



**PLANNING AND ZONING**  
**Cerro Gordo County Courthouse**

220 N Washington Ave      Mason City, IA 50401-3254      (641) 421-3075  
John Robbins, Planning and Zoning Administrator      plz@cgcounty.org  
Michelle Rush, Executive Assistant      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:  
1055 200th Street, Ventura, Iowa 50482

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And legally described as:  
See attachment for legal description.

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Total area in acres:      39.33      Total number of lots:      2

The present zoning classification is:      Lot A-1 of Riebe's Subdivision is currently zoned A-2. Lot 2 of Riebe's Subdivision is zoned A-1. An Application for Change of Zone requesting Lot 1 of the Replat of Riebe's Subdivision re-zoned to A-1.

The proposed use is:      Agriculture and ag residence.

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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:

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Signed: Juli Ann Neuberger Date: 9-30-20  
Wayne A Neuberger Date: 9-30-20  
(Owner or Authorized Agent)

Address: 8198 Balsam Avenue  
Klemme, Iowa 50449  
\_\_\_\_\_  
\_\_\_\_\_

I (We), Wayne A. Neuberger and Juli A. Neuberger

hereby authorize Collin M. Davison  
to be my (our) agent in this plat application.

Juli Ann Neuberger 9-30-20  
Wayne A Neuberger Date: 9-30-20  
Signature of Owner

**ATTACHMENT TO APPLICATION FOR FINAL PLAT  
LEGAL DESCRIPTION**

REPLAT OF RIEBE'S SUBDIVISION, CERRO GORDO COUNTY, IOWA LOCATED IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 95 NORTH, RANGE 22 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, WHICH IS LOCATED ON AND EMBRACES THE FOLLOWING DESCRIBED PREMISES, TO-WIT:

REPLAT OF RIEBE'S SUBDIVISION, IN THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 95 NORTH, RANGE 22 WEST OF THE 5TH P.M., CERRO GORDO COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION;

THENCE SOUTH 89°41'34" EAST, 1105.18 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST LINE OF RIEBE'S SUBDIVISION, AS RECORDED IN DOCUMENT # 2009-6034, ON FILE IN THE CERRO GORDO RECORDER'S OFFICE, MASON CITY, IOWA;

THENCE SOUTH 00°14'45" WEST, 1092.11 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF A DRAINAGE DITCH;

THENCE SOUTH 52°29'43" WEST, 337.22 FEET;

THENCE (C1) SOUTHWESTERLY 198.92 FEET ALONG A 782.83 FEET RADIUS CURVE, CONCAVE SOUTHEASTERLY (SAID CURVE HAVING A LONG CHORD OF SOUTH 45°12'57" WEST, 198.39 FEET);

THENCE (C2) SOUTHWESTERLY 298.07 FEET ALONG A 1085.87 FEET RADIUS CURVE, CONCAVE NORTHWESTERLY (SAID CURVE HAVING A LONG CHORD OF SOUTH 45°48'00" WEST, 297.14 FEET);

THENCE SOUTH 53°39'48" WEST, 278.56 FEET;

THENCE (C3) SOUTHWESTERLY 154.71 FEET ALONG A 246.39 FEET RADIUS CURVE, CONCAVE NORTHWESTERLY (SAID CURVE HAVING A LONG CHORD OF SOUTH 71°39'06" WEST, 152.18 FEET);

THENCE SOUTH 89°38'22" WEST, 117.98 FEET ALL ALONG SAID DRAINAGE DITCH TO THE WEST LINE OF SAID QUARTER SECTION;

THENCE NORTH 00°14'11" EAST, 1863.85 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 39.33 ACRES, INCLUDING 2.22 ACRE(S) OF APPLE AVENUE & 200TH STREET RIGHT-OF-WAY, SUBJECT TO ANY EASEMENTS RECORDED OR UNRECORDED.

