

Instrument #: 2023-1957
 12/12/2023 08:33:03 AM Total Pages: 3
 PLAT
 Recording Fee: \$ 17.00 Transfer Tax: \$0
 Deborah McDonald, Recorder, Greene County Iowa

SPACE RESERVED FOR RECORDING INFORMATION

INDEX LEGEND

SECTION: 17
 TOWNSHIP: 84N
 RANGE: 29W
 COUNTY: GREENE
 LOCATION: SEC 17-84-29

NER ENGINEERING INC.
 109 REGENCY WEST COURT
 FORT DODGE, IOWA 50501
 515-955-3635 - OFFICE
 515-955-3788 - FAX

COMPLETED BY: RONALD HADEN
 RETURN TO: RONALD HADEN

THE S1/2 AND THE SE1/4 NW1/4 AND THE SW1/4 NE1/4 SECTION 17-84-29 GREENE COUNTY, IOWA

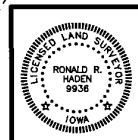
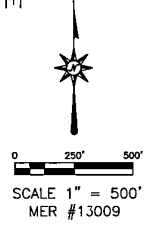
REQUESTED BY: SUNDERMAN FARM MANAGEMENT CO.
 PROPRIETOR: BOERTJE FAMILY TRUST ETAL.

PLAT OF SURVEY

LEGEND

SECTION CORNER FOUND Δ
 SECTION CORNER SET \blacktriangle
 PROPERTY CORNERS FOUND IRON PIN W/YELLOW CAP #6806 \circ
 PROPERTY CORNERS SET 5/8"x24" IRON PIN W/YELLOW CAP #9936 \bullet
 SPIKE/WASHER #9936 \odot
 PK/WASHER #9936 \blacksquare

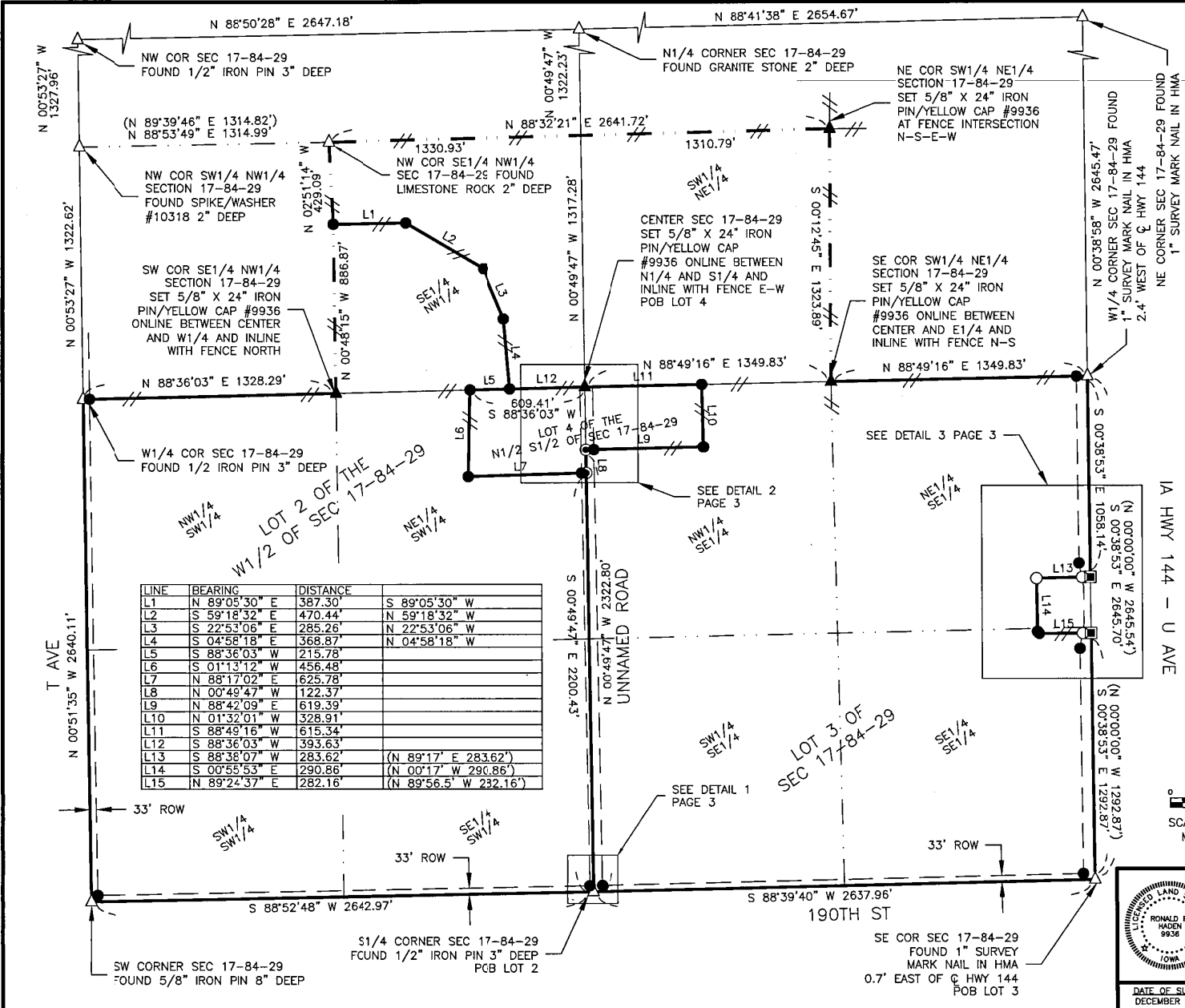
PROPERTY LINES
 ROW LINES
 1/4 1/4 LINES
 1/4 1/4 & PROP LINES
 FENCE
 MEASURED DIMENSIONS 100.00'
 RECORD DIMENSION (100.00')



