

RECORDER'S INDEX

LOCATION: PARCEL 2021-92 AND PARCEL 2021-93 IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, EXCEPT THE RAILROAD RIGHT OF WAY AND EXCEPT HIGHWAY DESCRIBED IN LAND DEED BOOK 63, PAGE 45.

REQUESTOR: TYLER MESSELS  
PROPRIETOR: JOSEPH G. MESSELS AND KATHY MESSELS  
SURVEYOR: DAVID P. SCHNEIDER  
COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.  
RETURN TO: DAVID P. SCHNEIDER  
P.O. BOX 128 FARLEY, IOWA  
Ph#563-744-3631 daves@yousq.net

FILED  
JUL 19 2021  
Delaware Co. Auditor

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Date 7/19/2021 Time 8:21:51AM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PLAT OF SURVEY

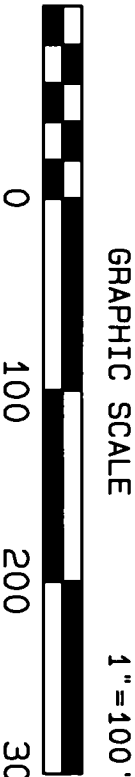
PARCEL 2021-92 IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, EXCEPT THE RAILROAD RIGHT OF WAY AND EXCEPT LAND OWNED BY THE STATE OF IOWA DESCRIBED IN LAND DEED BOOK 63, PAGE 45.

PARCEL 2021-93 IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, EXCEPT THE RAILROAD RIGHT OF WAY AND EXCEPT LAND OWNED BY THE STATE OF IOWA DESCRIBED IN LAND DEED BOOK 63, PAGE 45.

P.O.B. CORNER  
SEC. 32, T89N, R3W,  
FOUND 'X' IN CONC.  
BOOK 2013, PAGE 3328

SET MAG  
NAIL (TYP.)

SEC. 29, T89N, R3W  
FOUND 1/2" REBAR



NORTH LINE OF THE W1/2 OF NE1/4 OF SEC. 32, T89N, R3W  
N89°53'16"E 907.26'  
REC. AS: EAST & S88°19'49"W

P.O.B. CORNER  
NW1/4, NE1/4,  
SEC. 32, T89N, R3W,  
SET 1/2" REBAR W/  
YELLOW CAP #14417

REC. AS: N89°00'00"E 168.3'  
N89°53'16"E 166.56'  
31.91'

SET 1/2" REBAR  
W/ YELLOW CAP  
#14417 - 1.47'  
FOUND RAIL

SET 1/2" REBAR  
W/ YELLOW CAP  
#14417 1.03'  
NORTH OF  
FOUND RAIL

SET 1/2" REBAR  
W/ YELLOW CAP  
#14417 - 1.47'  
FOUND RAIL

PART OF NW1/4, NE1/4, TO THE  
DEEDED TO DEED  
SEC. 32, T89N, R3W, BY WARRANTY IN LAND  
STATE OF IOWA 23,  
FILED NOVEMBER 63,  
DEED BOOK 63,

210th STREET (66') COUNTY ROAD D-22

PARCEL 2021-93  
0.509 ACRES TOTAL  
0.233 ACRES ROAD  
0.276 ACRES NET

SEE  
NOTE 1  
BELOW

PARCEL 2021-92  
3.416 ACRES TOTAL  
0.121 ACRES ROAD  
3.295 ACRES NET

S00°07'33"E 377.36'  
REC. AS: NORTH 379.5'

REC. AS: S86°07'W 503.6'  
N86°03'28"E 503.60'

REC. AS: N03°53'W 50'  
S03°56'32"E 50.00'

FOUND NAILS AND  
REPLACED W/ 1/2"  
REBAR W/ YELLOW  
CAP #14417

NOTE 1:  
PARCEL B PART OF  
THE NE1/4, NE1/4,  
SEC. 32, T89N, R3W,  
PLAT OF SURVEY  
BOOK 2008, PAGE 302

FOUND 1/2"  
REBAR W/  
ORANGE CAP  
#17939

S86°03'28"W 772.73'  
REC. AS: S86°07'W

CHICAGO CENTRAL & PACIFIC RAILROAD (100')

R.O.W. LINE

S01°01'17"E  
2414.86'

S01°05'08"E  
2187.34'