(locally described as 1055 200<sup>th</sup> Street, Ventura, Iowa 50482; parcel nos. 09-18-100-009-00; 09-18-100-009-01; 09-18-100-010-00)

**Replat of Riebe's Subdivision  
Includes 1055 200<sup>th</sup> Street**

***Figure 1***

Looking at the existing house



October 20, 2020, J. Robbins

***Figure 2***

Looking at the northeasterly accessory building



October 20, 2020, J. Robbins

**Figure 3**

Looking at the accessory building south of the house



October 20, 2020, J. Robbins

**Figure 4**

Looking at the southernmost accessory building



October 20, 2020, J. Robbins

**Figure 5**  
Looking at the well on proposed Lot 1



October 20, 2020, J. Robbins

**Figure 6**  
Looking at the existing driveway accessing proposed Lot 1



October 20, 2020, J. Robbins

**Figure 7**  
Looking at proposed Lot 2



October 20, 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: Wayne Neuberger & Juli Neuberger

Requested By: Wayne Neuberger

County: Cerro Gordo

Section(s)-Township-Range: 18-T95N-R22W

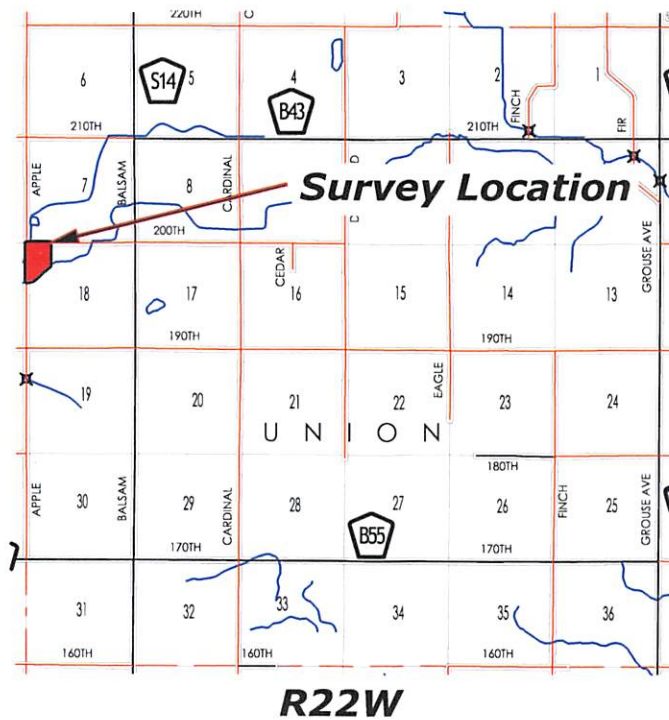
Aliquot Part(s): NW 1/4

Subdivision: Riebe's Subdivision

Lot(s): 1 & 2

Final Plat

**Replat of Riebe's Subdivision, Cerro Gordo County, Iowa.**



**T95N**

**R22W**



**Map Not to Scale**

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.

**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 30, 33, 38, 122, 123, 124, 135, 136, 166 and 168 and projected from Point 123. Scale factor 1.000088796 applied. Projection Point: Northing = 3,841,569.63' Easting = 4,937,404.12'

**Notes:**

See Sheet 1 for Location Map.  
 See Sheet 2-3 for Survey Details.  
 See Sheet 4 for Legal Description.

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

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

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

County Auditor \_\_\_\_\_ Date \_\_\_\_\_

County Engineer \_\_\_\_\_ Date \_\_\_\_\_

**LEGEND**

	= Section Corner Found
	= Set 5/8"Ø Rebar w/BPC PLS 24510
	= Fd. 1/2"Ø Rebar w/YPC PLS 10908
	= Fd. 1/2"Ø Rebar
	= Fd. 3/4"Ø Iron Pipe
	= Calculated Position
	= Survey Boundary Line
RPC,YPC,OPC,BPC = Red, Yellow, Orange, Blue Plastic Cap	
(0.00') = Recorded Dimension	

Survey was completed on July 10, 2020.

FB: CG 10A, Pgs. 4-5

LAJ

Project Number: 2020-353

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: **7-14-2020**

License number 24510  
 My license renewal date is December 31, 2021.  
 Sheets covered by this seal: 1-4





