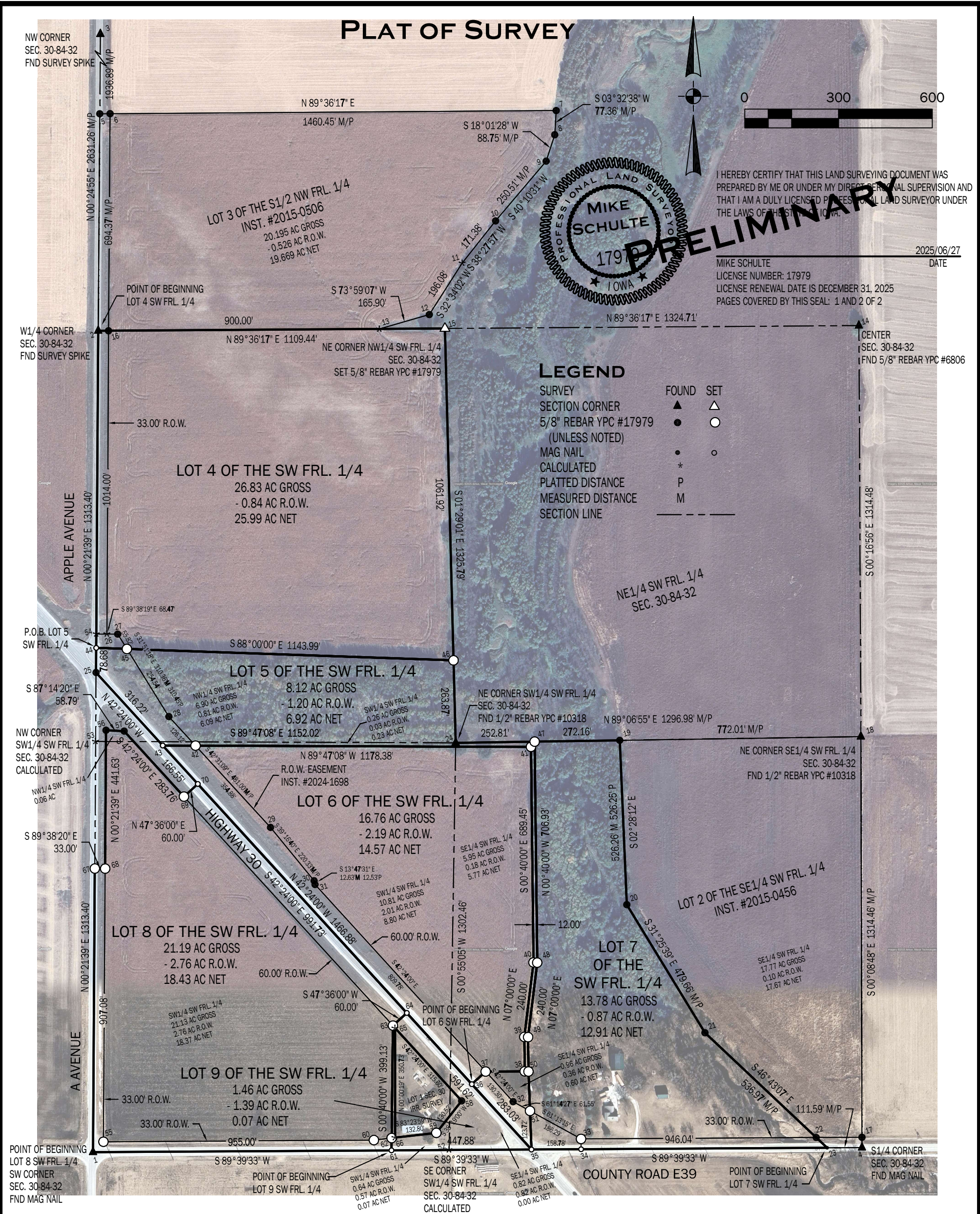


SURVEYOR'S NAME/RETURN TO:
MIKE SCHULTE, SCHULTE SURVEYING, INC.
2003 390TH STREET, WESTSIDE, IA 51467
712-790-3489 MIKE@SCHULTESURVEY.COM
REQUESTED BY:
STEVE ZIMMERMAN
OWNER:
JOHN J. ZIMMERMAN JR. REVOCABLE TRUST
SURVEY LOCATED:
LOT 4, LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9
SEC. 30, T84N, R32W, GREENE COUNTY, IOWA
SURVEY DATE: 2025/06/24



SCHULTE SURVEYING, INC.