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.

Ronald R. Haden Dec 11, 2023 (DATE)
 RONALD R. HADEN 9936
 LICENSE NUMBER
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 PAGES COVERED BY THIS SEAL 1, 2 & 3

LINE	BEARING	DISTANCE	
L1	N 89°05'30" E	387.30'	S 89°05'30" W
L2	S 59°18'32" E	470.44'	N 59°18'32" W
L3	S 22°53'06" E	285.26'	N 22°53'06" W
L4	S 04°58'18" E	368.87'	N 04°58'18" W
L5	S 88°36'03" W	215.78'	
L6	S 01°13'12" W	456.48'	
L7	N 88°17'02" E	625.78'	
L8	N 00°49'47" W	122.37'	
L9	N 88°42'09" E	619.39'	
L10	N 01°32'01" W	328.91'	
L11	S 88°49'16" W	615.34'	
L12	S 88°36'03" W	393.63'	
L13	S 88°38'07" W	283.62'	(N 89°17' E 283.62')
L14	S 00°55'53" E	290.86'	(N 00°17' W 290.86')
L15	N 89°24'37" E	282.16'	(N 89°56.5' W 232.16')



DESCRIPTION OF LOT 2 OF THE W1/2 OF SECTION 17-84-29

A PARCEL OF LAND IN THE W1/2 OF SECTION 17; T84N; R29W OF THE 5TH P.M., GREENE COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S1/4 CORNER OF SAID SECTION 17; THENCE S 88°52'48" W 2642.87 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 17 TO THE SW CORNER OF SAID SECTION 17; THENCE N 00°51'35" W 2640.11 FEET ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 17 TO THE W1/4 CORNER OF SAID SECTION 17; THENCE N 88°36'03" E 1328.29 FEET ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 17 TO THE SW CORNER OF THE SE1/4 NW1/4 OF SAID SECTION 17; THENCE N 00°48'15" W 886.87 FEET ALONG THE WEST LINE OF SAID SE1/4 NW1/4 AS FENCED AND OCCUPIED; THENCE PROCEEDING ALONG THE FENCE AS OCCUPIED N 89°05'30" E 387.30 FEET; THENCE S 59°18'32" E 470.44 FEET; THENCE S 22°53'06" E 285.26 FEET; THENCE S 04°58'18" E 368.87 FEET TO THE NORTH LINE OF THE SW1/4 OF SAID SECTION 17; THENCE S 88°36'03" W 215.78 FEET ALONG THE NORTH LINE OF SW1/4 OF SAID SECTION 17; THENCE S 01°13'12" W 456.48 FEET; THENCE N 88°17'02" E 625.78 FEET TO THE EAST LINE OF THE SW1/4 OF SAID SECTION 17; THENCE S 00°49'47" E 2200.43 FEET ALONG THE EAST LINE OF SAID SW1/4 TO THE S1/4 CORNER OF SAID SECTION 17 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 170.38 ACRES SUBJECT TO EASEMENTS OF RECORD.
NOTE: THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 17 BEARS S 88°52'48" W AS ESTABLISHED FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 7 CARROLL - ATLANTIC.