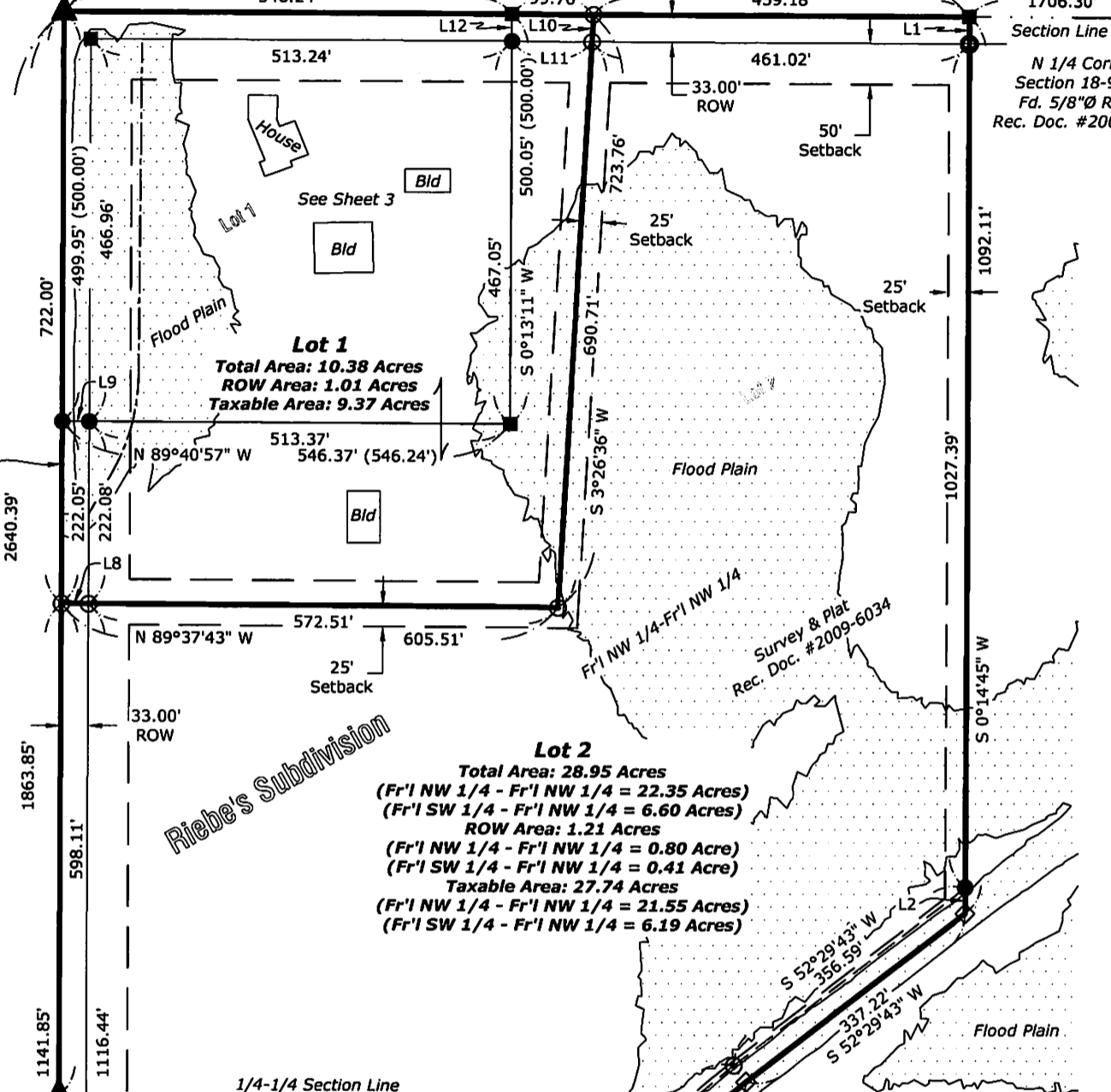
# Replat of Riebe's Subdivision, Cerro Gordo County, Iowa.

Point of Beginning  
Replat of Riebe's Subdivision

NW Corner  
Section 18-95-22  
Fd. 1/2"Ø Rebar

N 1/4 Corner  
Section 18-95-22  
Fd. 5/8"Ø Rebar  
Rec. Doc. #2005-3297

200th Street  
S 89°41'34" E 2811.48'



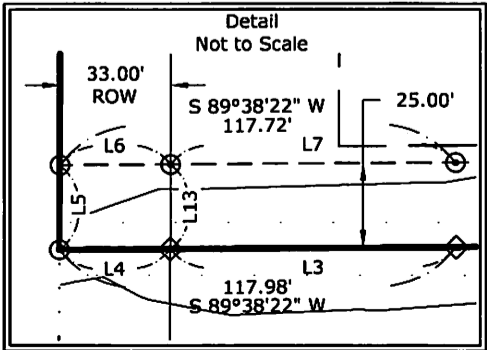
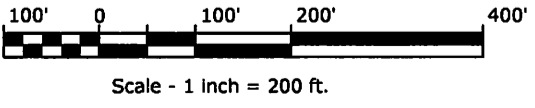
Riebe's Subdivision