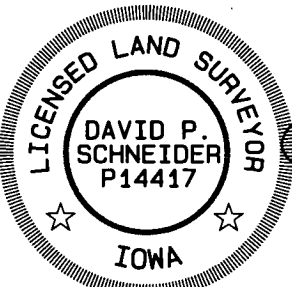
CENTER  
SEC. 32, T89N, R3W  
SET 1/2" REBAR  
W/ YELLOW CAP  
#14417

W1/2, NE1/4, SEC. 32, T89N, R3W,  
EXCEPT RAILROAD RIGHT OF WAY AND  
EXCEPT STATE OF IOWA PROPERTY DESCRIBED  
IN LAND DEED BOOK 63, PAGE 3289

SE CORNER  
SW1/4, NE1/4,  
SEC. 32, T89N, R3W,  
SET 1/2" REBAR  
W/ YELLOW CAP  
#14417

TOTAL AREA  
3.925 ACRES TOTAL  
0.354 ACRES ROAD  
3.571 ACRES NET

SURVEY DESCRIPTION:  
SEE SHEET 2



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.

David P. Schneider P.L.S. P14417 Date: 7/16/2021  
My license renewal date is December 31, 2021.  
Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER  
Land Surveying  
&  
Planning, Inc.  
P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
daves@yousq.net

Project: 2597B  
Survey Date: 7/2/2021  
Sheet: 1 of 2

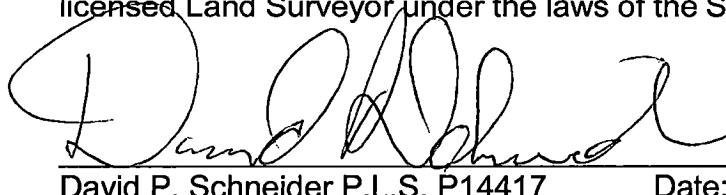
**SURVEY DESCRIPTION – PARCEL 2021-92 IN PART OF THE WEST HALF OF THE  
NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH,  
RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA**

Part of the West Half of the Northeast Quarter of Section 32, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the North Quarter corner of said Section 32; thence N89°53'16"E, 166.56 feet along the north line of the West Half of the Northeast Quarter of said Section 32 to the northwest corner of a parcel of land owned by the State of Iowa describe in a Warranty Deed recorded in Book 63, Page 45; thence S00°16'05"E, 31.58 feet along the west line of said parcel to the south right of way line of 210<sup>th</sup> Street; thence S87°55'25"E, 106.71 feet along said south right of way line; thence S00°07'33"E, 377.36 feet along the west line of said parcel; thence N86°03'28"E, 503.60 feet along the southerly line of said parcel; thence S03°56'32"E, 50.00 feet to the northerly right of way line of the Chicago, Central and Pacific Railroad; thence S86°03'28"W, 772.73 feet along said northerly right of way line to the west line of the West Half of the Northeast Quarter of said Section 32; thence N01°05'08"W, 480.95 feet along said west line to the point of beginning, containing 3.416 acres, which includes 0.121 acres of existing public road right of way.

**SURVEY DESCRIPTION – PARCEL 2021-93 IN PART OF THE WEST HALF OF THE  
NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 89 NORTH,  
RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA**

Part of the West Half of the Northeast Quarter of Section 32, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 32; thence S01°01'17"E, 253.87 feet along the east line of the West Half of the Northeast Quarter of said Section 32 to the northeasterly line of a parcel of land owned by the State of Iowa describe in a Warranty Deed recorded in Book 63, Page 45 and the former centerline of U.S. Highway #20; thence N31°50'30"W, 162.21 feet along the northeasterly line of said parcel and said former centerline to the beginning of a curve; thence northwesterly and westerly, 220.30 feet along said curve having a radius of 247.50 feet, concave to the southwest, a central angle of 50°59'53" and a chord which bears N57°10'27"W, 213.10 feet to the north line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence N89°53'16"E, 260.12 feet along said north line to the point of beginning, containing 0.509 acres, which includes 0.233 acres of existing public road right of way.

I hereby certify that this land survey 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.

 7/16/2021

David P. Schneider P.L.S. P14417

Date:

My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: Surveyor's Certificate Only

**Schneider Land Surveying & Planning, Inc.**

P.O. Box 128 Farley, Iowa 52046

Job No.2597B

Phone: 563-744-3631

Email: daves@yousq.net

Date: 7/2/2021

