

**Mitchell & Rebecca Plagge
P5 Subdivision (2315 27th Avenue S)**

Figure 1

Looking at the house located on proposed Lot 1



July 18, 2022, J. Robbins

Figure 2

Looking at the detached garage located on proposed Lot 1



July 18, 2022, J. Robbins

Figure 3

Looking at the existing leech field serving the house located on proposed Lot 1



July 18, 2022, J. Robbins

Figure 4

Looking at the large utility building located on proposed Lot 2



July 18, 2022, J. Robbins

Figure 5

Looking at the sign for the seed sales business located on proposed Lot 2



July 18, 2022, J. Robbins

Figure 6

Looking at the existing well located on proposed Lot 2



July 18, 2022, J. Robbins



PLANNING AND ZONING
Cerro Gordo County Courthouse

220 N Washington Ave Mason City, IA 50401-3254
John Robbins, Planning and Zoning Administrator
Michelle Rush, Executive Assistant

(641) 421-3075
plz@cgcounty.org
cgcounty.org/planning

APPLICATION FOR FINAL PLAT

The requirements of the subdivision regulations must be met. Any incomplete application or plat drawings will not be considered by the Planning & Zoning Commission.

Please submit the following materials for plat consideration:

1. Completed Application Form
2. Original drawing and fifteen (15) copies of the Final Plat (Black line)
3. One copy of "Dedication of Plat" and all Certificates
4. Certificate from County Engineer stating plans and specifications for the improvements are acceptable to him and those improvements have been completed.
5. In lieu of final completion of the minimum improvements before the plat is finally approved, the subdivider may post a bond or escrow in accordance with the Cerro Gordo County Subdivision regulations.
6. Completed Checklist
7. When agreed to by the Zoning Administrator, a letter requesting waiver of preliminary plat shall be attached to the final plat documents along with the **\$200 filing fee to cover cost of processing**

Subdivision application is hereby made on the following property generally located at:

2315 27th Avenue South, Clear Lake, IA 50428

And legally described as:

~~See attached Exhibit A.~~

Lot Two (2) in Billings Subdivision of Cerro Gordo County, Iowa

Total area in acres: 10.01

Total number of lots: 2

The present zoning classification is: A-1 Agricultural District

The proposed use is: Residential and Commercial, A-2 Agricultural Residence District

This plat is not within two (2) miles of any incorporated city.

This plat lies within two (2) miles of the incorporated city and/or cities of:

Clear Lake

Signed: *M. Plagge* Date: 7-6-22
(Owner or Authorized Agent)

Address: 2315 27th Ave S.
Clear Lake, IA 50428

I (We), Mitchell J. Plagge
hereby authorize Michael Moeller
to be my (our) agent in this plat application.

M. Plagge Date: 7-6-22
Signature of Owner

FINAL PLAT CHECKLIST

The following is not intended to be all-inclusive. Please refer to the Cerro Gordo County Land Subdivision Ordinance for more information.

Name of Plat: P5 Subdivision, Cerro Gordo County, Iowa

Name of Engineer/Surveyor: Mark D. McClenathan, License # 24510

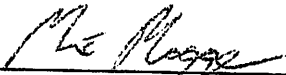
	Yes	No	N/A	
1. Fifteen (15) prints of Final Plat filed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
2. Improvements installed or performance bond filed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓
3. Fee in the amount of \$200.00 paid.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
4. Plat conforms with all provisions of Chapter 354, Code of Iowa.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-
5. Plat is clearly marked "Final Plat."	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
6. Date, scale, north arrow and title on each sheet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Location of the plat by quarter, quarter section, section, township, and range and any other necessary legal description to describe the boundary line of the proposed subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
8. Proposed name of subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓
9. Water elevations of adjoining lakes, rivers and streams at time of survey and high and normal water elevations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A
10. Accurate angular and lineal dimensions for all lines, angles and curvatures used to describe boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BB
11. True angles and distances to the nearest street lines or official monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BB
12. Lines of streets and alleys, with their widths and names.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓ BB
13. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BB ✓