**Lot 2**  
Total Area: 28.95 Acres  
(Fr'1 NW 1/4 - Fr'1 NW 1/4 = 22.35 Acres)  
(Fr'1 SW 1/4 - Fr'1 NW 1/4 = 6.60 Acres)  
ROW Area: 1.21 Acres  
(Fr'1 NW 1/4 - Fr'1 NW 1/4 = 0.80 Acre)  
(Fr'1 SW 1/4 - Fr'1 NW 1/4 = 0.41 Acre)  
Taxable Area: 27.74 Acres  
(Fr'1 NW 1/4 - Fr'1 NW 1/4 = 21.55 Acres)  
(Fr'1 SW 1/4 - Fr'1 NW 1/4 = 6.19 Acres)

**Riebe's Subdivision**  
Total Area: 39.33 Acres  
(Fr'1 NW 1/4 - Fr'1 NW 1/4 = 32.73 Acres)  
(Fr'1 SW 1/4 - Fr'1 NW 1/4 = 6.60 Acres)  
ROW Area: 2.22 Acres  
(Fr'1 NW 1/4 - Fr'1 NW 1/4 = 1.81 Acres)  
(Fr'1 SW 1/4 - Fr'1 NW 1/4 = 0.41 Acre)  
Taxable Area: 37.11 Acres  
(Fr'1 NW 1/4 - Fr'1 NW 1/4 = 30.92 Acres)  
(Fr'1 SW 1/4 - Fr'1 NW 1/4 = 6.19 Acres)

SW Corner  
Fr'1 NW 1/4 - Fr'1 NW 1/4  
Section 18-95-22  
Fd. 1/2"Ø Rebar  
w/YPC PLS 10898  
Rec. Doc. #2018-1837

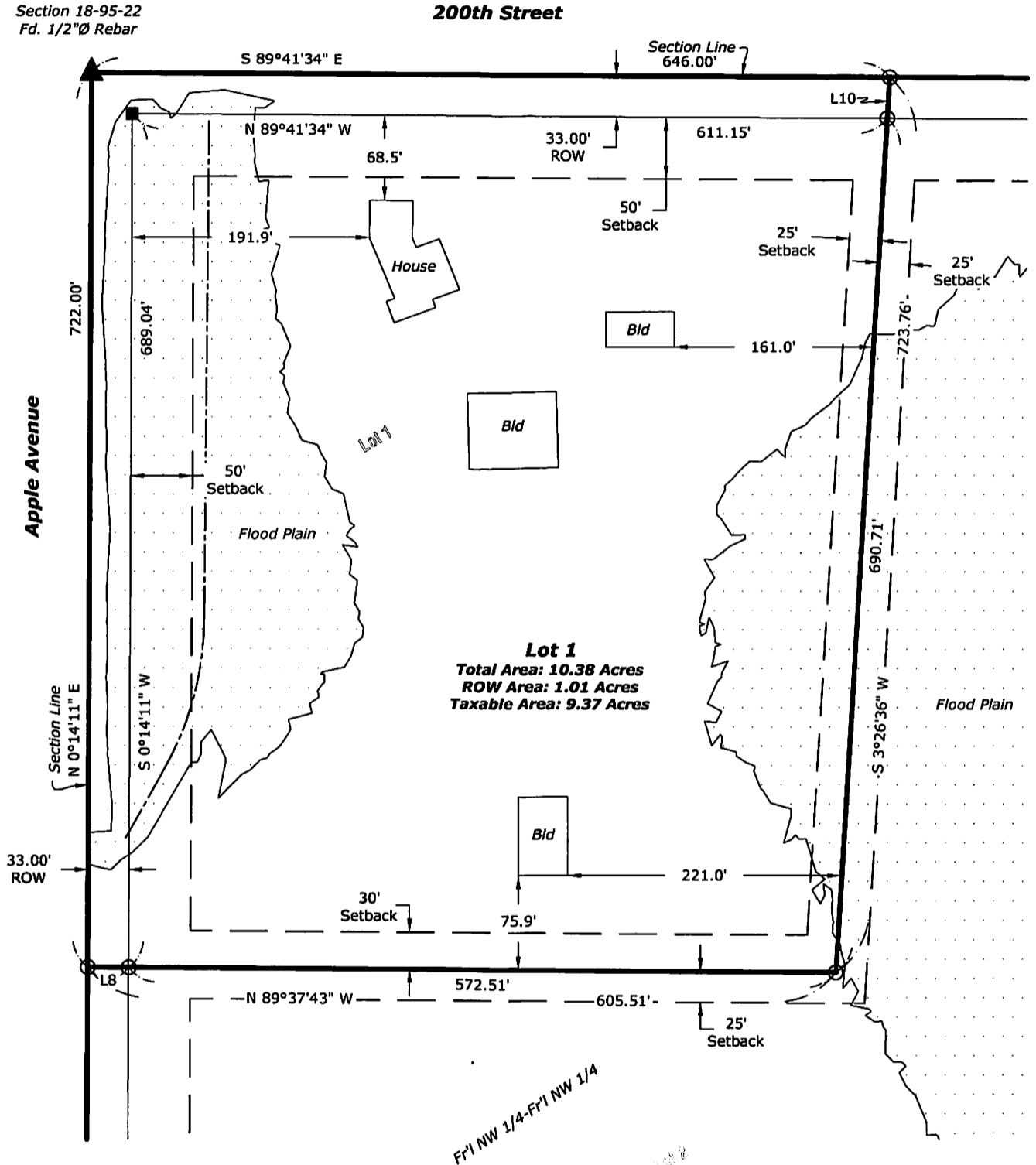
W 1/4 Corner  
Section 18-95-22  
Fd. 5/8"Ø Iron Pin  
Rec. Doc. #2009-3286



