

**Tim & Brad Lichty/Joe McGrath**  
**10386 250<sup>th</sup> Street**

***Figure 1***

Looking at the house



February 7, 2023, J. Robbins

***Figure 2***

Looking at the machine shed and grain bins



February 7, 2023, J. Robbins

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Tim L. Lichty

11123 90<sup>th</sup> St.

Lime Springs, IA 52155

Brad J. Lichty

801 Pine Drive

Independence, IA 50644

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

Present zoning district of described property is

A-1

Proposed zoning district for described property

A-2

Reasons for re-zoning:

To sell building site - split farmland

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:

N/A

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*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

1-30-23  
Dated

Tim J. K.  
Owner's Signature

Brad Lichty  
Owner's Signature

Doc. #: 2023-457

Type: ISUR Pages: 1 01/30/2023 12:58 PM

R: \$5.00 - Tf: \$0.00 - M: \$1.00 - Tc: \$1 - N: \$0

Pymt: Check

AnnMarie Legler, Cerro Gordo County Recorder

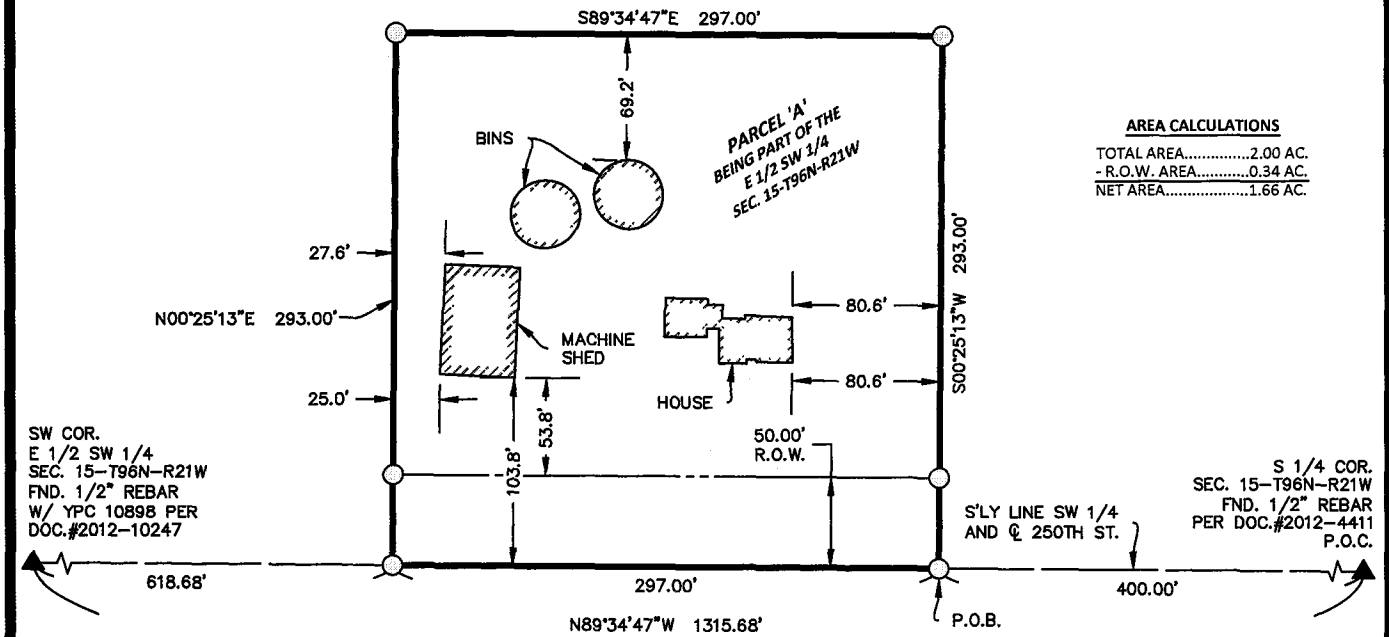


<b>INDEX LEGEND</b>
<b>LOCATION</b> PARCEL 'A' BEING PART OF THE E 1/2 SW 1/4 SEC. 15-T96N-R21W OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA
<b>PROPRIETOR</b> LICHTY FARMS NO. 2, LLC AND LICHTY FARMS NO. 3, LLC
<b>SURVEY REQUESTED BY</b> JOE MCGRATH
<b>SURVEYOR COMPANY</b> STARK SURVEYING INC. 1622 S. TAFT AVE. MASON CITY, IOWA, 50401 PHONE: 641-423-7947
<b>RETURN TO:</b> BENJAMIN STARK 1622 S. TAFT AVE. MASON CITY, IOWA, 50401

*and*

*100  
ok*

# PLAT OF SURVEY



**AREA CALCULATIONS**

TOTAL AREA.....	2.00 AC.
- R.O.W. AREA.....	0.34 AC.
NET AREA.....	1.66 AC.

SW COR.  
E 1/2 SW 1/4  
SEC. 15-T96N-R21W  
FND. 1/2" REBAR  
W/ YPC 10898 PER  
