RECORDER'S INDEX FILED Delaware Co. Auditor PART OF LOT 20 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA LOCATION: AUG 31 2023 **REQUESTOR:** CHAD HOYT Book 2023 Page 2121 GEORGE DEAN KINNAIRD AND CHERYL MARIE KINNAIRD PROPRIETOR: Document 2023 2121 Type 06 002 Pages 2 Date 8/31/2023 Time 10:16:59AM **FILED SURVEYOR:** DAVID P. SCHNEIDER Delaware Co. Assessor Rec Amt \$12.00 SCHNEIDER LAND SURVEYING AND PLANNING, INC. **SURVEYOR** AUG 3 1 2023 COMPANY: DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net Daneen Schindler, RECORDER/REGISTRAR **RETURN TO:** DELAWARE COUNTY IOWA PLAT OF SURVEY PARCEL 2023-78 OF PART OF LOT 20 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA OF SECTION 24. PARCEL 2023-79 OF PART OF LOT 20 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA 5.48. 135. PARCEL 2021-104 BOOK 2021, PAGE 3003 N20.56.4 50.06.4 50.18.4 NW'RLY CORNER, LOT 20, CEDAR ACRES SUBDIVISION SET 1/2" REBAR LOT 13A, CEDAR ACRES SUBDIVISION NE RLY CORNER LOT 20. CEDAR ACRES SUBDIVISION SET MAG NAIL— PARCEL 2021-104 BOOK 2021, PAGE 3003 W/ YELLOW CAP BOOK 4, PAGE 135 #14417 N20.78. N20.78.48. 33.18.48.48. 33.09.13.E FOUND MAG NAIL (TYP.) ACRES TOTAL SET 1/2"
REBAR w/
YELLOW CAP
#14417 (TYP.) 6.22' S01°17'57"W LOT 12, CEDAR ACRES SUBDIVISION LOT 20, CEDAR ACRES SUBDIVISION SEMENT (17.17.7) 5.18.05"E 54.0) 1.0.W. LINE 20 BOOK 4, PAGE 135 EXCEPT LOT W, X, & BOOK 4, PAGE 135 NW'RLY CORNER,
PARCEL W OF LOT 20,
CEDAR ACRES
SUBDIVISION
FOUND 1/2" REBAR
W/ YELLOW CAP
#12642 816 - 18 '0' 150 - 90' 160 - 90 8 20 -N16 H 8 4 8 N20 180.05.300.0. 18.13.E E LOT 11, CEDAR ACRES SUBDIVISION S16 °18 '36 "W BOOK 2000, PAGE 1480 S18 °34 '33 "W/ 19.40 \\_\_\_\_ P.O.B. NW'RLY CORNER, LOT 10, 20· SW'RLY CORNER, Q PARCEL W BOOK 2007, PAGE 3364 SW'RLY CORNER,-LOT 10. CEDAR ACRES SUBDIVISION SET MAG NAIL PARCEL W OF LOT 20, 50. CEDAR ACRES SUBDIVISION CEDAR ACRES SUBDIVISION REC.AS: S19°27'01"W S16 '18' 05"W 11.20' REC.AS: 11.84' S19'02'02"W N18 \*34 ' 33 "E SET MAG NAIL FOUND 1/2" REBAR W/ YELLOW CAP 16.76 LOT 10 CEDAR ACRES SUBDIVISION BOOK 4, PAGE 135 #12642 BOOK 2022, PAGE 1964 L2 S18 \*34 ' 33 " W **22.05**' REC.AS: 22.90' S19'53'39"W PARCEL 2022-77 BOOK 2022, PAGE 1964 PARCEL Y-BOOK 2007, PAGE 3364 PARCEL X PAGE 3364 FOUND 1/2" REBAR W/ SW'RLY CORNER, YELLOW CAP #12642 (TYP.) LOT B, CEDAR ACRES PARCEL 2022-109 SUBDIVISION BOOK 2022 PAGE 2649 FOUND MAG NAIL LOT 8, CEDAR ACRES SUBDIVISION FOUND-BOOK 4, PAGE 135 RÉBAR 1"=30 GRAPHIC SCALE FOUND 1/2" REBAR W/ YELLOW CAP 0 30 60 90 #14417 (TYP.) LAND SUBJECT I hereby certify that this land surveying document was SCHNEIDER 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 Iowal LICENS Land Surveying 8 TOTAL AREA Planning, Inc. 0.428 ACRES TOTAL DAVID P. SCHNEIDER S P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net 0.043 ACRES ROAD P14417 0.385 ACRES NET David P. Schneider P.L.S. P14417 Date: <u>Project: 2816</u> My license renewal date is December 31, 2023. **4WOI** Survey Date: 8/21/2023 Pages or sheets covered by this seal: THIS SHEET ONLY *Min*moonmanN Sheet: 1 of 2

## **Survey Description – Parcel 2023-78:**

Part of Lot 20 of Cedar Acres Subdivision in the Southwest Quarter of Section 24, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the northwesterly corner of said Lot 20; thence S64°49'19"E, 198.77 feet to the northeasterly corner of said Lot 20 and the centerline of 214<sup>th</sup> Avenue; thence S16°18'05"W, 59.90 feet along the easterly line of said Lot 20; thence N64°59'12"W, 202.92 feet to the westerly line of said Lot 20; thence N20°18'13"E, 59.98 feet along said westerly line to the point of beginning, containing 0.274 acres, which includes 0.028 acres of existing road right of way.

## **Survey Description – Parcel 2023-79:**

Part of Lot 20 of Cedar Acres Subdivision in the Southwest Quarter of Section 24, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the northwesterly corner of Lot 10 of said Cedar Acres Subdivision on the centerline of 214<sup>th</sup> Avenue; thence S16°18'05"W, 11.20 feet along the westerly line of said Lot 10; thence S18°34'33"W, 22.05 feet to the southwesterly corner of said Lot 10 and the northeasterly corner of Parcel 'W' as illustrated on a plat of survey filed on October 15, 2007 as Document 2007 3364 in the office of the Recorder of Delaware County, Iowa; thence N64°59'12"W, 204.37 feet to the northwesterly corner of said Parcel 'W' and the westerly line of said Lot 20; thence N20°18'13"E, 33.09 feet along the westerly line of said Lot 20; thence S64°59'12"E, 202.92 feet to the point of beginning, containing 0.154 acres, which includes 0.015 acres of existing 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.

David P. Schneider P.L.S. P14417

Date:

My license renewal date is December 31, 2023.

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. 2816

AWOT

Phone: 563-744-3631

Date: 8/21/2023

Email: daves@yousq.net

Date. 0/2 1/2020