Final Plat

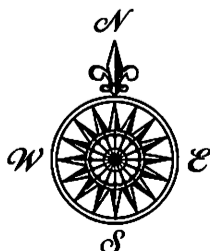
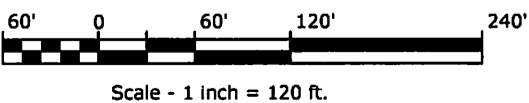
**Replat of Riebe's Subdivision, Cerro Gordo County, Iowa.**

NW Corner  
Section 18-95-22  
Fd. 1/2"Ø Rebar



Fr 1/4 NW 1/4 - Fr 1/4 NW 1/4

**Owner & Developer:**  
Wayne Neuberger & Juli Neuberger  
8198 Balsam Avenue  
Klemme, IA 50449



LEGEND	
▲	= Section Corner Found
⊙	= Set 5/8"Ø Rebar w/BPC PLS 24510
●	= Fd. 1/2"Ø Rebar w/YPC PLS 10908
◉	= Fd. 3/4"Ø Iron Pipe
◇	= Calculated Position
—	= Survey Boundary Line
RPC, YPC, OPC, BPC	= Red, Yellow, Orange, Blue Plastic Cap
(0.00')	= Recorded Dimension

**Replat of Riebe's Subdivision, Cerro Gordo County, Iowa.**

**Legal Description:**

**Replat of Riebe's Subdivision**, in the Fractional Northwest Quarter of Section 18, Township 95 North, Range 22 West of the 5<sup>th</sup> P.M., Cerro Gordo County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of said Section;

Thence **South 89°41'34" East, 1105.18 feet** along the North Line of said Quarter Section to the East Line of Riebe's Subdivision, as recorded in Document #2009-6034, on file in the Cerro Gordo Recorder's Office, Mason City, Iowa;

Thence **South 00°14'45" West, 1092.11 feet** along said East Line to the Centerline of a Drainage Ditch;

Thence **South 52°29'43" West, 337.22 feet**;

Thence **(C1) Southwesterly 198.92 feet along a 782.83 feet Radius Curve**, Concave Southeasterly (said Curve having a long chord of South 45°12'57" West, 198.39 feet);

Thence **(C2) Southwesterly 298.07 feet along a 1085.87 feet Radius Curve**, Concave Northwesterly (said Curve having a long chord of South 45°48'00" West, 297.14 feet);

Thence **South 53°39'48" West, 278.56 feet**;

Thence **(C3) Southwesterly 154.71 feet along a 246.39 feet Radius Curve**, Concave Northwesterly (said Curve having a long chord of South 71°39'06" West, 152.18 feet);

Thence **South 89°38'22" West, 117.98 feet** all along said Drainage Ditch to the West Line of said Quarter Section;

Thence **North 00°14'11" East, 1863.85 feet** along said West Line to the Point of Beginning.

