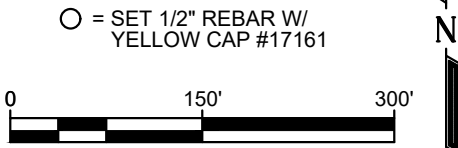


Owner/ Developer:
Hidden Creek Farm, LLC
1001 N. Terrace Dr.
Webster City, IA 50595

Survey Description:
That part of the Southwest Quarter of the Southwest Quarter of Section 15; Township 84 North, Range 24 West of the 5th P.M., Story County, Iowa, being more particularly described as follows: Commencing at the Southwest Corner of said Section 15; thence N00°18'57"E, 452.00 feet along the west line thereof to the Northwest Corner of Parcel G in said Southwest Quarter of the Southwest Quarter and the point of beginning; thence continuing N00°18'57"E, 701.90 feet to the Southwest Corner of Outlot A in Fincham Agricultural Subdivision in the Southwest Quarter of said Section 15; thence S89°54'26"E, 1316.46 feet along the south line of said Fincham Agricultural Subdivision to the east line of said Southwest Quarter of the Southwest Quarter; thence S00°25'16"W, 1151.89 feet to the Southeast Corner thereof; thence N89°59'44"W, 918.28 feet along the south line of said Section 15 to the Southeast Corner of Parcel J in said Southwest Quarter of the Southwest Quarter; thence N00°18'21"E, 452.07 feet to the Northeast Corner thereof; thence S89°59'38"W, 395.99 feet along the north line of said Parcels J and G to the point of beginning, containing 30.70 acres, which includes 1.97 acres of existing public right of way.

- Subdivision Notes:
1. Lot 1 will be served by a private septic system, the type of which must be determined and approved by the county sanitarian.
 2. Outlot A is not buildable and is reserved for future development, including McFarland Avenue right-of-way.
 3. No permit can be issued for the construction of a dwelling on Lot 1.
 4. Lots A and B shall be dedicated to Story County for public right of way.
 5. All new lots shall require an E911 address for inhabited structures, including residences and businesses, telecommunications towers and facilities, and for any public assembly area, including open-air, outdoor activities. E911 addresses shall be assigned at the request of the property owner.
 6. A 5' P.C.C. sidewalk shall be installed along W. 190th Street when Lot 1 is developed.

Districts:
Zoning: A-1 (Agricultural)
School: Gilbert
Ambulance: Mary Greeley
Fire: Gilbert
Drainage: Franklin #65
Watershed: Keigley Branch - South Skunk River
Utilities: Xenia Rural Water, Alliant Energy, Midland Power



SA STRAND ASSOCIATES
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Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

**FINAL PLAT
HIDDEN CREEK FARM PLAT 1**
A MINOR SUBDIVISION OF PT. OF THE SW1/4, SW1/4 OF
SEC. 15-84-24, STORY COUNTY, IOWA
JOB# 7125.003 DATE: 2/21/23 PAGE 1 OF 1

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

R. Bradley Stumbo
R. BRADLEY STUMBO, PLS
License number 17161
My license renewal date is December 31, 2023.

2/21/2023
DATE