	TOTAL	ROADWAY	TAXABLE
NW1/4 SW1/4	40.25 AC	1.00 AC	39.25 AC
SW1/4 SW1/4	40.15 AC	1.88 AC	38.17 AC
SE1/4 NW1/4	16.20 AC	0.00 AC	16.20 AC
NE1/4 SW1/4	33.63 AC	0.46 AC	33.17 AC
SE1/4 SW1/4	40.15 AC	1.61 AC	38.54 AC
TOTAL	170.38 AC	5.05 AC	165.33 AC

DESCRIPTION OF LOT 3 OF SECTION 17-84-29

A PARCEL OF LAND IN THE SE1/4, THE SE1/4 OF THE NW1/4 AND THE SW1/4 OF THE NE1/4 OF SECTION 17; T84N; R29W OF THE 5TH P.M., GREENE COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 17; THENCE S 88°39'40" W 2637.96 FEET ALONG THE SOUTH LINE OF SAID SE1/4 TO THE S1/4 CORNER OF SAID SECTION 17; THENCE N 00°49'47" W 2322.80 FEET ALONG THE WEST LINE OF SAID SE1/4; THENCE N 88°42'09" E 619.39 FEET; THENCE N 01°32'01" W 328.91 FEET TO THE NORTH LINE OF SAID SE1/4; THENCE S 88°49'16" W 615.34 FEET ALONG THE NORTH LINE OF SAID SE1/4 TO THE CENTER OF SAID SECTION 17; THENCE S 88°36'03" W 383.63 FEET ALONG THE SOUTH LINE OF THE SE1/4 NW1/4 OF SAID SECTION 17; THENCE PROCEEDING ALONG THE FENCE AS OCCUPIED N 04°58'18" W 368.87 FEET; THENCE N 22°53'06" W 285.26 FEET; THENCE N 59°18'32" W 470.44 FEET; THENCE S 89°05'30" W 387.30 FEET TO THE WEST LINE OF SAID SE1/4 NW1/4 AS FENCED AND OCCUPIED; THENCE N 02°51'14" W 429.09 FEET ALONG THE WEST LINE OF SAID SE1/4 NW1/4 AS FENCED AND OCCUPIED TO THE NW CORNER OF SAID SE1/4 NW1/4; THENCE N 88°32'21" E 2641.72 FEET ALONG THE NORTH LINE OF THE SE1/4 NW1/4 AND THE SW1/4 NE1/4 OF SAID SECTION 17 AS FENCED AND OCCUPIED TO THE NE CORNER OF SAID SW1/4 NE1/4; THENCE S 00°12'45" E 1323.89 FEET ALONG THE EAST LINE OF SAID SW1/4 NE1/4 AS FENCED AND OCCUPIED TO THE SE CORNER OF SAID SW1/4 NE1/4; THENCE N 88°49'16" E 1349.83 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 17 TO THE E1/4 CORNER OF SAID SECTION 17; THENCE S 00°38'53" E 1058.14 FEET ALONG THE EAST LINE OF SAID SE1/4 TO THE NE CORNER OF A SURVEY BY HILLHOUSE RECORDED IN BOOK 110 PAGE 904 IN THE GREENE COUNTY RECORDER'S OFFICE; THENCE S 88°38'07" W 283.62 FEET ALONG THE NORTH LINE OF SAID SURVEY; THENCE S 00°55'53" E 290.88 FEET ALONG THE WEST LINE OF SAID SURVEY; THENCE N 89°24'37" E 282.16 FEET ALONG THE SOUTH LINE OF SAID SURVEY TO THE EAST LINE OF SAID SE1/4; THENCE S 00°38'53" E 1292.87 FEET ALONG THE EAST LINE OF SAID SE1/4 TO THE SE CORNER OF SAID SECTION 17 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 217.28 ACRES SUBJECT TO EASEMENTS OF RECORD.
NOTE: THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 17 BEARS S 88°39'40" W AS ESTABLISHED FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 7 CARROLL - ATLANTIC.

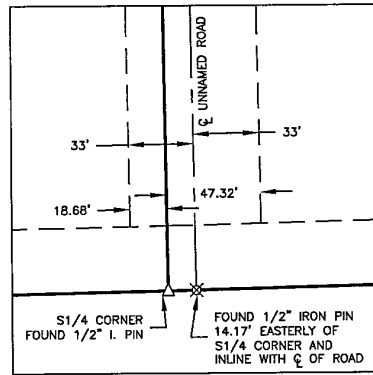
	TOTAL	ROADWAY	TAXABLE
SE1/4 NW1/4	23.64 AC	0.00 AC	23.64 AC
SW1/4 NE1/4	39.52 AC	0.00 AC	39.52 AC
NW1/4 SE1/4	34.95 AC	0.98 AC	33.97 AC
SW1/4 SE1/4	39.97 AC	2.35 AC	37.62 AC
NE1/4 SE1/4	39.07 AC	1.40 AC	37.67 AC
SE1/4 SE1/4	40.13 AC	2.72 AC	37.41 AC
TOTAL	217.28 AC	7.45 AC	209.83 AC