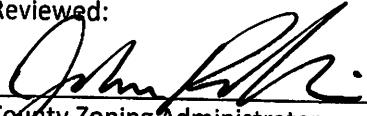
	Yes	No	N/A
14. Radii, arcs and chords, points of tangency, central angles for all curvilinear streets and radii for all rounded corners.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BB
15. Exact dimensions of all lots.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
16. An identification system for all lots and blocks using consecutive numbers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
17. Exact location and area of all land to be dedicated to the public for public use or reserved by deed covenant for common use of all property owners with the purpose indicated thereon.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
18. All protective deed covenants, private restrictions or easements shown on the plat and correctly referenced.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
19. Building setback lines as established by the Zoning Ordinance or deed restrictions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
20. Owner's certificate with notarized signature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
21. Approval from Engineer or IDOT to place subdivision entrance on controlled access road.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
22. Interior excepted parcel(s) labeled, "Nor a part of this plat."	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> ✓
23. Minimum unadjusted accepted error of closure - 1:10,000 for all subdivision boundaries and 1:5,000 for any individual lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BB ✓
24. Surveyor's certificate filed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
25. Abstract of tital and opinion from attorney filed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
26. Treasurer's certificate filed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27. Clerk of Court's certificate filed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A
28. Recorder's certificate filed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A
29. Public dedication certificate for all streets and street rights-of-way and other land dedicated to the public.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> ✓
30. Public dedication of utility easements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | Yes | No | N/A |
|---|-------------------------------------|--------------------------|-------------------------------------|
| 31. Resolution by county accepting improvements and maintenance. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 32. Signature lines for zoning commission, county engineer, board of supervisors, and others (as required). | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If any of the above answers are NO, note the number on the back of this sheet or attach an additional sheet and state the reasoning and comments concerning the specific item.

Any incomplete application or plat drawing will not be considered by the Planning and Zoning Commission.

Signed:  Date: 7-6-22
 (Owner or authorized agent)

Reviewed:  Date: 7/7/22
 County Zoning Administrator

 Date: 7-19-22
 County Engineer

- waterline easement needs to be shown on plat
- label Clear Lake city limits @ centerline of Co Road B-35

Prepared by and Return to: Michael J. Moeller, Sorensen and Moeller Law Office, 22 North Third Street, Clear Lake, Iowa 50428, Telephone: 641-357-2139, Fax: 641-357-6698

**DEDICATION OF PLAT
OF
P5 SUBDIVISION, CERRO GORDO COUNTY, IOWA**

STATE OF IOWA, CERRO GORDO COUNTY) ss:

Mitchell J. Plagge and Rebecca J. Plagge, (“Developer”), the owner of the real estate described on the Plat attached to this Dedication, acknowledges 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 “**P5 SUBDIVISION, CERRO GORDO, IOWA.**” The Plat of **P5 SUBDIVISION, CERRO GORDO, IOWA** is made with the wishes and desires of Developer.

The real estate described on the Plat is located within Cerro Gordo County. There is attached a Resolution of Cerro Gordo County and the City of Clear Lake approving the Plat.

The Lots contained within the Subdivision are to be used for only those purposes allowed or permitted under the Zoning Ordinance of Cerro Gordo County.

Easement is reserved and reservation is made:

- (a) in, on and through and Lots as shown on the attached Plat for the construction, placing, repair and maintenance of all necessary overhead, underground and surface utilities, public and private, including the right to conduct drainage and to trim along, on and over the areas of such easements.
- (b) in, on and through the Lots as shown on the attached Plat for road right of way purposes, including the right to conduct drainage and to trim along, on or over the areas of such easements.
- (c) in favor of Cerro Gordo County for the free and uninhibited access to all private and common areas by the fire, police and other public safety vehicles and personnel for the customary performance of their respective duties and responsibilities.

The easements are perpetual.

The following conditions, restrictions, covenants, agreements and reservations (collectively referred to as "Restrictions") are established and created as binding upon and a charge against each Lot in the Subdivision and are for the benefit of each present and future owner of any Lot in the Subdivision and shall constitute covenants running with the land.

The Restrictions shall remain in full force and effect for a term of 21 years from the date of Dedication is recorded. Any person described in Iowa Code Section 614.24 may file a verified claim with the Cerro Gordo County Recorder within said 21 years extending for a further period of 21 years the time within which the restrictions shall be in full force and effect. The recordation of a Deed conveying a Lot within the Subdivision shall constitute the filing of a verified claim as to all of the Lots and as to this Dedication of Plat in compliance with Iowa Code Section 614.24. The restrictions may be amended by a written instrument filed with the County Recorder and bearing the signature of no less than 80% of the then lot owners.

The Restrictions are:

1. The Lots shall be used only for purposes allowed under the Cerro Gordo County Code of Ordinances.
2. The building lines shall be as required by the Cerro Gordo County Zoning Ordinances or as stated in the Plat.

3. All Lots shall be subject to both a Water Line Easement filed with the Cerro Gordo County Recorder on October 25, 2011 as document number 2011-7261; and a Well Agreement filed with the Cerro Gordo County Recorder on November 2, 2012 as document number 2012-8721. All Lots subject to the Water Line Easement and Well Agreement as stated herein shall be equally responsible for the costs of repairs, maintenance, water testing, or any other costs associated with the Well Agreement and Water Line Easement.
4. In the event an owner of any Lot, or his or her or its assigns, shall violate or attempt to violate any of the Restrictions, it shall be lawful for any other person or persons owning any Lot in the Subdivision or for the Developer to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate such restrictions and either prevent them from so doing or recover damages for such violations.
5. Invalidation of any one of these restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

This Dedication is executed by Developer on a separate signature page titled "Owner's Certificate" which also contains the notary acknowledgment.