DOC.#2012-10247

S 1/4 COR.  
SEC. 15-T96N-R21W  
FND. 1/2" REBAR  
PER DOC.#2012-4411  
P.O.C.

## DESCRIPTION

A PARCEL OF LAND DESIGNATED AS PARCEL 'A' BEING PART OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15-T96N-R21W OF THE 5TH P.M. CERRO GORDO COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTH QUARTER CORNER (S 1/4 COR.) OF SAID SECTION FIFTEEN (15);

THENCE ON AN IOWA ZONE TWO (2) REGIONAL COORDINATE SYSTEM BEARING OF N89°34'47"W 400.00 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION FIFTEEN (15) TO THE POINT OF BEGINNING (P.O.B.) OF THIS DESCRIPTION;

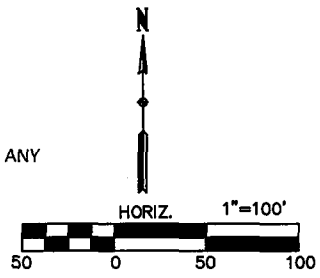
THENCE CONTINUING ALONG SAID SOUTHERLY LINE N89°34'47"W 297.00 FEET;

THENCE N00°25'13"E 293.00 FEET PERPENDICULAR TO SAID SOUTHERLY LINE;

THENCE S89°34'47"E 297.00 FEET PARALLEL WITH SAID SOUTHERLY LINE;

THENCE S00°25'13"W 293.00 FEET PERPENDICULAR TO SAID SOUTHERLY LINE TO THE POINT OF BEGINNING (P.O.B.).

SAID PARCEL 'A' CONTAINS 2.00 ACRES INCLUDING 0.34 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 PINCH PIPE MONUMENT UNLESS NOTED
- ▲ FOUND SECTION CORNER AS NOTED (65) LOT NUMBER
- × CUT 'X' (0.00') RECORD MEASUREMENT

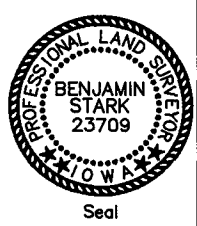
**SURVEYOR'S NOTES:**

1) IGRCS ZONE 2 IS THE BASIS OF BEARING FOR THE PURPOSE OF THIS SURVEY.

**DOCUMENTS USED FOR THIS SURVEY**

CERTS: DOC.#2012-4411,  
DOC.#2012-10247  
DEED: DOC.#2022-7311,  
DOC.#2022-7309

DATE SURVEYED	1-25-23
SCALE:	AS SHOWN
PROJECT NO.:	23207
DRAWN BY:	BVS
CHECKED BY:	BVS
SHEET	1 of 1



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*  
Benjamin Stark  
Date: 1-20-23

License number 23709  
Sheets covered by this seal: 1  
My license renewal date is December 31, 2023

**STARK  
SURVEYING  
INC.**



15

250TH ST

22