

APPLICATION FOR CHANGE OF ZONE  
CERRO GORDO COUNTY, IOWA

Name and Mailing Address of Applicant(s):

Brandon + Kassie Neve  
19288 A 280th St  
Mason City, IA 50401

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

Present zoning district of described property is A2

Proposed zoning district for described property A1

Reasons for re-zoning:

On "Parcel B" we purchased an additional  
3.74 acres from the Lathrop Estate getting  
that parcel to over 10 acres.

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.


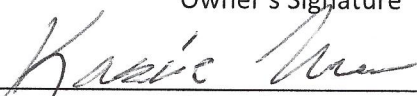
Filing fee attached. (\$200.00 – check made payable to Cerro Gordo County)

*I (We) understand that this application cannot be withdrawn from consideration by either the Planning & Zoning Commission or Board of Supervisors once notice has been given as required.*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

11-3-2020  
Dated

  
Owner's Signature  
  
Owner's Signature

**Brandon & Kassie Neve  
West of 19288-A 280<sup>th</sup> Street**

***Figure 1***

Looking at the land west of the Neve residence



November 17, 2020, J. Robbins

***Figure 2***

Looking at the 20'-wide strip that connected back to the pond area to the north in the original "Parcel B"



November 17, 2020, J. Robbins

**Figure 3**  
Looking at the pond area



November 17, 2020, J. Robbins

**Figure 4**  
Looking at the Neve residence at 19288-A 290<sup>th</sup> Street



November 17, 2020, J. Robbins

**Figure 5**

Looking at the additional land to be purchased located between the Neve residence and the pond area