[Remainder of page intentionally left blank]

Attachments:

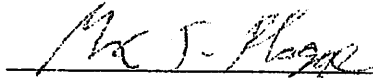
- a. Signature Page of Developers, entitled "Owner's Certificate"
- b. Certificate of County Treasurer
- c. Consent of County Auditor
- d. Final Plat of P5 Subdivision, Cerro Gordo County, Iowa
- e. Resolution of Cerro Gordo County
- f. Resolution of City of Clear Lake
- g. Opinion of Title

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That Mitchell J. Plagge and Rebecca J. Plagge, do hereby certify that they are the absolute and unqualified owner in fee simple of the lands laid out into lots as shown by the plat of P5 Subdivision, Cerro Gordo County, Iowa, which lands are more particularly described by metes and bounds in the Surveyor's Certificate accompanying said plat, dated May 11, 2022, executed by Mark D. McClenathan, a registered land surveyor of the State of Iowa, and that Mitch Plagge does further declare that said subdivision and platting is with the free will and consent of myself and in accordance with its desire.

Dated this ____ day of _____, 2022.



Mitchell J. Plagge

Rebecca J. Plagge

STATE OF IOWA, CERRO GORDO COUNTY, SS:

On this ____ day of _____, 2022 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mitchell J. Plagge and Rebecca J. Plagge, to me personally known, executing the within and foregoing instrument; and that Mitchell J. Plagge and Rebecca J. Plagge acknowledged execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by his voluntarily executed.

Notary Public in and for the State of Iowa

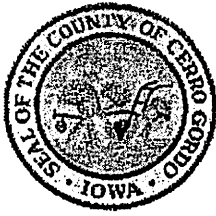
CERTIFICATE OF COUNTY TREASURER

STATE OF IOWA, CERRO GORDO COUNTY, SS:

I, Patricia Wright, County Treasurer of Cerro Gordo County, Iowa, do hereby certify the land described in the Plat of **P5 SUBDIVISION, CERRO GORDO COUNTY, IOWA** is free from certified taxes and certified special assessments as shown by the records in my office.

Dated this ____ day of _____, 2022.

Patricia Wright
County Treasurer of
Cerro Gordo County, Iowa



County Auditor
Cerro Gordo County Courthouse

220 N Washington Ave
Mason City, IA 50401
Adam Wedmore, Auditor

Ph: 641-421-3028
Fax: 641-421-3139
www.cerrogordoauditor.gov

APPROVAL OF SUBDIVISION PLAT

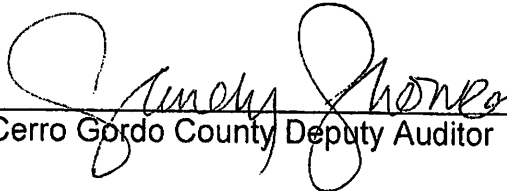
Cerro Gordo County Auditor

Re: P5 Subdivision, Cerro Gordo County, Iowa

Pursuant to Iowa Code §354.6(2) and §354.11(1)(e), the Cerro Gordo County Auditor has reviewed the above subdivision name or title and hereby approves the same.

Date: May 2, 2022

Signed: _____


Cerro Gordo County Deputy Auditor

(SEAL)

SORENSEN & MOELLER LAW OFFICE

JOHN G. SORENSEN
jgs@cltel.net

ATTORNEYS AT LAW
22 NORTH THIRD STREET
CLEAR LAKE, IOWA 50428
TELEPHONE NO. (641) 357-2139
FAX NO. (641) 357-6698

MICHAEL J. MOELLER
mmoeller@cltel.net

www.sorensenmoellerlaw.com

July 6, 2022

Mitchell J. & Rebecca J. Plagge
2315 27th Ave South
Clear Lake, Iowa 50428

RE: **TITLE OPINION TO 2315 27th AVENUE SOUTH, CLEAR LAKE, IOWA
50428**

Dear Sir or Madam:

We have, at your request, examined an ABSTRACT OF TITLE to the following described real estate situated in Cerro Gordo County, State of Iowa, to-wit:

Lot Two (2) in Billings Subdivision of Cerro Gordo County, Iowa.

which ABSTRACT OF TITLE is in one part, consisting of 70 consecutively numbered entries and is certified to the 1st day of June, 2022 at 8:00 a.m. by the Cerro Gordo Abstract Company of Mason City, Iowa and, according to the ABSTRACT OF TITLE, we submit to you the following:

