



331 1st Street East

Independence, IA 50644

Application for Rezoning Request

Date July 30, 2024

Property Owner Name: Henderson Family Land LLC (Elliott Henderson)

Address: 2332 Henley Avenue Phone Number: 319-361-6464
Independence, Iowa 50644

Legal Description of Property requesting to be rezoned (please include lot and street number):

The South 1/2 of the SE 1/4 of Section 5, Township 88 North, Range 9 West of
the 5th P.M., in the City of Independence, Buchanan County, Iowa; except the
North 45 feet of the South 1/2 of the SE 1/4 of said Section 5 and except
the West 496.32 feet of the South 1/2 of the SE 1/4 of said Section 5.

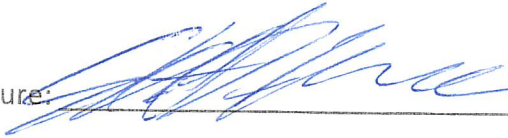
Reason for rezoning (please be specific):

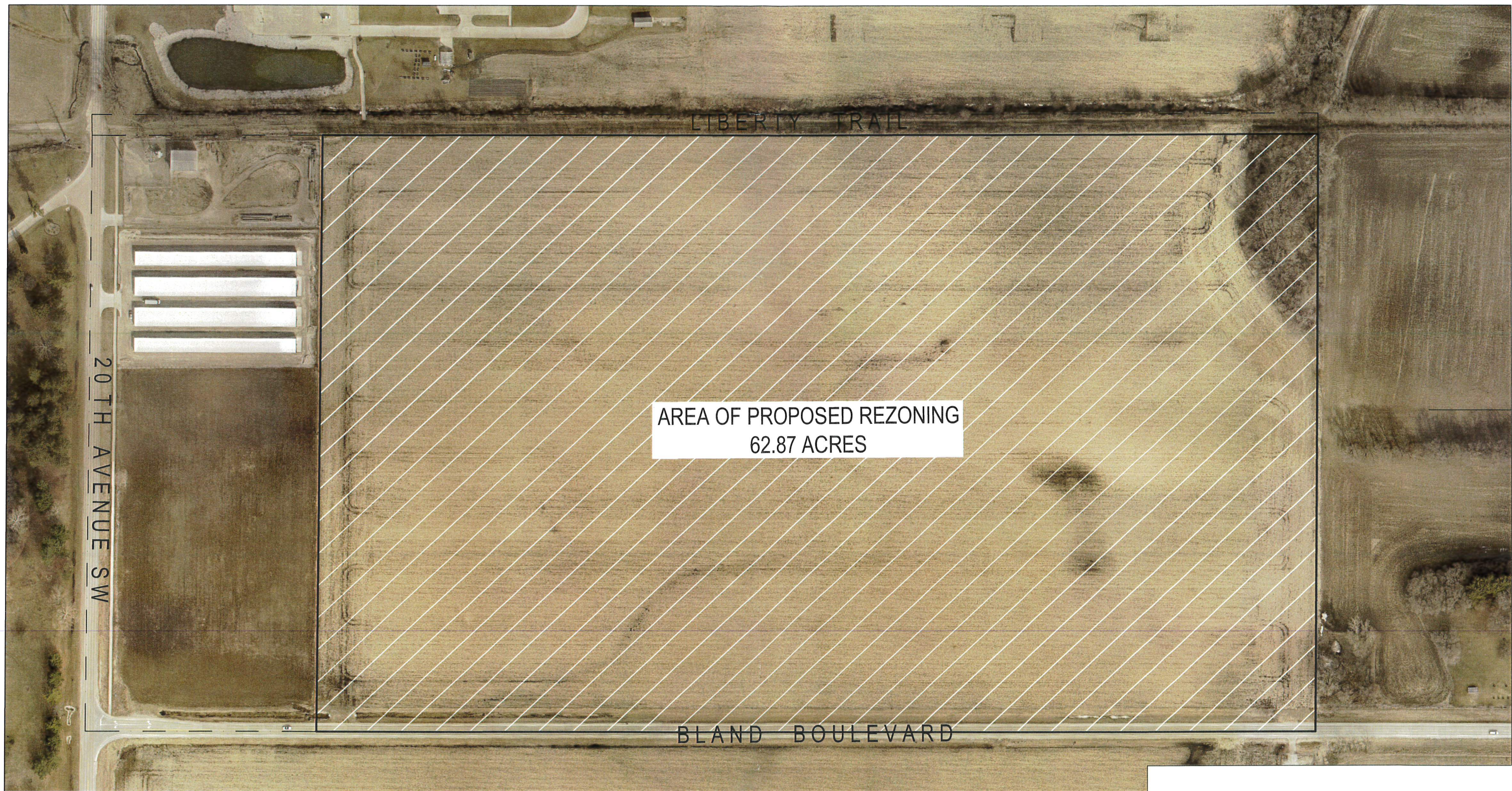
Housing Subdivision

Original zoning classification of the property: Agricultural (A-1)

Requested rezoning classification of the property: Residential (R-1)

A preliminary plat plan, application fee of \$250.00, and a petition for rezoning shall be submitted with this application.