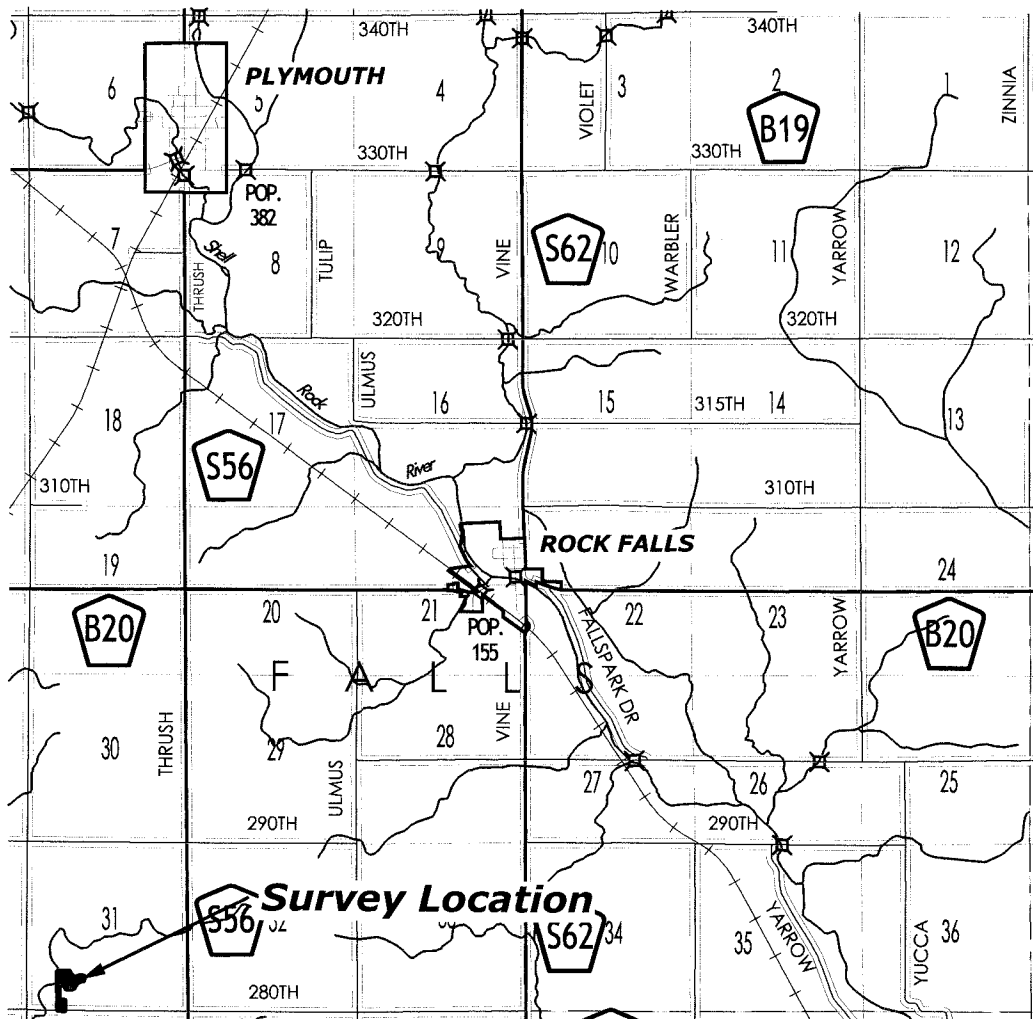


November 17, 2020, J. Robbins

Index Legend
Prepared by & Returned to: Mark D. McClenathan, PLS 24510
HRS, LLC - 805 Buddy Holly Place, Clear Lake IA 50428
Proprietor: Allen M. Lathrop & Delores D. Lathrop
Requested By: Brandon Neve
County: Cerro Gordo
Section(s)-Township-Range: 31-T97N-R19W
Aliquot Part(s): SE 1/4 - SW 1/4

Number: 2020-6034  
 BK: 2020 PG: 6034  
 Recorded: 9/8/2020 at 8:36:00.0 AM  
 County Recording Fee: \$17.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$20.00  
 Revenue Tax:  
**ADAM WEDMORE AUDITOR**  
 Cerro Gordo County, Iowa

Plat of Survey  
**Parcel B in the SE 1/4 - Fr'l SW 1/4 of  
 Section 31 - T97N - R19W, Cerro Gordo County, Iowa.**

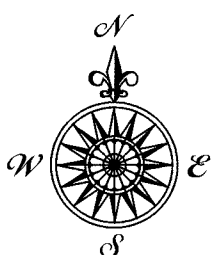


**T97N**

**R19W**

**Map Not to Scale**  
 Map Courtesy of the Iowa Department of Transportation  
<http://www.iowadot.gov/maps/>

**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 144, 145, 156, 157, 158, 159, 160, 301 and 302 and projected from Point 157.  
 Scale factor 1.000059922 applied.  
 Projection Point:  
 Northing = 3,905,379.54'  
 Easting = 5,033,720.97'  
**Notes:**  
 See Sheet 1 for Location Map.  
 See Sheet 2 for Survey Details.  
 See Sheet 3 for Legal Description.



LEGEND	
	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 1/2"Ø Rebar w/YPC PLS 23709
	= Fd. 3/8"Ø Rebar
	= Fd. T-Bar
	= Fd. T-Bar w/ SSC 5543
	= Survey Boundary Line
RPC, YPC, OPC, BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Survey was completed on August 25, 2020.      FB: CG 5A, Pgs. 2-3      [LAJ] Project Number: 2020-369      Sheet: 1