1. At entry 64 of the ABSTRACT appears a MORTGAGE wherein Mitchell J. Plagge, spouse of Rebecca J. Plagge and Rebecca J. Plagge, spouse of Mitchell J. Plagge, conveyed the premises herein, for security purposes, to First National Bank. Said MORTGAGE secures credit in the amount of \$383,000.00 as evidenced by the PROMISSORY NOTE dated April 22, 2020, due and payable per terms not later than May 1, 2035. Said MORTGAGE was dated April 22, 2020 and filed with the Cerro Gordo County Recorder on May 5, 2020 as Document No. 2020-2399. At entry 65 appears an ASSIGNMENT of the MORTGAGE dated May 29, 2020 and filed with the Cerro Gordo County Recorder on June 8, 2020 as Document No. 2020-3225, wherein the MORTGAGE referenced herein was assigned to Mortgage Electronic Registration Systems, Inc., its successors and assigns. This is a first mortgage lien on the premises described herein.

2. At entry 66 appears a UCC FINANCING STATEMENT filed November 1, 2021 as Document No. 2021-8408. The FINANCING STATEMENT is filed as a fixture filing. The FINANCING STATEMENT covers debtor's solar equipment including, but not limited to, the complete solar system and all of its components installed on the subject property.

3. At entry 42 of the ABSTRACT appears a WATER LINE EASEMENT dated October 25, 2011 and filed with the Cerro Gordo County Recorder's Office as Document No. 2011-7261. Said WATER LINE EASEMENT recites that there is a water line that runs from Lot Two of the subject property and services a personal residence on Lot One of the Billings Subdivision of Cerro Gordo County, Iowa. Said WATER LINE EASEMENT grants the owners of Lots One and Two a WATER LINE EASEMENT for a ten-foot-wide WATER LINE EASEMENT from the well on Lot Two in Billings Subdivision to Lot One of Billings Subdivision which runs over Lot Three. Said EASEMENT runs with the land and binds future successors and assigns in interest. The owners of Lot Two and Lot One of the referenced subdivision shall be responsible for all damage caused due to entry onto Lot Three of Billings Subdivision to repair, replace or maintain the water line, including but not limited to crops and soil fertility damage. A determination should be made as to what effect, if any, said WATER LINE EASEMENT has on your use of the premises described herein.

4. At entry 45 of the ABSTRACT appears a WELL AGREEMENT dated and acknowledged November 1, 2012 and filed with the Cerro Gordo County Recorder on November 2, 2012 as Document No. 2012-8721. Said WATER WELL AGREEMENT references the WATER LINE EASEMENT filed as Document No. 2011-7261, however, said WELL AGREEMENT allows the owner of Lot One of Billings Subdivision, Cerro Gordo County, Iowa to obtain water from the well located on Lot Two. Said AGREEMENT is a permanent and perpetual covenant running with the land. It is further stated that the owners of Lots One and Two shall share equally all costs associated with maintaining the well in proper working order including the cost of repairs, maintenance, water testing, electricity and other costs for allow for water to be removed from the well. You are further directed to entry 45 for a complete showing of the WELL AGREEMENT. A determination should be made as to what effect, if any, said WELL AGREEMENT has on your use of the property described herein.

5. At entry 39 of the ABSTRACT appears the Mason City Municipal Airport Zoning Ordinance filed January 4, 1962 with the Cerro Gordo County Recorder in Book 6, Page 571. This Ordinance regulates and restricts the height of structures and objects of natural growth, and otherwise regulates the use of property in the vicinity of the Mason City Municipal Airport. A determination should be made as to what effect, if any, said Airport Zoning Ordinance may have on your use of the property described herein.

6. At entry 28 of the ABSTRACT appears the Cerro Gordo County, Iowa Ordinances and Regulations relating to private sewage disposals systems, on-site waste water treatment and non-public water supply wells. A determination should be made as to what effect, if any, said Ordinances and Regulations may have on your use of the premises described herein.

7. At entry 22 of the ABSTRACT appears the Cerro Gordo Zoning Ordinance which regulates and restricts the location, construction and use of buildings, structures and the use of land for trade, industry, residence or other purposes. According to the ABSTRACT, the premises described herein are situated in Zone A-1 "Agricultural District." The Zoning Ordinance and Zoning Map are on file at the Cerro Gordo County Courthouse. A determination should be made as to what effect, if any, said Zoning Ordinance may have on your use of the property described herein.

8. At entry 40 of the ABSTRACT appears a PLAT AND DEDICATION to Billings Subdivision of Cerro Gordo County, Iowa dated May 4, 2011 and filed of record with the Cerro Gordo County Recorder on July 15, 2011 as Document No. 2011-4732. Said PLAT AND DEDICATION include the FINAL PLAT OF SURVEY outlining EASEMENTS and limitations as it relates to the property owners of the subdivision. As you can see, the property under examination appears in Lot Two of the subdivision and outlines utility easements, water line easement and public right-of-way's. The Survey is marked as Exhibit "A" and included by this reference is a copy of the FINAL PLAT OF SURVEY for your review and reference.