Applicant Signature:  Date: 7-31-2024

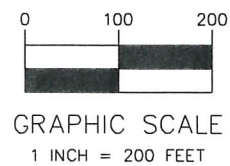


REZONING EXHIBIT

PROPOSED REZONING FROM A-1 TO R-1

DESCRIPTION:

THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 9 WEST OF THE 5TH P.M., IN THE CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA; EXCEPT THE NORTH 45 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 5 AND EXCEPT THE WEST 496.32 FEET OF THE SOUTH 1/2 OF THE SE 1/4 OF SAID SECTION 5. DESCRIBED LAND CONTAINS 62.87 ACRES.



OWNER/DEVELOPER:
 Henderson Family Land LLC
 2332 Henley Ave.
 Independence, Ia 50644
 Contact: Elliott Henderson
 (319) 361-6464

PREPARED BY:
 Crawford Engineering & Surveying Inc.
 118 3rd Avenue NE
 Independence, Iowa 50644
 Contact: Brian M. Crawford
 Ph: (319) 334-7077

HENDERSON FAMILY LAND L.L.C.
 REZONING EXHIBIT

DRAWN	BMC
CHECKED	LGC
PROJ NO	24801
CADD FILE	

CRAWFORD ENGINEERING & SURVEYING, INC.

118 3rd Ave NE Independence, Iowa 50644

Name and Address of Property Owners within 200 feet of Property:

Municipal Electric Light and Power Plant 910 20 th Avenue SW Independence, Iowa 50644	Zoning: Ag Land
Our Storage Units LLC 950 20 th Avenue SW Independence, Iowa 50644	Zoning: Commercial
Greenley Development Co. 1000 20 th Avenue SW Independence, Iowa 50644	Zoning: Ag Land
Greenley Development Co. 1050 20 th Avenue SW Independence, Iowa 50644	Zoning: Ag Land
Greenley Development Co. 1100 20 th Avenue SW Independence, Iowa 50644	Zoning: Ag Land
City of Independence American Trotter Trail Independence, Iowa 50644	Zoning: Ag Land
Independence Community Schools 700 20 th Avenue SW Independence, Iowa 50644	Zoning: Ag Land
Best Cob Acquisition Company LLC 1895 Bland Blvd. Independence, Iowa 50644	Zoning: Industrial (County)
Best Cob Acquisition Company LLC 1895 Bland Blvd. Independence, Iowa 50644	Zoning: Residential (County)
Elliott Henderson 2332 Henley Avenue Independence, Iowa 50644	Zoning: Ag Land (County)
Northern Natural Gas 1870 Bland Blvd. Independence, Iowa 50644	Zoning: Commercial (County)

Number: 2022R02563
BK: PG:
Recorded: 8/1/2022 at 3:23:46.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$798.40
Michelle Mangrich RECORDER
Buchanan County, Iowa

Return To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644
Taxpayer: Henderson Family Land, LLC, 801 North View Dr., Independence, IA 50644
Preparer: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Greenley Development Co., a corporation organized and existing under the laws of Iowa, does hereby Convey to Henderson Family Land, LLC, the following described real estate in Buchanan County, Iowa:

The South ½ of the Southeast ¼ in Section 5, Township 88 North, Range 9 West of the 5th P.M., except the North 45 feet for railroad right of way, and except Parcel D as described in Plat of Survey in File No. 199R00785, and except Parcel E as described in Plat of Survey in File No. 2000R01382, and except Parcel F as described in Plat of Survey in File No. 2002R03473, and except Green View Commercial Addition as described in Plat of Survey in File No. 2013R03443 all in Buchanan County, Iowa.

AND

Parcel F in the Southeast ¼ of the Southeast ¼ of Section 5, Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa as described in Plat of Survey in File No. 2002R03473 and Plat of Survey Retracement in File No. 2007R00965.

*This deed is given in full satisfaction of real estate contract dated March 16, 2022, and recorded March 16, 2022, as Instrument #2022R00897, in the office of the Buchanan County, Iowa Recorder.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

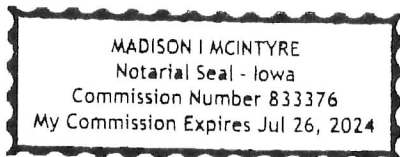
Dated: August 1, 2022.

**Greenley Development Company,
an Iowa Corporation**

By LeRoy O. Greenley
LeRoy O. Greenley, President

STATE OF IOWA, COUNTY OF Buchanan

This record was acknowledged before me on August 1, 2022, by LeRoy O. Greenley,
President of Greenley Development Company, an Iowa corporation.



Madison McIntyre
Signature of Notary Public