LOWMAN'S 5TH AGRICULTURAL SUBDIVISION

AREA ABOVE RESERVED FOR RECORDER'S STAMP

SURVEY DESCRIPTION

A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., STORY COUNTY, IOWA, LYING NORTH AND WEST OF THE SOUTH AND EAST RIGHT-OF-WAY LINE OF TIMBER ROAD AND LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF 280TH STREET, EXCEPT PARCEL 'G' AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 34; THENCE N 00°11'08" W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1315.06 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 89°45'19" E ALONG SAID NORTH LINE, A DISTANCE OF 1309.83 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 00°38'55" E ALONG SAID EAST LINE, A DISTANCE OF 251.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TIMBER ROAD; THENCE S 46°02'34" W ALONG SAID LINE, A DISTANCE OF 645.44 FEET; THENCE CONTINUING SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE EAST WITH AN ARC LENGTH OF 54.69 FEET, WHOSE RADIUS IS 71.16 FEET, WHOSE CENTRAL ANGLE IS 44°02'15"; THENCE S 02°00'08" W ALONG THE EAST RIGHT-OF-WAY LINE OF TIMBER ROAD, A DISTANCE OF 522.48 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 280TH STREET; THENCE S 89°54'53" E ALONG SAID LINE, A DISTANCE OF 516.15 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S 00°38'55" E ALONG SAID LINE, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N 89°54'53" W ALONG SAID LINE, A DISTANCE OF 1320.40 FEET TO THE POINT OF BEGINNING.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

N

0 200 FEET

INDEX LEGEND

SURVEYOR'S NAME:
BRIAN FOLTZ
SNYDER & ASSOCIATES, INC.
911 CENTRAL AVENUE
FORT DODGE, IOWA 50501
515-573-2030
BFOLTZ@SNYDER-ASSOCIATES. COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
SW1/4 SE1/4
SEC. 34-83-24
REQUESTED BY:
DAVE LOWMAN
RETURN TO:
BRIAN FOLTZ
SNYDER & ASSOCIATES, INC.
911 CENTRAL AVENUE
FORT DODGE, IOWA 50501

DATE OF SURVEY

SEPTEMBER 9, 2025

OWNER

LOWMAN BROS INC
27887 TIMBER RD
KELLEY, IA 50134-8555
AND
WALNUT CREEK LTD PARTNERSHIP
27887 TIMBER RD
KELLEY, IA 50134-8555

INTENT OF SURVEY

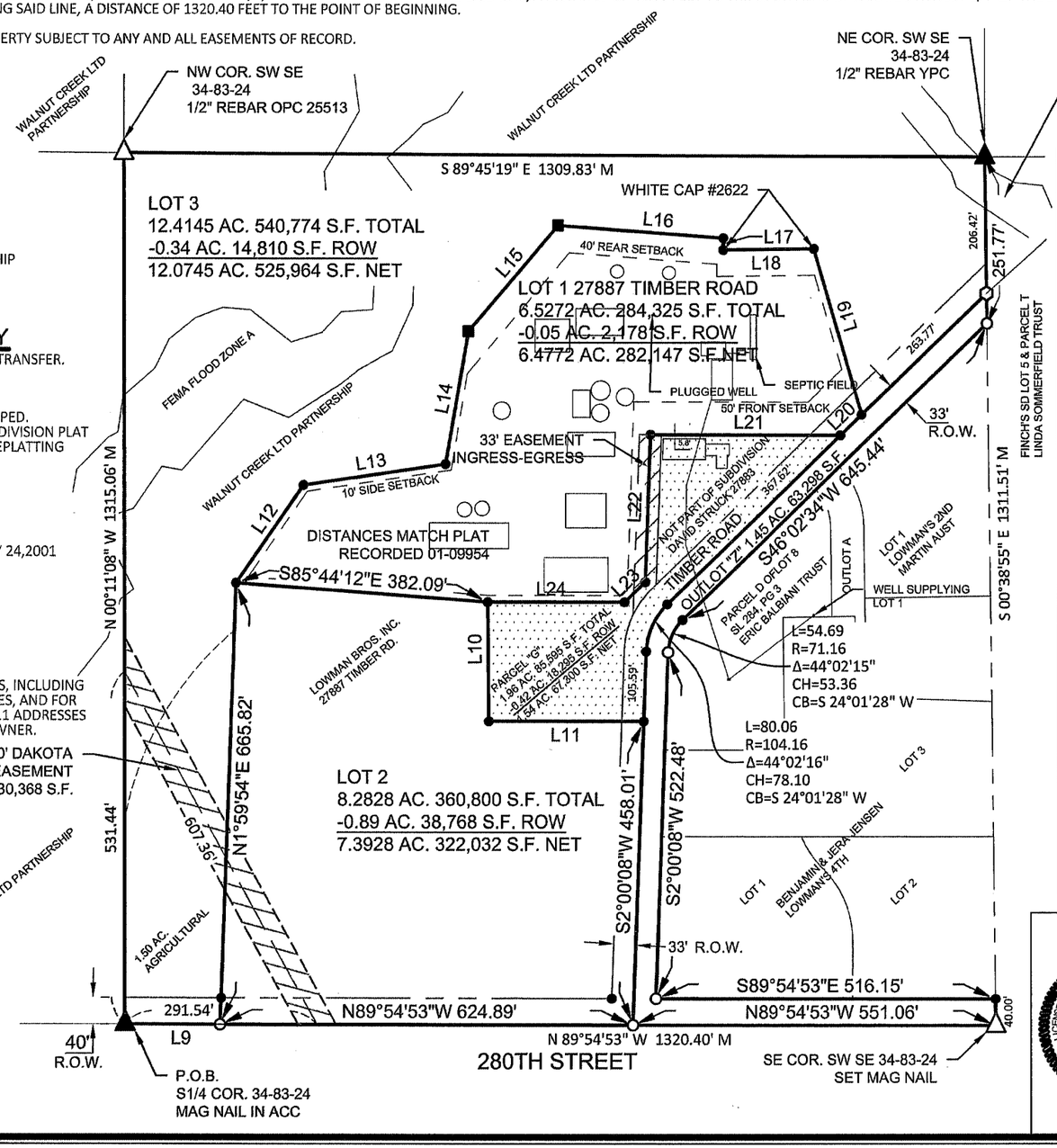
TO CREATE PARCELS FOR LAND TRANSFER.