9. The real estate taxes are all paid including those for the year 2020-2021 in Mason City Corporation as follows:

- Land – in the amount of \$2,756.00 with ag land credit allowed. You are further advised that this portion of the property under examination is reflected as Parcel No. 06-30-200-008-00 for purposes within the office of the Cerro Gordo County Treasurer.
- Dwelling – in the amount of \$4,880.00 with homestead credit allowed. You are further advised that this portion of the property under examination is reflected as Parcel No. 06-30-200-008-01 for purposes within the office of the Cerro Gordo County Treasurer.

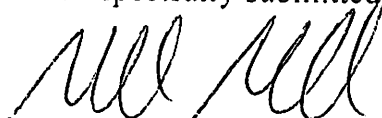
10. There are no unpaid assessments which appear of record as a lien against the premises. However, at the request of the County Treasurer, please check for any unpaid sewer rentals in the office of the Clear Lake Sanitary District, Clear Lake, Iowa.

11. There are no unpaid personal taxes which appear of record as lien against the premises.

12. There are no unpaid judgments which appear of record as a lien against the premises.
13. There are no mechanics liens which appear of record as a lien against the premises herein, however, you should satisfy yourself that no improvements have been placed upon the premises for which mechanic liens might yet be filed. A search of the MNLR is limited to the information available at the time stated herein. The Iowa Secretary of State does not guarantee the information in the MNLR.
14. You should satisfy yourself as to the specific identity of the property under examination and satisfy yourself that the property under examination is the same that is described in the caption of this opinion.
15. You should determine the rights of the parties in possession as well as their right to continue therein.
16. You should make careful inspection of the premises to determine the existence of apparent and unrecorded EASEMENTS or ENCROACHMENTS.
17. You should determine any solid waste, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the ABSTRACT, but they may result in injunctions, fines, required clean up or other remedial actions under Federal, State or Local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about it.
18. Our certification of TITLE is subject to matters filed in the office of the Secretary of State of Iowa (e.g. third party rights arising from filed financing statements), or in Bankruptcy Courts of the United States.

Subject to the foregoing, the legal title to the premises described herein is vested in Mitchell J. Plagge and Rebecca J. Plagge, husband and wife, pursuant to a WARRANTY DEED dated June 9, 2014 and filed in the office of the Cerro Gordo County Recorder on June 10, 2014 as Document No. 2014-2987. You are further notified that said WARRANTY DEED can be found at entry 53 of the ABSTRACT.

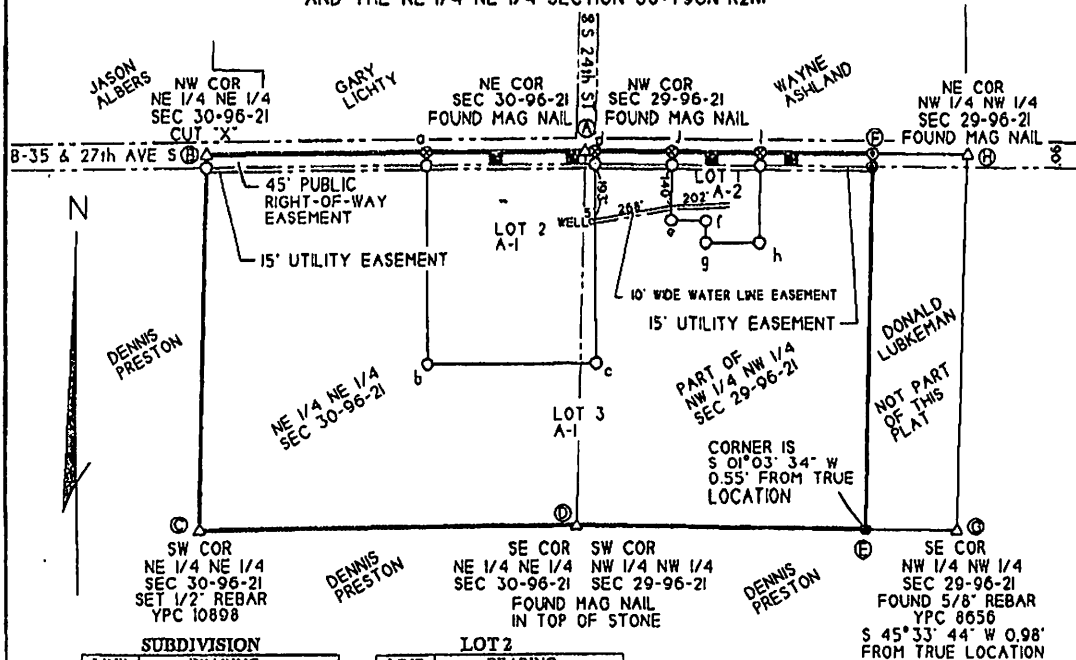
Respectfully submitted,



Michael J. Moeller

MJM:jr

FINAL PLAT OF SURVEY
BILLINGS SUBDIVISION OF
CERRO GORDO COUNTY, IOWA
LOCATED IN
PART OF NW 1/4 NW 1/4 SECTION 29-T96N-R21W
AND THE NE 1/4 NE 1/4 SECTION 30-T96N-R21W