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



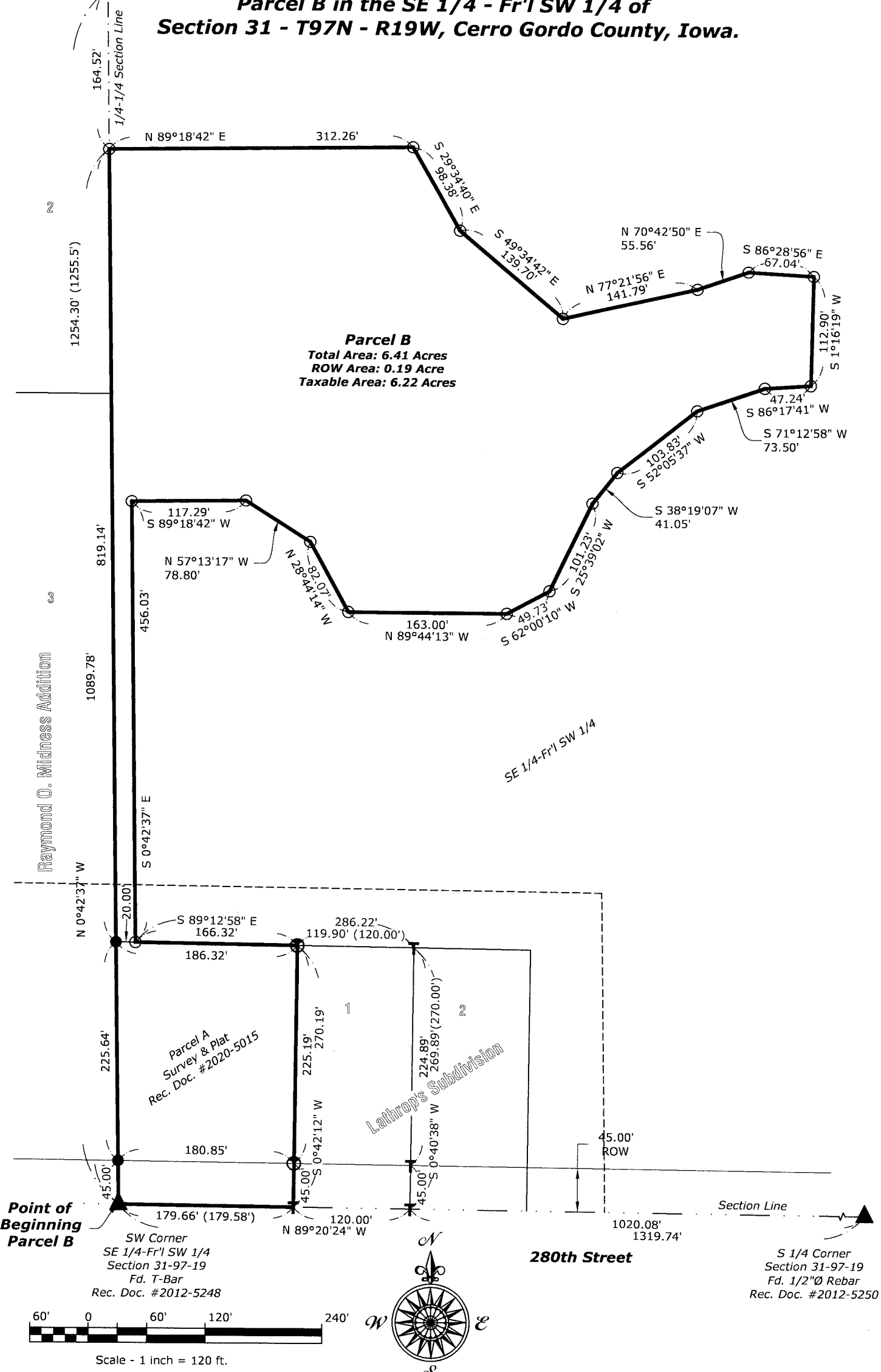
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
 Mark D. McClenathan      Date: 9-4-2020  
 License number 24510  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: 1-3

Northeast Corner Lot 2  
Raymond O. Midness Addition

Plat of Survey

### Parcel B in the SE 1/4 - Fr'1 SW 1/4 of Section 31 - T97N - R19W, Cerro Gordo County, Iowa.

**Parcel B**  
Total Area: 6.41 Acres  
ROW Area: 0.19 Acre  
Taxable Area: 6.22 Acres



Plat of Survey

**Parcel B in the SE 1/4 - Fr'l SW 1/4 of  
Section 31 - T97N - R19W, Cerro Gordo County, Iowa.**

**Legal Description:**

**Parcel B** in the Southeast Quarter of the Fractional Southwest Quarter of Section 31, Township 97 North, Range 19 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the Southwest Corner of said Quarter-Quarter Section;

