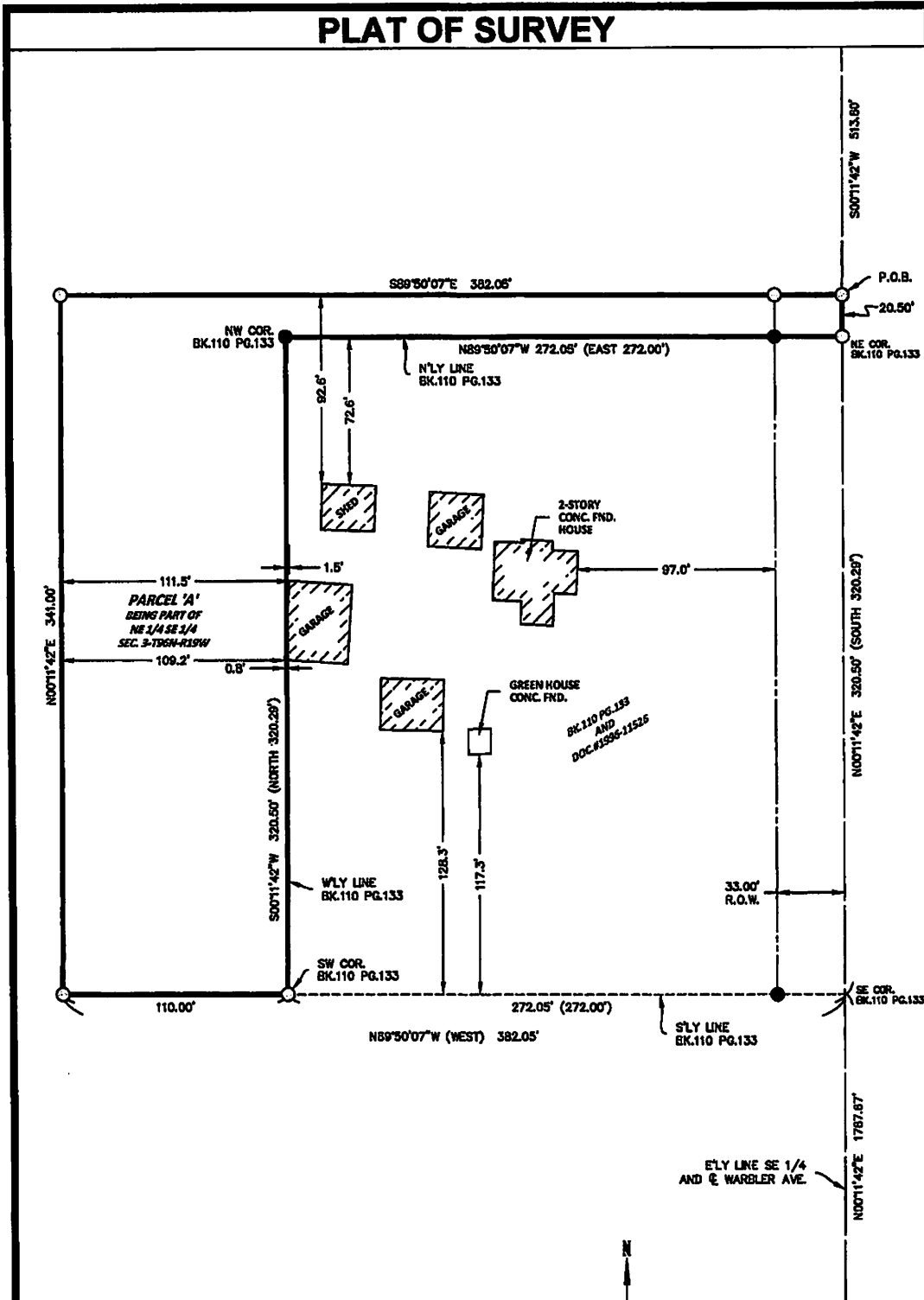


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Benjamin Stark* 2-7-21  
 Benjamin Stark Date  
 License number 23709 Sheets covered by this seal: 2  
 My license renewal date is December 31, 2021

**STARK SURVEYING INC.**

# PLAT OF SURVEY



**SURVEYOR'S NOTES:**

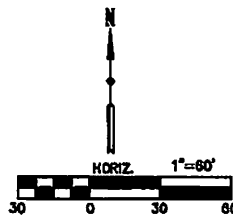
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**LEGEND**

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- ▲ FOUND SECTION CORNER AS NOTED
- ⊗ CUT 'X'
- ⑤ LOT NUMBER
- (0.00) RECORD MEASUREMENT

DATE SURVEYED	1-27-21
SCALE:	AS SHOWN
PROJECT NO.:	21211
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	2 of 2



STARK  
 SURVEYING  
 INC.