SUBDIVISION

LINE	BEARING
A-B	S 89° 36' 56" W 1303.59'
B-C	S 01° 10' 07" W 1323.37'
C-D	N 89° 42' 31" E 1299.75'
D-E	S 89° 38' 52" E 997.85'
E-F	N 01° 03' 33" E 1323.33' (N 00° 27' 40" E 1324.28')
F-G	N 89° 25' 07" W 991.49'
G-H	S 89° 38' 52" E 330.17' (S 89° 44' 38" W 329.14')
H-I	N 01° 00' 57" E 1322.20' (S 00° 27' 40" W 1322.81')
I-J	N 09° 25' 07" W 329.15' (N 00° 00' 00" R 329.13')
A-D	S 01° 19' 55" W 1327.59'

LOT 1

LINE	BEARING
l-j	N 89° 25' 07" W 305.00'
j-o	S 00° 34' 53" W 240.00'
o-f	S 89° 25' 07" E 120.00'
f-g	S 00° 34' 53" W 80.00'
g-h	S 89° 25' 07" E 185.00'
h-i	N 00° 34' 53" E 320.00'

LOT 2

LINE	BEARING
A-a	S 89° 36' 56" W 532.00'
a-b	S 00° 23' 04" E 745.00'
b-o	N 89° 40' 12" E 585.00'
o-d	N 00° 21' 04" W 745.00'
d-A	N 89° 25' 07" W 33.00'

LOT 3

LINK	BEARING
B-C	S 01° 10' 07" W 1323.37'
C-D	N 89° 42' 31" E 1299.75'
D-E	S 89° 38' 52" E 997.85'
E-F	N 01° 03' 33" E 1323.33'
F-I	N 89° 25' 07" W 386.49'
I-h	S 00° 34' 53" W 320.00'
h-g	N 89° 25' 07" W 185.00'
g-f	N 00° 34' 53" E 80.00'
f-o	N 89° 25' 07" W 120.00'
e-j	N 00° 34' 53" E 240.00'
j-d	N 89° 25' 07" W 267.00'
d-c	S 00° 23' 04" E 745.00'
o-b	S 89° 40' 12" E 585.00'
b-a	N 00° 23' 04" W 745.00'
a-D	S 89° 36' 56" W 751.59'

ZONING

- LOT 1 A-2 Agricultural
LOT 2 A-1 Agricultural
LOT 3 A-1 Agricultural
- A-1 Agricultural District
Front Yard Depth 50 Feet
Each Side Yard Depth 25 Feet
Rear Yard Depth 30 Feet
- A-2 Agricultural District
Front Yard Depth 50 Feet
Each Side Yard Depth 25 Feet
Rear Yard Depth 50 Feet

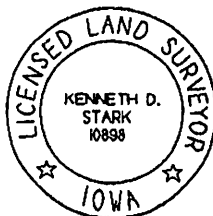
NOTES:
All points shown as set "X" Cut or 1/2" Rebar with YPC 10898 will be placed before 09-01-2011.

See Plat 2 of 3 for lot areas and building location on Lot 1
See Plat 3 of 3 for legal description

THE ABOVE BEARINGS ARE BASED ON THE ASSUMPTION THAT THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 30-T96N-R21W BEARS S 89° 36' 56" W USING C.P.S.

SCALE 1" = 500'

- △ - SECTION CORNER AS NOTED
- - SET 1/2" REBAR/YPC 10898
- ⊙ - CUT "X" IN CONCRETE
- ⊙ - FOUND MAG NAIL
- ⊙ - FOUND 5/8" REBAR YPC 8656
- - YELLOW PLASTIC CAP
- (OO) - RECORD DIMENSION
- ▣ - EXISTING DRIVEWAY