DRAWN BY: SLG
CHECKED BY: MLS
PROJ NUMBER: 25-031
SHEET : 1 OF 2
SCALE: 1"=300'

PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 4 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 32 WEST OF THE 5TH P.M., GREENE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE NORTH 89°36'17" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 1109.44 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE SOUTH 01°29'01" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 1061.92 FEET; THENCE NORTH 88°00'00" WEST, 1143.99 FEET TO THE WEST LINE OF SAID NORTHWEST 1/4 SOUTHWEST FRACTIONAL 1/4; THENCE NORTH 00°21'39" EAST ALONG SAID WEST LINE, 1014.00 FEET TO THE POINT OF BEGINNING, CONTAINING 26.83 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LEGAL DESCRIPTION

LOT 5 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 32 WEST OF THE 5TH P.M., GREENE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 00°21'39" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 1014.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°00'00" EAST, 1143.99 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 SOUTHWEST FRACTIONAL 1/4; THENCE SOUTH 01°29'01" EAST ALONG SAID EAST LINE, 263.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE NORTH 89°06'55" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 252.81 FEET; THENCE SOUTH 00°40'00" EAST, 706.93 FEET; THENCE SOUTH 07°00'00" WEST, 240.00 FEET; THENCE SOUTH 00°40'00" EAST, 110.00 FEET; THENCE SOUTH 02°11'17" EAST, 249.72 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 SOUTHWEST FRACTIONAL 1/4; THENCE NORTH 42°24'00" WEST, 283.03 FEET; THENCE NORTH 47°36'00" EAST, 60.00 FEET; THENCE NORTH 89°39'32" EAST, 125.00 FEET; THENCE NORTH 00°40'00" WEST, 110.00 FEET; THENCE NORTH 07°00'00" EAST, 240.00 FEET; THENCE NORTH 00°40'00" WEST, 689.45 FEET; THENCE NORTH 89°47'08" WEST, 1178.38 FEET; THENCE NORTH 42°24'00" WEST, 316.22 FEET TO SAID WEST LINE OF THE NORTHWEST 1/4 SOUTHWEST FRACTIONAL 1/4; THENCE NORTH 00°21'39" EAST ALONG SAID WEST LINE, 78.68 FEET TO THE POINT OF BEGINNING, CONTAINING 8.12 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LEGAL DESCRIPTION

LOT 6 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 32 WEST OF THE 5TH P.M., GREENE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89°39'33 WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 1057.63 FEET; THENCE NORTH 42°24'00" WEST, 283.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 42°24'00" WEST, 1466.88 FEET; THENCE SOUTH 89°47'08" EAST, 1178.38 FEET; THENCE SOUTH 00°40'00" EAST, 689.45 FEET; THENCE SOUTH 07°00'00" WEST, 240.00 FEET; THENCE SOUTH 00°40'00" EAST, 110.00 FEET; THENCE SOUTH 89°39'32" WEST, 125.00 FEET; THENCE SOUTH 47°36'00" WEST, 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.76 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LEGAL DESCRIPTION

LOT 7 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 32 WEST OF THE 5TH P.M., GREENE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89°39'33" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 111.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°39'33" WEST ALONG SAID SOUTH LINE, 946.04 FEET; THENCE NORTH 02°11'17" WEST, 249.72 FEET; THENCE NORTH 00°40'00" WEST, 110.00 FEET; THENCE NORTH 07°00'00" EAST, 240.00 FEET; THENCE NORTH 00°40'00" WEST, 706.93 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE NORTH 89°06'55" EAST ALONG SAID NORTH LINE, 272.16 FEET; THENCE SOUTH 02°28'12" EAST, 526.26 FEET; THENCE SOUTH 31°25'39" EAST, 479.66 FEET; THENCE SOUTH 46°43'07" EAST, 536.97 FEET TO THE POINT OF BEGINNING, CONTAINING 13.78 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LEGAL DESCRIPTION