DESCRIPTION OF LOT 4 OF N1/2 OF THE S1/2 OF SECTION 17-84-29

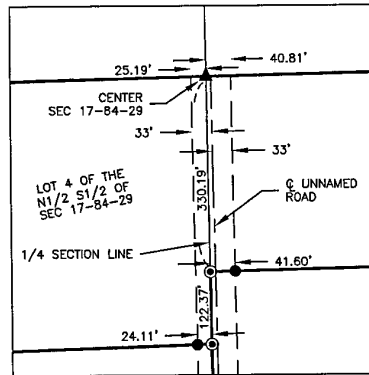
A PARCEL OF LAND IN THE NE1/4 OF THE SW1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 17; T84N; R29W OF THE 5TH P.M., GREENE COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 17; THENCE S 88°36'03" W 609.41 FEET ALONG THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 17; THENCE S 01°13'12" W 456.48 FEET; THENCE N 88°17'02" E 625.78 FEET TO THE EAST LINE OF SAID NE1/4 SW1/4; THENCE N 00°49'47" W 122.37 FEET ALONG SAID EAST LINE; THENCE N 88°42'09" E 619.39 FEET; THENCE N 01°32'01" W 328.91 FEET TO THE NORTH LINE OF THE NW1/4 SE1/4 OF SAID SECTION 17; THENCE S 88°49'16" W 615.34 FEET ALONG SAID NORTH LINE TO THE CENTER OF SAID SECTION 17 AND THE POINT OF BEGINNING. SAID PARCEL CONTAINS 11.11 ACRES SUBJECT TO EASEMENTS OF RECORD.
NOTE: THE NORTH LINE OF SAID SECTION 17 BEARS S 88°36'03" W AS ESTABLISHED FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 7 CARROLL - ATLANTIC.

	TOTAL	ROADWAY	TAXABLE
NE1/4 SW1/4	6.44 AC	0.26 AC	6.18 AC
NW1/4 SE1/4	4.67 AC	0.31 AC	4.36 AC
TOTAL	11.11 AC	0.57 AC	10.54 AC

MER	MER ENGINEERING INC.
	109 REGENCY WEST COURT FORT DODGE, IOWA 50501
COMPLETED BY & RETURN TO: RONALD HADEN	515-955-3635 - OFFICE 515-955-3788 - FAX



DETAIL 1
N.T.S.



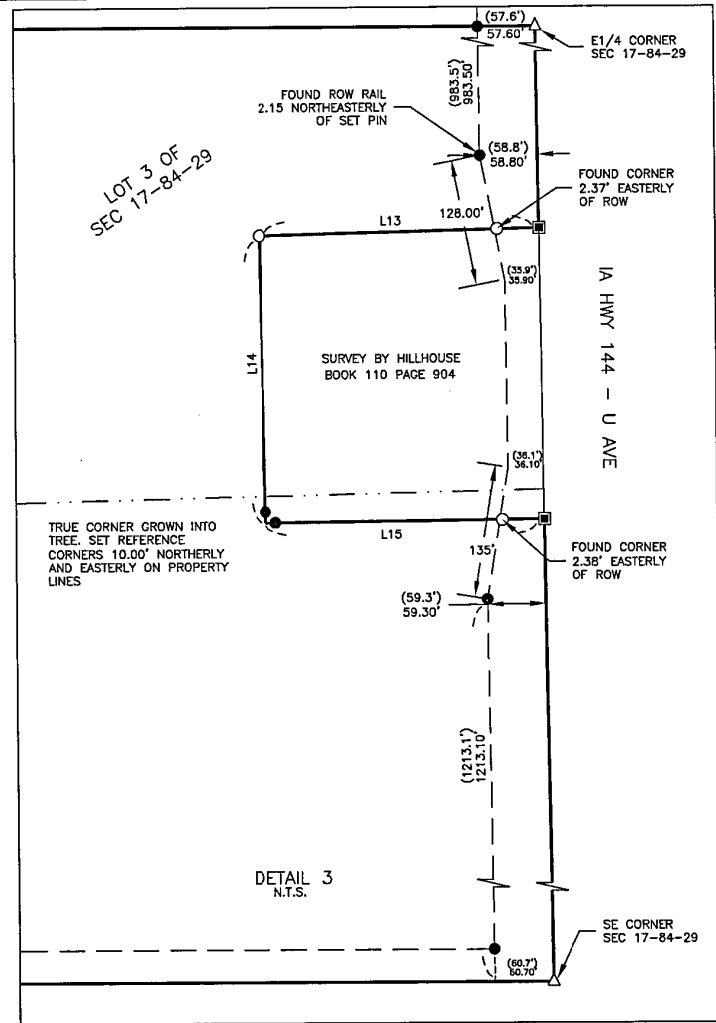
DETAIL 2
N.T.S.

MER

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DETAIL 3
N.T.S.