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

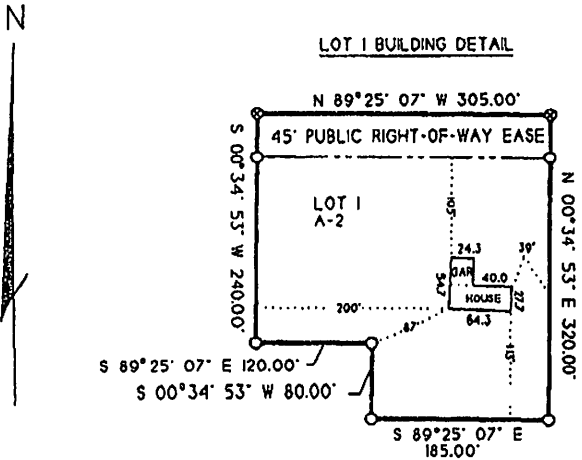
Kenneth D. Stark 04-28-11
KENNETH D. STARK DATE
LICENSE NUMBER 10898
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011
PAGES OR SHEETS COVERED BY THIS SEAL: 1

PLAT 11-4732

Entry #40

Exhibit "A"

FINAL PLAT OF SURVEY
BILLINGS SUBDIVISION OF
CERRO GORDO COUNTY, IOWA
LOCATED IN
PART OF NW 1/4 NW 1/4 SECTION 29-T96N-R21W
AND THE NE 1/4 NE 1/4 SECTION 30-T96N-R21W



SUBDIVISION AREA	69.89 ACRES
	-3.37 ACRES
	67.52 ACRES NET
NW-NW SEC 29	30.27 ACRES
	-1.02 ACRES R/W
	29.25 ACRES NET
NE-NE SEC 30	39.62 ACRES
	-1.33 ACRES R/W
	38.27 ACRES NET
LOT 1	2.02 ACRES
NW-NW SEC 29	2.02 ACRES
	-0.31 ACRES R/W
	1.71 ACRES NET
LOT 2	10.01 ACRES
NW-NW SEC 29	0.76 ACRES
	-0.03 ACRES R/W
	0.73 ACRES NET
NE-NE SEC 30	9.25 ACRES
	-0.57 ACRES R/W
	8.68 ACRES NET
LOT 3	37.86 ACRES
NW-NW SEC 29	27.49 ACRES
	-0.68 ACRES R/W
	26.81 ACRES NET
NE-NE SEC 30	30.37 ACRES
	-0.78 ACRES R/W
	29.59 ACRES NET

PROPRIETOR:
MARK BILLINGS
2433 27th AVE.
CLEAR LAKE, IA 50428

COUNTY APPROVALS

Don Carr 6-28-11
CHAIRPERSON CERRO GORDO COUNTY, IOWA PLANNING AND ZONING COMMISSION DATE

Robert E. Anderson 6-28-11
CHAIRPERSON CERRO GORDO COUNTY, IOWA BOARD OF SUPERVISORS DATE

Ken W. Ke... 7-5-11
CERRO GORDO COUNTY AUDITOR DATE

Wang Keller 7-6-11
CERRO GORDO COUNTY ENGINEER DATE

PRIVATE RESTRICTIONS FILED
IN OFFICE OF COUNTY RECORDER
BOOK PAGE
APPROVED:

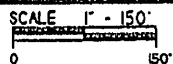
PLANNING & ZONING COMMISSION
CITY OF CLEAR LAKE, IOWA

BY: *[Signature]* CHAIRPERSON

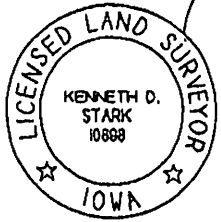
BY: *[Signature]* SECRETARY

APPROVED BY CITY COUNCIL
DATE: *JUNE 6, 2011*
RESOLUTION NO. *11-47*

BY: *[Signature]* MAYOR



- Δ - SECTION CORNER AS NOTED
- - SET 1/2" REBAR/YPC 10898
- ⊙ - CUT "X" IN CONCRETE
- ⊙ - FOUND MAG NAIL
- ⊙ - FOUND 5/8" REBAR YPC 8656
- YPC - YELLOW PLASTIC CAP
- (OO) - RECORD DIMENSION
- - EXISTING DRIVEWAY



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Kenneth D. Stark 04-28-11
KENNETH D. STARK DATE