LOT 8 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 32 WEST OF THE 5TH P.M., GREENE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00°21'39" EAST ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 907.08 FEET; THENCE SOUTH 89°38'20" EAST, 33.00 FEET; THENCE NORTH 00°21'39" EAST, 442.63 FEET; THENCE SOUTH 87°14'20" EAST, 58.13 FEET; THENCE SOUTH 42°24'00" EAST, 283.76 FEET; THENCE NORTH 47°36'00" EAST, 60.00 FEET; THENCE SOUTH 42°24'00" EAST, 991.73 FEET; THENCE SOUTH 47°36'00" WEST, 60.00 FEET; THENCE SOUTH 00°40'00" WEST, 399.13 FEET TO THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE SOUTH 89°39'33" WEST ALONG SAID SOUTH LINE, 955.00 FEET TO THE POINT OF BEGINNING, CONTAINING 21.19 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LEGAL DESCRIPTION

LOT 9 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 84 NORTH, RANGE 32 WEST OF THE 5TH P.M., GREENE COUNTY, IOWA, EXCEPT LOT 1 OF SECTION 30 IRREGULAR SURVEY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 89°39'33" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 955.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°40'00" EAST, 399.13 FEET; THENCE NORTH 47°36'01" EAST, 60.00 FEET; THENCE SOUTH 42°24'00" EAST, 591.62 FEET TO SAID SOUTH LINE; THENCE SOUTH 89°39'33" WEST ALONG SAID SOUTH LINE, 447.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

SURVEY NOTE

THE ORIGINAL LOT 1 OF SECTION 30 WAS CREATED IN THE 1950'S AND THE LEGAL DIMENSIONS WENT ONLY TO THE RIGHT OF WAY OF HWY 30 AND THE COUNTY ROAD. THE ISSUE IS, THE RIGHTS OF WAYS OF THESE TWO ROADS ARE BY EASEMENT, ESSENTIALLY MAKING LOT 1 AN ISLAND. LOT 9 INCLUDES THE RIGHTS OF WAY AS JUST DESCRIBED AS WELL AS A 10'-12' WIDE STRIP ON THE WEST SIDE OF LOT 1 (CORNER POSTS) THAT IS AN APPARENT OWNERSHIP LINE. IT IS INTENDED THAT THIS PARCEL, LOT 9, WILL BE TRANSFERRED TO THE OWNER OF LOT 1. IT CAN ALSO BE ASSUMED THAT THIS PARCEL SHALL BE TIED TO LOT 1 AND THEY SHOULD BOTH BE BOUGHT AND SOLD TOGETHER.

*PROPERTY CORNERS WILL BE SET AFTER THE 2025 HARVEST SEASON.

BASIS OF BEARING

laRCS ZONE 7 - US SURVEY FEET
laRTN DERIVED - NAD83(2011)(EPOCH 2010.00)