Thence **North 00°42'37" West, 1089.78 feet** along the West Line of said Quarter-Quarter Section, also being the East Line of Raymond O. Midness Addition, as recorded in Book 7, Page 245, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **North 89°18'42" East, 312.26 feet**; Thence **South 29°34'40" East, 98.38 feet**;

Thence **South 49°34'42" East, 139.70 feet**; Thence **North 77°21'56" East, 141.79 feet**;

Thence **North 70°42'50" East, 55.56 feet**; Thence **South 86°28'56" East, 67.04 feet**;

Thence **South 01°16'19" West, 112.90 feet**; Thence **South 86°17'41" West, 47.24 feet**;

Thence **South 71°12'58" West, 73.50 feet**; Thence **South 52°05'37" West, 103.83 feet**;

Thence **South 38°19'07" West, 41.05 feet**; Thence **South 25°39'02" West, 101.23 feet**;

Thence **South 62°00'10" West, 49.73 feet**; Thence **North 89°44'13" West, 163.00 feet**;

Thence **North 28°44'14" West, 82.07 feet**; Thence **North 57°13'17" West, 78.80 feet**;

Thence **South 89°18'42" West, 117.29 feet**;

**Thence South 00°42'37" East, 456.03 feet** to the North Line of a Parcel A, as recorded in Document #2020-5015, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa, also being the Westerly Extension of the North Line of Lathrop's Subdivision, as recorded in Document #876790, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **South 89°12'58" East, 166.32 feet** along said Westerly Extension to the Northwest Corner of said Lathrop's Subdivision;

Thence **South 00°42'12" West, 270.19 feet** along the West Line of said Lathrop's Subdivision to the Southwest Corner thereof and the South Line of said Quarter-Quarter Section;

Thence **North 89°20'24" West, 179.66 feet** along said South Line to the Point of Beginning.

Containing **6.41 Acres**, including 0.19 Acre(s) of 280th Street 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.

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



**Index Legend**

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

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

Proprietor: Allen M. Lathrop & Delores D. Lathrop

Requested By: Brandon Neve

County: Cerro Gordo

Section(s)-Township-Range: 31-T97N-R19W

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

Number: 2020-7606

BK: 2020 PG: 7606

Recorded: 10/28/2020 at 11:01:00.0 AM

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax:

