

OCT 16 2023

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RECORDER'S INDEX

LOCATION: PARCEL 2023-80 AND PARCEL 2023-81 IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA



Book 2023 Page 2567

REQUESTOR: LAIN E. GIBBS
PROPRIETOR: LAIN E. GIBBS & MARILYN J. GIBBS
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR 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

Document 2023 2567 Type 06 002 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2023-80 AND PARCEL 2023-81 IN PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

TOTAL AREA

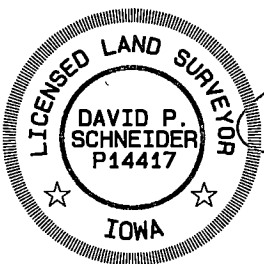
57.09 ACRES TOTAL
-1.76 ACRES ROAD
55.33 ACRES NET

SURVEY DESCRIPTION - PARCEL 2023-80:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 1; THENCE N89°03'05"E, 1366.86 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S00°58'06"W, 385.70 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1; THENCE S89°02'59"W, 1365.50 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE N00°45'55"E, 385.70 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 12.09 ACRES, WHICH INCLUDES 1.76 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

SURVEY DESCRIPTION - PARCEL 2023-81:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE NORTH 13 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PARCEL 'E' IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AS ILLUSTRATED ON A PLAT OF SURVEY FILED APRIL 11, 2001 IN BOOK 2001, PAGE 1143 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA, ALL IN SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE N00°45'55"E, 938.50 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE N89°02'59"E, 1365.50 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S00°58'06"W, 950.93 FEET TO THE SOUTHEAST CORNER OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE S00°56'39"W, 493.91 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF SAID PARCEL 'E'; THENCE S89°27'26"W, 1355.05 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'E'; THENCE N00°09'23"E, 496.41 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF BEGINNING, CONTAINING 45.00 ACRES, WHICH INCLUDES 63 SQUARE FEET OF EXISTING PUBLIC ROAD RIGHT OF WAY.



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: 10/13/2023
My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: SHEETS 1 & 2

SCHNEIDER
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&
Planning, Inc.
P.O. Box 128
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Ph# 563-744-3631
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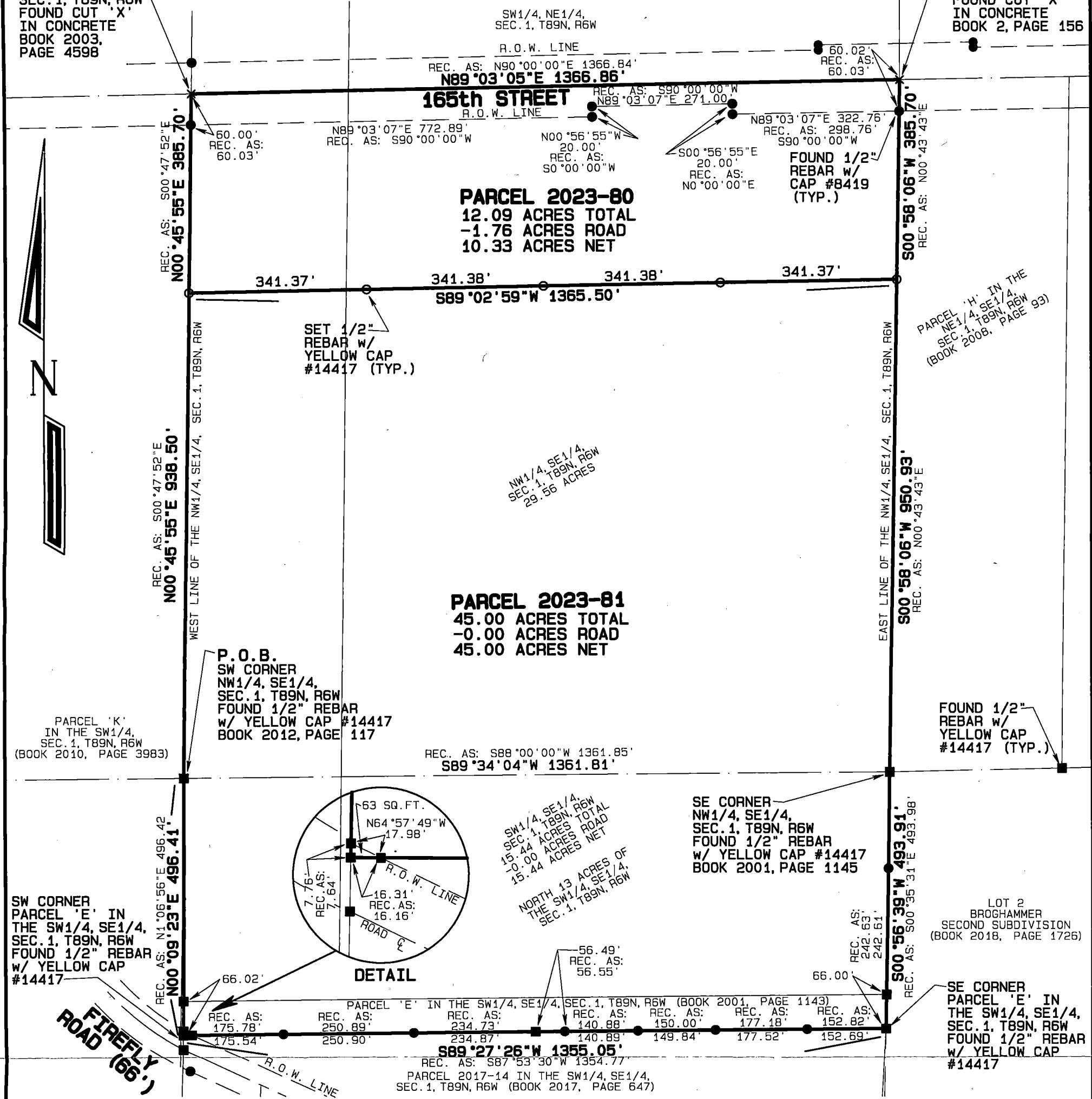
Project: 193-2023
Survey Date: 9/19/2023
Sheet: 1 of 2

PLAT OF SURVEY

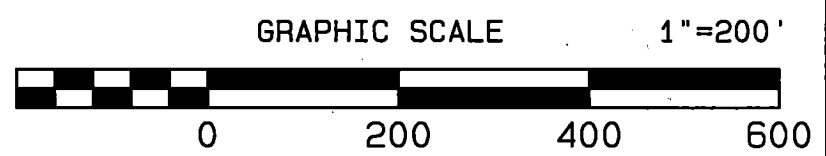
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P.O.B. CENTER SEC. 1, T89N, R6W FOUND CUT 'X' IN CONCRETE BOOK 2003, PAGE 4598

NE CORNER NW1/4, SE1/4, SEC. 1, T89N, R6W FOUND CUT 'X' IN CONCRETE BOOK 2, PAGE 156



SURVEY DESCRIPTION:
SEE SHEET 1



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