LICENSE NUMBER 10898

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

PAGES OR SHEETS COVERED BY THIS SEAL: 1

Entry #10

PLAT 11-4732



PUBLIC HEALTH

healthier together

DATE: July 18, 2022

TO: John Robbins, Cerro Gordo County Planning and Zoning

FROM: Daniel Ries, Cerro Gordo County Department of Public Health

SUBJECT: Proposed P5 Subdivision

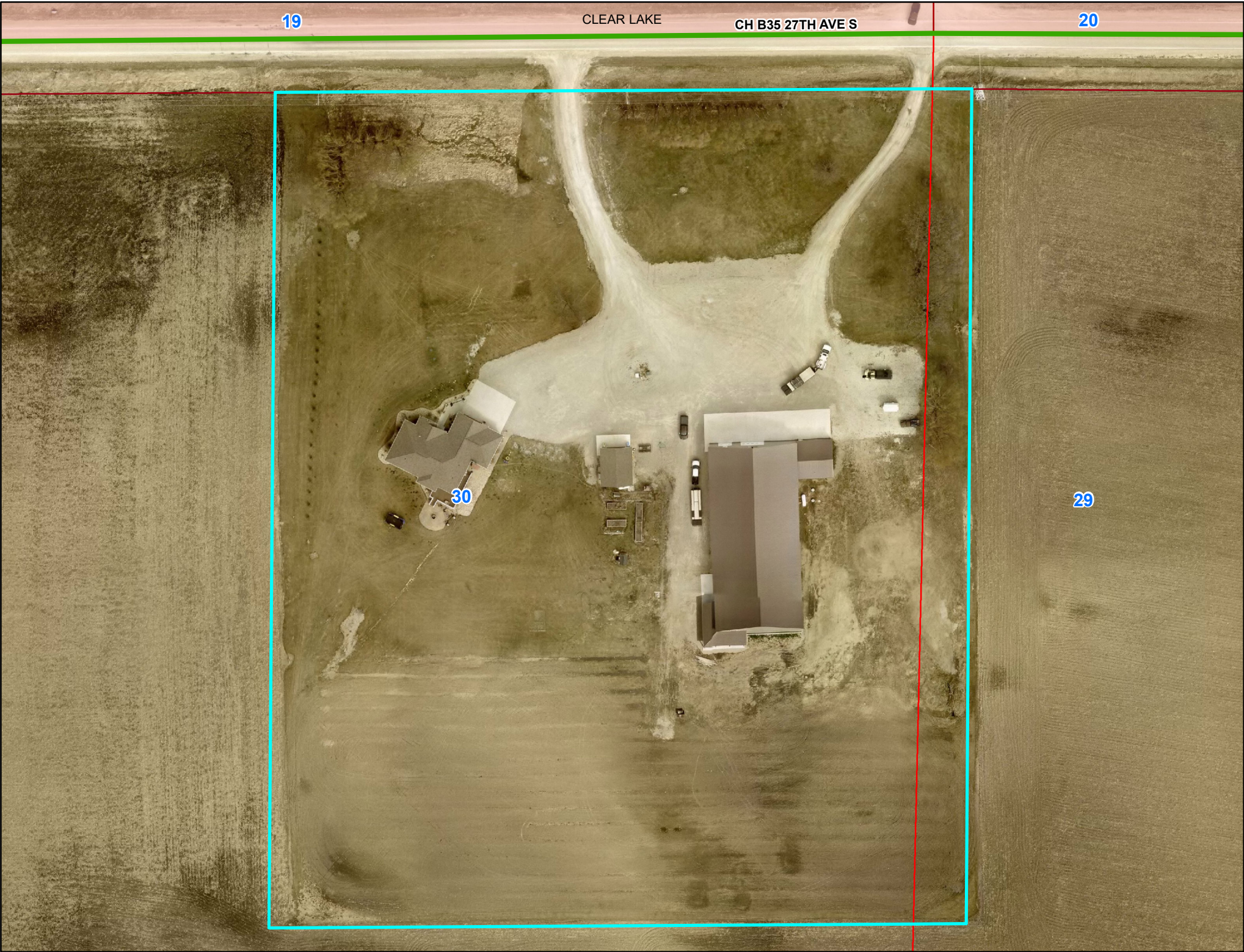
The proposed **P5 Subdivision is in Section 30 of Lake Township at 2315 27th Ave S, Clear Lake**. The main concern from the perspective of the Environmental Health & Preparedness Division of the Department of Public Health is the proper disposal of wastewater and ground and surface water protection.

A well agreement appears to already be in place, based on the submitted proposal. Based on our records the current well was drilled in 2006 to a depth of 325 feet with 177 feet of casing. The most recent water test in 2019 indicated safe results for coliform bacteria, E.coli bacteria, nitrates, arsenic, and manganese. Two old wells on the property were plugged in 2006 and another in 2018.

There is a permitted septic system (on-site waste-water disposal system) for the house on Lot 1 which was installed in 2014. The shop does not have a permitted septic system. If there are restroom, shower, kitchenette, or similar facilities currently in the shop our Department shall be contacted to determine the status of the system. If the facilities in the house are currently used by the common owner (they walk to the house from the shop to use the restroom, etc.) and this will no longer be feasible with the proposed two lot subdivision, and it is decided that facilities are needed for the shop building; then this office must be contacted to obtain the proper permit for the installation of a septic system.

If development occurs in the future in which additional septic system(s) and/or a well(s) may be needed; permits are issued through the Cerro Gordo County Department of Public Health.

Please contact me at (641) 421-9338 or dries@cghealth.com if you have any questions.



30

29