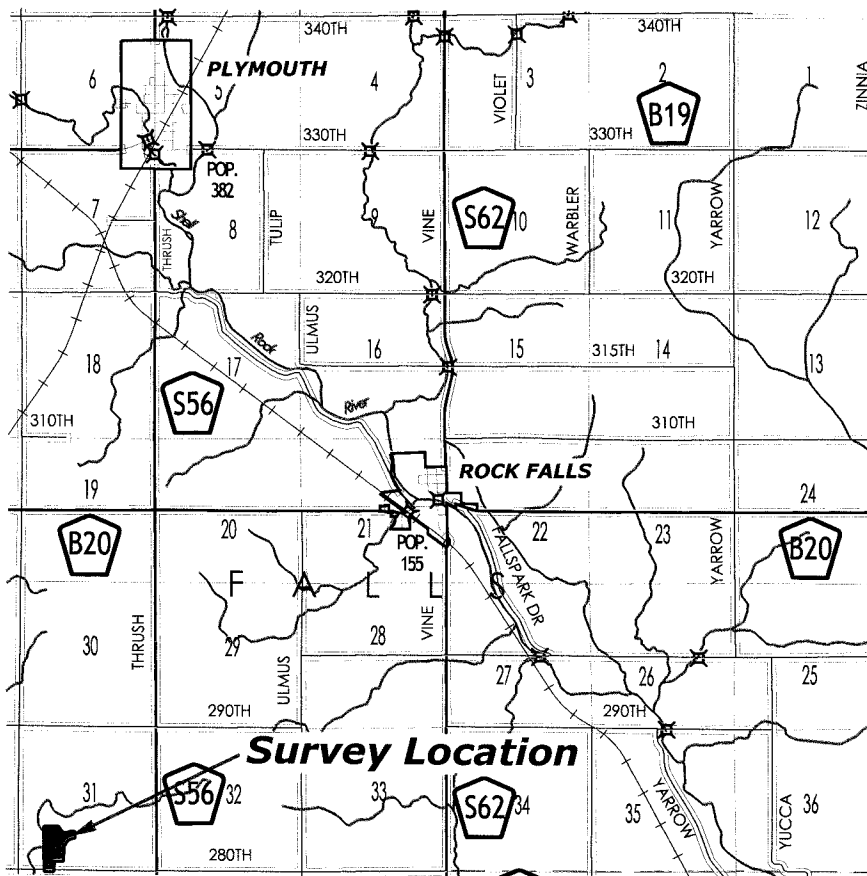
ADAM WEDMORE AUDITOR

Cerro Gordo County, Iowa

*Amended Plat of Survey*

**Parcel B in the SE 1/4 - Fr'l SW 1/4 of  
Section 31 - T97N - R19W, Cerro Gordo County, Iowa.**

**This Amended Plat of Survey replaces and supercedes a Plat of Survey recorded as Document #2020-5964 & Document #2020-6034 in the Cerro Gordo County Recorder's Office, Mason City, Iowa. The purpose of this Amended Plat of Survey is to change the Parcel Lines at the Proprietor's request.**



**T97N**

**R19W**

**Map Not to Scale**

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

**Basis of Bearing:**

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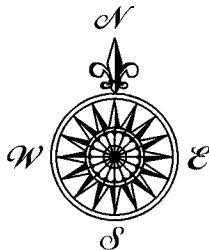
Easting = 5,033,720.97'

**Notes:**

See Sheet 1 for Location Map.

See Sheet 2 for Survey Details.

See Sheet 3 for Legal Description.



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	= Fd. 1/2"Ø Rebar w/YPC PLS 23709
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(0.00') = Recorded Dimension	

Survey was completed on August 25, 2020.

FB: CG 5A, Pgs. 2-3

LAJ Project Number: 2020-369

Sheet: 1



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New Hampton  
641-394-2725

Waverly  
319-483-5187

Clear Lake  
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

Date: 10-28-2020

License number 24510

My license renewal date is December 31, 2021.