NOTE

1. LOT 2, 3 AND OUTLOT "Z" IN THE AGRICULTURAL SUBDIVISION ARE UNDEVELOPED.
2. ADDITIONAL DIVISIONS OF THE LOTS CREATED WITH THIS AGRICULTURAL SUBDIVISION PLAT ARE NOT PERMITTED UNLESS THE ENTIRE SUBDIVISION IS CONSIDERED FOR REPLATTING PURPOSES
3. LOT 1 IS PART OF PREVIOUS PARCEL "F" SLIDE 104, PAGE 1.
4. LOT 1 IS CONSIDERED A FARMSTEAD.
5. LOT 3 WILL REMAIN TIMBER.
6. OUTLOT "Z" CURRENTLY EXISTS AS RIGHT-OF-WAY EASEMENT.
7. PARCEL "G" WAS CREATED WITH INSTRUMENT #01-09954, JULY 24, 2001
8. LOTS 1 AND 2 WERE PARCEL "F" CREATED WITH INSTRUMENT #01-09954, JULY 24,2001
9. LAND LIES WITHIN BALLARD COMMUNITY SCHOOL DISTRICT.
10. FEMA FLOOD MAP ZONE A - MAP 19169CO259F.
11. WATERSHED DISTRICT - SUGAR CREEK - S. SKUNK RIVER.
12. ELECTRICITY SUPPLIED BY CONSUMERS ENERGY CO. MARSHALLTOWN.
13. AMBLANCE SERVICE - MARY GREELEY MEDICAL CENTER.
14. FIRE DEPARTMENT - WESTORY FIRE DEPT.
15. PROPERTY DOES NOT FALL WITHIN A DRAINAGE DISTRICT.
16. LAND IS ZONED A-1 AGRICULTURAL
17. 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 BY STORY COUNTY AT THE REQUEST OF THE PROPERTY OWNER.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #6808	●	
1/2" Rebar, Orange Plastic Cap #25513		○
Nail With Washer #25513		○
ROW Marker	■	
ROW Rail	H	
Control Point	⊙ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
YPC	Yellow Plastic Cap	
OPC	Orange Plastic Cap	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		



PARCEL LINES

LINE #	LENGTH (FT)	DIRECTION
L9	144.47	S89° 54' 53"E
L10	180.00	S00° 35' 14"E
L11	234.82	S89° 56' 57"E
L12	179.70	S34° 40' 14"W
L13	216.92	S81° 33' 06"W
L14	204.08	S09° 49' 31"W
L15	210.53	S40° 28' 31"W
L16	250.70	N85° 35' 27"W
L17	17.80	N00° 11' 33"E
L18	139.10	S89° 19' 16"W
L19	261.13	N16° 14' 54"W
L20	45.16	N46° 02' 34"E
L21	289.96	S89° 48' 28"E
L22	223.17	N02° 00' 24"E
L23	43.14	N46° 01' 43"E
L24	207.97	S89° 56' 57"E

LICENSED PROFESSIONAL LAND SURVEYOR
BRIAN L. FOLTZ
25513
IOWA

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 Professional Land Surveyor under the laws of the State of Iowa.

1/28/26

Brian L. Foltz, PLS Date

License Number 25513

My License Renewal Date is December 31, 2026

Pages or sheets covered by this seal:

MARK	REVISION	DATE	BY

Engineer: | Checked By: BLF | Scale: 1" = 200'
Technician: BLF | Date: 09/15/2025 | T-R-S: 83N-24W-34

Project No: 124.1448.01

Sheet 1 of 1

LOWMAN'S 5TH AGRICULTURAL SUBDIVISION

FORT DODGE, IOWA

FINAL PLAT

SNYDER & ASSOCIATES, INC.

911 CENTRAL AVENUE
FORT DODGE, IOWA 50501
515-573-2030 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 124.1448.01

Sheet 1 of 1

V:\Projects\2024\124.1448.01\CADD\124.1448_SD_Lowmans.dwg BRIAN FOLTZ, 2025/4 EXHIBIT L, 2026/01/19, 11:06 AM, LEICGER