

RECORDER'S INDEX

LOCATION: PARCEL 2023-92 AND PARCEL 2023-93 IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CASCADE AND SANDSPRINGS ROAD; AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT FOR PARCELS A AND B; ALL IN SECTION 25, TOWNSHIP 87 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA



Book 2023 Page 2911
 Document 2023 2911 Type 06 002 Pages 2
 Date 11/20/2023 Time 9:05:07AM
 Rec Amt \$12.00

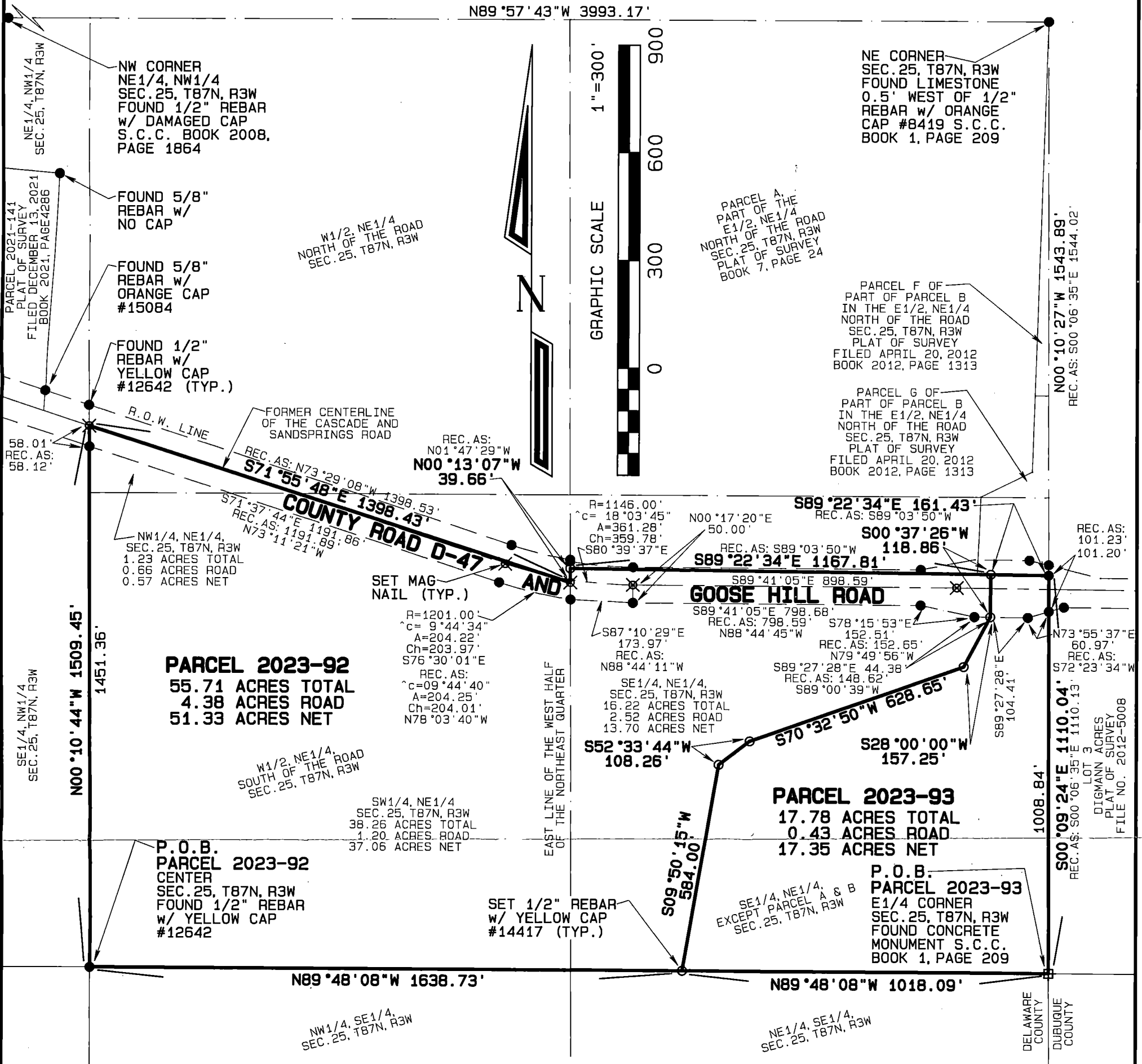
REQUESTOR: SANDRA FORD
PROPRIETOR: DOROTHY A. DIGMANN
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
 P.O. BOX 128 FARLEY, IOWA
 Ph#563-744-3631 daves@yousq.net