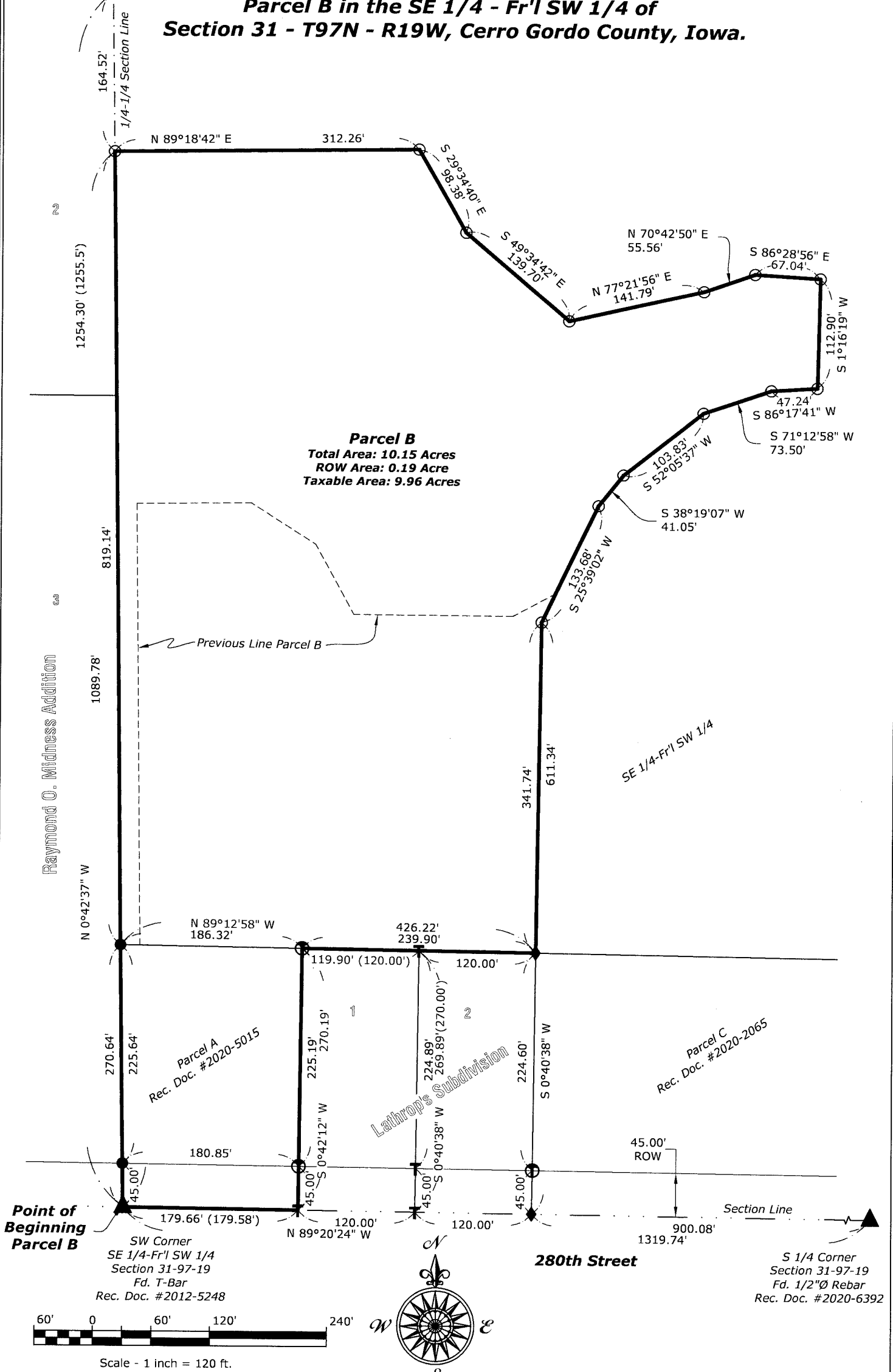
Sheets covered by this seal: 1-3

Northeast Corner Lot 2  
Raymond O. Midness Addition

Amended Plat of Survey

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Total Area: 10.15 Acres  
ROW Area: 0.19 Acre  
Taxable Area: 9.96 Acres



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Thence **South 71°12'58" West, 73.50 feet**; Thence **South 52°05'37" West, 103.83 feet**;

Thence **South 38°19'07" West, 41.05 feet**;

Thence **South 25°39'02" West, 133.68 feet** to the Northerly Extension of the East Line of Lathrop's Subdivision, as recorded in Document #876790, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

Thence **South 00°40'38" West, 341.74 feet** along said Northerly Extension to the Northeast Corner of said Lathrop's Subdivision;

Thence **North 89°12'58" West, 239.90 feet** along the North Line of said Lathrop's Subdivision to the Northwest Corner thereof, also being the Northeast Corner of Parcel A, as recorded in Document #2020-5015, on file in the Cerro Gordo County Recorder's Office, Mason City, Iowa;