POINT	NORTHING	EASTING	DESCRIPTION	POINT	NORTHING	EASTING	DESCRIPTION
1	7455526.81	17501155.17	MAG NAIL	36	7455744.16	17502367.19	MAG NAIL
2	7458153.57	17501171.72	SURVEY SPIKE	37	7455784.62	17502411.49	5/8" REBAR YPC #17979
3	7460784.76	17501190.78	SURVEY SPIKE	38	7455785.37	17502536.49	5/8" REBAR YPC #17979
4	7455541.45	17503615.65	MAG NAIL	39	7455895.36	17502535.21	5/8" REBAR YPC #17979
5	7458847.92	17501176.75	PK NAIL	40	7456133.57	17502564.46	5/8" REBAR YPC #17979
6	7458848.15	17501209.75	5/8" REBAR YPC #6806	41	7456822.98	17502556.44	5/8" REBAR YPC #17979
7	7458858.00	17502637.16	5/8" REBAR YPC #6806	42	7456826.99	17501483.12	5/8" REBAR YPC #17979
8	7458780.79	17502632.38	5/8" REBAR YPC #6806	43	7456827.39	17501378.07	MAG NAIL
9	7458696.39	17502604.92	5/8" REBAR YPC #6806	44	7457139.59	17501165.33	MAG NAIL
10	7458504.98	17502443.31	5/8" REBAR	45	7457136.16	17501263.54	5/8" REBAR YPC #17979
11	7458370.79	17502336.70	CALCULATED	46	7457099.66	17502308.63	5/8" REBAR YPC #17979
12	7458205.55	17502231.16	5/8" REBAR YPC #6806	47	7456839.78	17502568.24	5/8" REBAR YPC #17979
13	7458159.78	17502071.70	CALCULATED	48	7456132.90	17502576.47	5/8" REBAR YPC #17979
14	7458170.37	17503605.81	5/8" REBAR YPC #6806	49	7455894.69	17502547.22	5/8" REBAR YPC #17979
15	7458161.22	17502281.13	5/8" REBAR YPC 17979	50	7455784.70	17502548.50	5/8" REBAR YPC #17979
16	7458153.79	17501204.72	5/8" REBAR YPC #6806	51	7455658.79	17502553.31	5/8" REBAR YPC #17979
17	7455574.45	17503615.57	1/2" REBAR YPC #10318	52	7455533.59	17502294.59	CALCULATED
18	7456855.91	17503612.29	1/2" REBAR YPC #10318	53	7456840.19	17501163.45	CALCULATED
19	7456843.99	17502840.37	1/2" REBAR YPC #10318	54	7457184.00	17501165.61	CALCULATED
20	7456318.22	17502863.05	1/2" REBAR YPC #10318	55	7455560.02	17501188.38	5/8" REBAR YPC #17979
21	7455908.92	17503113.15	1/2" REBAR YPC #10318	56	7456876.29	17501196.67	R.O.W. RAIL
22	7455573.58	17503469.24	1/2" REBAR YPC #10318	57	7456873.49	17501254.73	R.O.W. RAIL
23	7455540.79	17503504.06	MAG NAIL	58	7455690.85	17502334.63	R.O.W. RAIL
24	7456835.88	17502315.46	1/2" REBAR YPC #10318	59	7455588.45	17502253.71	5/8" REBAR YPC #17979
25	7457060.91	17501164.84	HINGE NAIL	60	7455565.32	17502053.84	5/8" REBAR YPC #17979
26	7457183.79	17501199.84	CALCULATED	61	7455532.49	17502110.16	MAG NAIL
27	7457183.57	17501234.08	ALUMN IDOT CAP	62	7455571.89	17502110.62	5/8" REBAR YPC #17979
28	7456919.95	17501397.88	ALUMN IDOT CAP	63	7455931.59	17502114.80	5/8" REBAR YPC #17979
29	7456565.43	17501722.96	ALUMN IDOT CAP	64	7455972.04	17502159.10	MAG NAIL
30	7456394.88	17501862.44	ALUMN IDOT CAP	65	7455923.91	17502121.82	CALCULATED
31	7456382.61	17501865.45	ALUMN IDOT CAP	66	7455573.18	17502121.79	CALCULATED
32	7455688.40	17502499.36	R.O.W. RAIL	67	7456433.87	17501160.89	MAG NAIL
33	7455569.10	17502716.59	5/8" REBAR YPC #17979	68	7456433.67	17501193.89	5/8" REBAR YPC #17979
34	7455536.10	17502716.82	MAG NAIL	69	7456663.94	17501446.07	5/8" REBAR YPC #17979
35	7455535.16	17502558.03	MAG NAIL	70	7456704.40	17501490.37	MAG NAIL

POINT TO POINT TABLE

FROM	TO	DIRECTION	DISTANCE
33	34	S 00°23'20" E	33.00'
39	38	S 00°40'00" E	110.00'
38	37	S 89°39'32" W	125.00'
37	36	S 47°36'00" W	60.00'
49	50	S 00°40'00" E	110.00'
50	35	S 02°11'17" E	249.72'
35	52	S 89°39'33" W	263.45
52	61	S 89°39'33" W	184.44
62	66	N 83°23'49" E	11.24
65	63	N 42°24'08" W	10.41

LOT 4, LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9 OF THE SW FRL. 1/4, SEC. 30-84-32

SCHULTE SURVEYING, INC.

DRAWN BY: SLG
CHECKED BY: MLS
PROJ NUMBER: 25-031
SHEET : 2 OF 2
SCALE: 1"=300'