FILED
 Delaware Co. Auditor
 NOV 20 2023
 FILED
 Delaware Co. Assessor
 NOV 20 2023

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

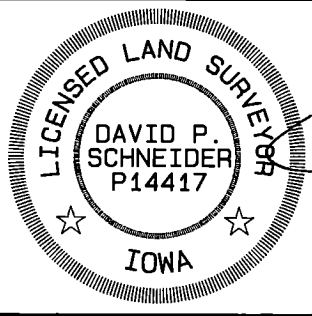
PLAT OF SURVEY

PARCEL 2023-92 IN PART OF THE WEST HALF OF THE NORTHEAST QUARTER LYING SOUTH OF THE CASCADE AND SANDSPRINGS ROAD; AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT FOR PARCELS A AND B, ALL IN SECTION 25, TOWNSHIP 87 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, AND PARCEL 2023-93 IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER EXCEPT FOR PARCELS A AND B, IN SECTION 25, TOWNSHIP 87 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA.



TOTAL AREA
 73.49 ACRES TOTAL
 4.81 ACRES ROAD
 68.68 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 11/15/2023
 David P. Schneider P.L.S. P14417 Date:
 My license renewal date is December 31, 2023.
 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: 2832
 Survey Date: 10/18/2023
 Sheet: 1 of 2

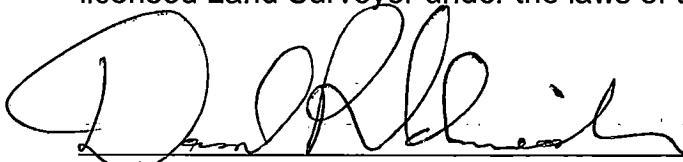
Survey Description- Parcel 2023-92:

Part of the West Half of the Northeast Quarter lying south of the Cascade and Sandsprings Road; and part of the Southeast Quarter of the Northeast Quarter except for Parcels A and B, all in Section 25, Township 87 North, Range 3 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the Center of said Section 25; thence N00°10'44"W, 1509.45 feet along the west line of the Northeast Quarter of said Section 25 to the former centerline of the Cascade and Sandsprings Road; thence S71°55'48"E, 1398.43 feet along said former centerline to the east line of the West Half of the Northeast Quarter of said Section 25; thence N00°13'07"W, 39.66 feet along said east line to the southwest corner of Parcel A in the East Half of the Northeast Quarter of said Section 25 as illustrated on a Plat of Survey filed April 20, 1993 in Book 7, Page 24 in the office of the Recorder of Delaware County, Iowa; thence S89°22'34"E, 1167.81 feet along the south line of said Parcel A extended easterly; thence S00°37'26"W, 118.86 feet to the south right of way line of Goose Hill Road; thence S28°00'00"W, 157.25 feet; thence S70°32'50"W, 628.65 feet; thence S52°33'44"W, 108.26 feet; thence S09°50'15"W, 584.00 feet to the south line of the Northeast Quarter of said Section 25; thence N89°48'08"W, 1638.73 feet to the point of beginning, containing 55.71 acres, which includes 4.38 acres of existing public road right of way.

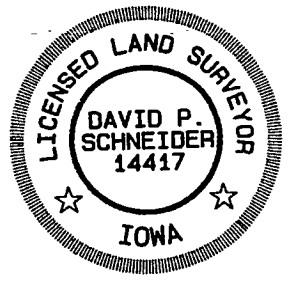
Survey Description- Parcel 2023-93:

Part of the Southeast Quarter of the Northeast Quarter except for Parcels A and B, in Section 25, Township 87 North, Range 3 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the East Quarter corner of said Section 25; thence N89°48'08"W, 1018.09 feet along the south line of the Northeast Quarter of said Section 25; thence N09°50'15"E, 584.00 feet; thence N52°33'44"E, 108.26 feet; thence N70°32'50"E, 628.65 feet; thence N28°00'00"E, 157.25 feet to the south right of way line of Goose Hill Road; thence N00°37'26"E, 118.86 feet to the south line of Parcel G in the East Half of the Northeast Quarter of said Section 25 as illustrated on a Plat of Survey filed April 20, 2012 in Book 2012, Page 1313 in the office of the Recorder of Delaware County, Iowa; thence S89°22'34"E, 161.43 feet along the south line of said Parcel G to the southeast corner of said Parcel G and the east line of the Northeast Quarter of said Section 25; thence S00°09'24"E, 1110.04 feet along said east line to the point of beginning, containing 17.78 acres, which includes 0.43 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.

 11/15/2023
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. 2832
Phone: 563-744-3631
Email: daves@yousq.net Date: 10/18/2023