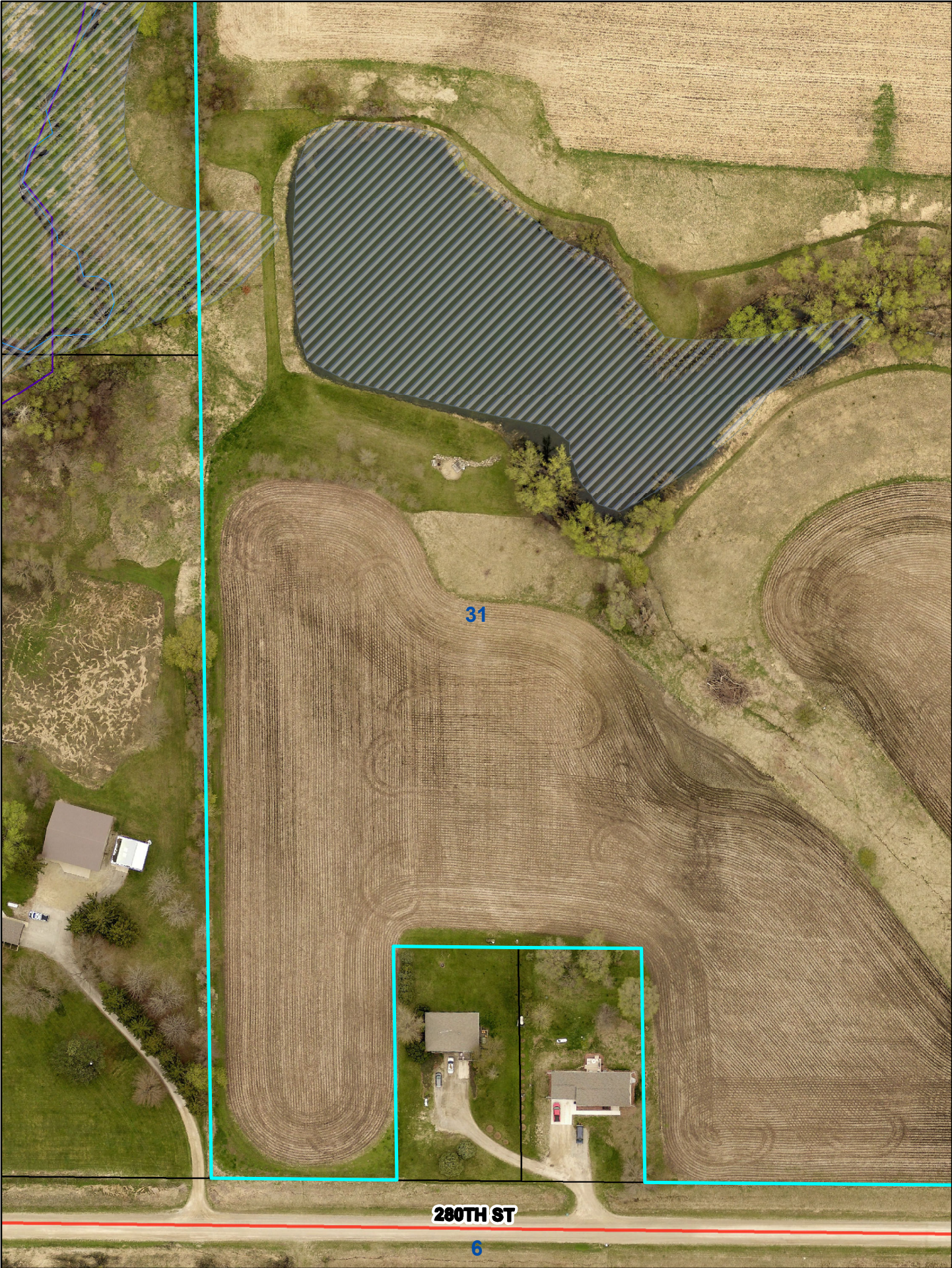
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31

280TH ST

6