AUDITOR'S OFFICE } ss.  
Cerro Gordo County, Iowa

Entered for taxation this 2<sup>nd</sup>  
day of September A.D. 19 77

By: Deborah Lindquist  
Deputy Auditor

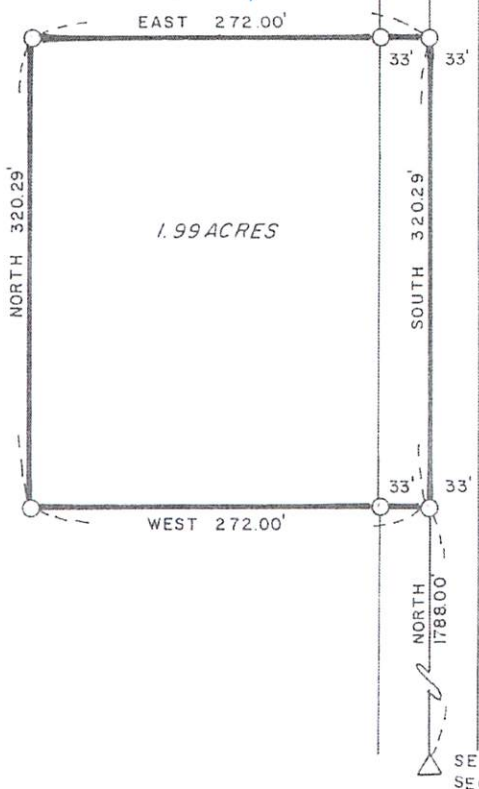
IND. REG. COMP. MAR.

FILED NO. 25th  
BOOK 110 PAGE 133

NE COR SE<sup>4</sup>  
SEC 3-96-19

77 SEP 2 AIO: 01  
Jeanne L. Argos  
REGISTERED LAND SURVEYOR  
CERRO GORDO COUNTY IOWA

IND. REG. COMP. MAR.



LEGEND  
SCALE = 1" = 100'  
SEC COR. FOUND =  $\Delta$   
MONUMENT 3961 SET =  $\circ$

**SURVEY DESCRIPTION:**  
Beginning at a point 1788.00 feet North of the Southeast Corner of the SE $\frac{1}{4}$  of Section 3, T 96 N, R 19 W of the 5th P.M., Cerro Gordo County, Iowa; thence West 272.00 feet; thence North 320.29 feet; thence East 272.00 feet to the East line of said SE $\frac{1}{4}$  of Section 3; thence South 320.29 feet to the point of beginning, containing 1.99 acres. NOTE: The East 33.0 feet of this tract is subject to Cerro Gordo County, Iowa road right of way easements. The East line of the SE $\frac{1}{4}$  of Section 3-96-19 is assumed to bear due North-South.

**CERTIFICATION:**  
I hereby certify that this map, plat, report or survey was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Morris R. Price  
Reg. L. S. No. 3984  
September 1, 1977

PRICE SURVEYING, INC.  
BOX 1352  
MASON CITY, IOWA

#34032

Abstract Office of CERRO GORDO ABSTRACT COMPANY, Mason City, Iowa.

Continuation of  
ABSTRACT OF TITLE

To the following described lands, situated in the County  
of Cerro Gordo, and State of Iowa, to-wit:

BEGINNING AT A POINT 1788 FEET NORTH OF THE SOUTHEAST CORNER OF THE  
SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION THREE (3) IN TOWNSHIP NINETY-SIX  
(96) NORTH, RANGE NINETEEN (19) WEST OF THE 5<sup>TH</sup> P.M., THENCE WEST  
272 FEET; THENCE NORTH 320.29 FEET; THENCE EAST 272 FEET TO THE EAST  
LINE OF SAID SOUTHEAST QUARTER (SE $\frac{1}{4}$ ) OF SECTION 3; THENCE SOUTH  
320.29 FEET TO THE POINT OF BEGINNING

18388 Warbler Ave., Nora Springs, Iowa 50458

Larry and Deborah Stockberger  
18388 Warbler Avenue

*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 southerly garden shed and machine shed



March 11, 2021, J. Robbins

**Figure 4**  
Looking at the westerly machine shed



March 11, 2021, J. Robbins



**Figure 5**

Looking at the separation distance between the house and the detached garage



March 11, 2021, J. Robbins