Containing **39.33 Acres**, including 2.22 Acre(s) of Apple Avenue & 200th Street Right-of-Way, subject to any easements recorded or unrecorded.

<b>Line Data</b>		
<b>Line No.</b>	<b>Bearing</b>	<b>Distance</b>
L1	S0°14'45"W	33.00'
L2	S0°15'45"W	31.72'
L3	S89°38'22"W	84.98'
L4	S89°38'22"W	33.00'
L5	N0°14'11"E	25.00'
L6	S89°38'22"W	33.00'
L7	S89°38'22"W	84.72'
L8	N89°37'43"W	33.00'
L9	N89°40'57"W	33.00'
L10	S3°26'36"W	33.05'
L11	N89°41'34"W	97.92'
L12	S0°13'11"W	33.00'
L13	N0°14'11"E	25.00'

<b>Curve Data</b>					
<b>Curve No.</b>	<b>Length</b>	<b>Radius</b>	<b>Delta</b>	<b>Chord Bearing</b>	<b>Chord Length</b>
C1	198.92'	782.83'	14°33'33"	S 45°12'57" W	198.39'
C2	298.07'	1085.87'	15°43'39"	S 45°48'00" W	297.14'
C3	154.71'	246.39'	35°58'33"	S 71°39'06" W	152.18'
C4	205.27'	807.88'	14°33'29"	S 45°12'57" W	204.72'
C5	291.21'	1060.94'	15°43'36"	S 45°48'00" W	290.29'
C6	139.01'	221.39'	35°58'33"	S 71°39'06" W	136.74'

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.

Prepared by: Collin M. Davison, Heiny, McManigal, Duffy, Stambaugh & Anderson P.L.C.,  
11 4<sup>th</sup> Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567 (641-423-5154)

Return to: Collin M. Davison, Heiny, McManigal, Duffy, Stambaugh & Anderson P.L.C.,  
11 4<sup>th</sup> Street N.E., P.O. Box 1567, Mason City, Iowa 50402-1567

Send tax  
statements to: Wayne A. Neuberger and Juli A. Neuberger, 8198 Balsam Avenue, Klemme, Iowa  
50449

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**DEDICATION OF PLAT  
OF  
REPLAT OF RIEBE'S SUBDIVISION,  
CERRO GORDO COUNTY, IOWA**

Wayne A. Neuberger and Juli A. Neuberger, a married couple, (collectively "Developer"), the owner of the real estate described on the Plat attached to this Dedication, acknowledges Developer has caused said 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 "**REPLAT OF RIEBE'S SUBDIVISION, CERRO GORDO COUNTY, IOWA.**" The Plat is made with the full and free consent and in accordance with the wishes and desires of Developer.

The real estate is not located within two miles of the city limits of any city. There is attached to this Dedication a Resolution approving the Plat by the Board of Supervisors of Cerro Gordo County, Iowa.

The Lots contained within the Subdivision are to be used for only those purposes allowed or permitted under the Zoning Ordinances of the applicable governing authority.

Easement is reserved and reservation is made:

- (a) 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.
- (b) in, on and through the Lots as shown on the plat for road right of way purposes including the right to conduct drainage and to trim on and over the areas of such easement.
- (c) against Lots 1 and 2 obligating the owner of the lot to install, maintain, and repair all perimeter fencing around the boundaries of the lot in the event the owner desires to possess livestock on the respective lot.
- (d) against Lots 1 and 2, in favor of one another for the repair, maintenance, inspection, replacement and reconstruction of existing field tile lines, if any.
- (e) against Lot 1, in favor of adjacent land which:
  - i. prohibits owners of Lot 1 asserting, in any manner, complaints regarding noise, dust, traffic, lights, and odors related to agricultural uses of property adjacent to Lot 1; and
  - ii. waives any cause of action for nuisance.

The easements are perpetual. The easement in paragraph (b) above is dedicated to the public use.

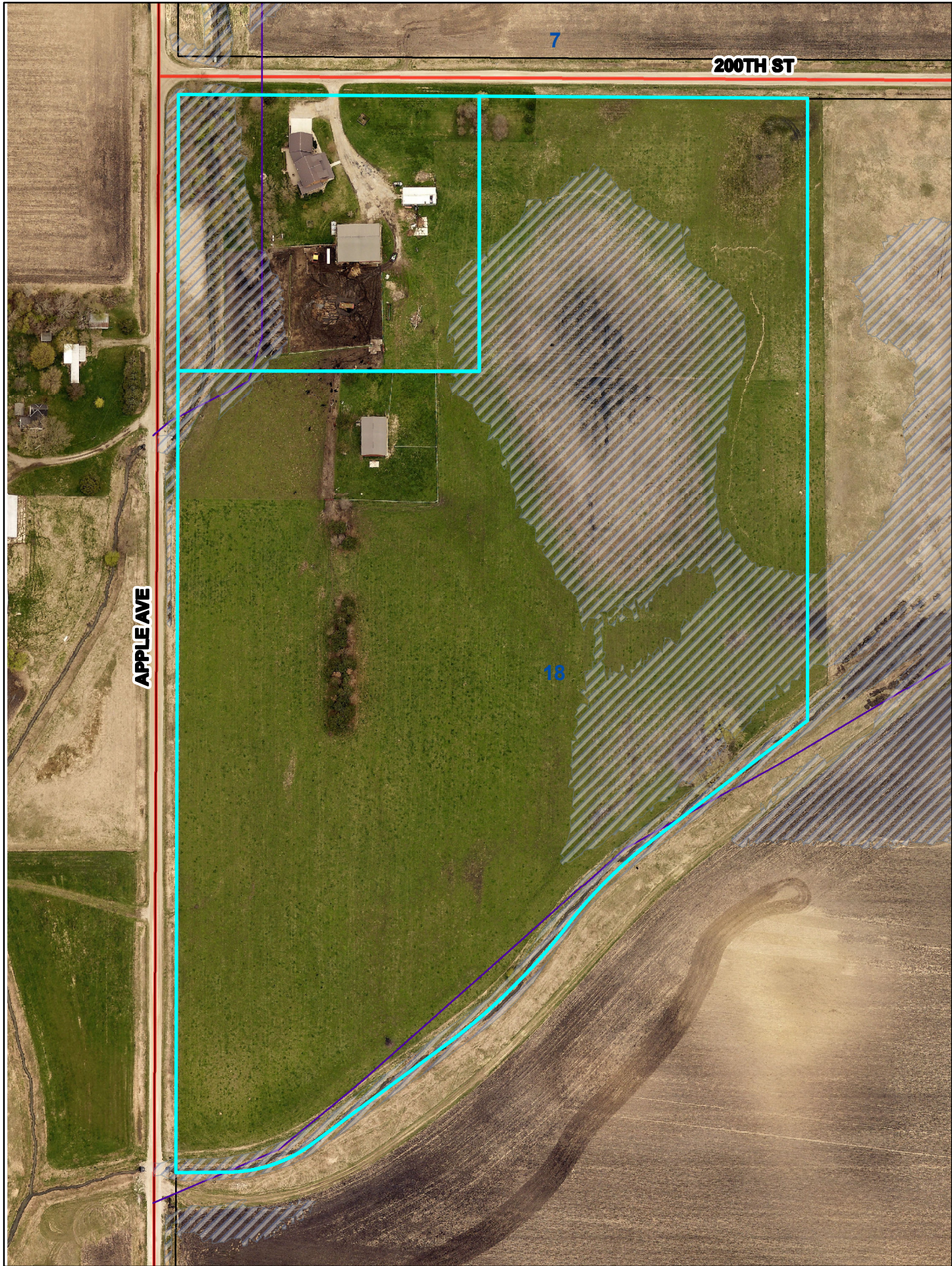
This Dedication is executed by Developer on a separate signature page which also contains the notary acknowledgment. The balance of this page (except for the attachment notation) is intentionally left blank.

Attachments:

- a. Signature Pages of Developer
- b. Certificate of County Treasurer
- c. Auditor's Approval
- d. Final Plat (5 Pages)

- e. Surveyor's Certificate
- f. Resolution of Board of Supervisors of Cerro Gordo  
County, Iowa
- g. Approval of subdivision name (by the auditor)
- h. Opinion of Title

CMD:ctr:R:\Davison\RE\Dedication\Neuberger.Wayne.Juli.09.21.20 accepted.doc



7

200TH ST

APPLE AVE

18