

**RECORDER'S INDEX**

FILED  
Delaware Co. Assessor

FILED  
Delaware Co. Auditor

MAR 17 2026

LOCATION: PARCEL 2026-18 IN PART OF THE  
SOUTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 24, TOWNSHIP 89  
NORTH, RANGE 4 WEST OF THE 5th P.M.,  
DELAWARE COUNTY, IOWA

MAR 17 2026



REQUESTOR: LARRY SELLNER  
PROPRIETORS: IRVIN L. SELLNER AND  
MADONNA A. SELLNER  
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

Book 2026 Page 629  
Document 2026 629 Type 06 002 Pages 2  
Date 3/17/2026 Time 10:19:48AM  
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

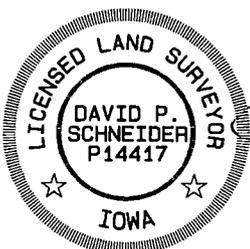
**PLAT OF SURVEY**

PARCEL 2026-18 IN PART OF THE SOUTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 89 NORTH,  
RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

PLAT OF SURVEY:  
SEE SHEET 2

**SURVEY DESCRIPTION - PARCEL 2026-18:**

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 89  
NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N89°39'48"E, 535.34 FEET ALONG THE  
NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO  
THE SOUTHWEST CORNER OF PARCEL 2018-94 AS ILLUSTRATED ON A PLAT OF SURVEY FILED  
OCTOBER 10, 2018, IN BOOK 2018 ON PAGE 2858 IN THE OFFICE OF THE RECORDER OF DELAWARE  
COUNTY, IOWA; THENCE S57°19'03"E, 225.70 FEET ALONG THE SOUTH LINE OF SAID PARCEL  
2018-94; THENCE S80°31'20"E, 118.30 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL  
2018-94; THENCE S87°43'17"E, 56.74 FEET TO THE CENTER OF THE BRIDGE OVER PLUM CREEK;  
THENCE SOUTHERLY ALONG THE CENTER OF PLUM CREEK TO THE SOUTH LINE OF THE SOUTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S89°45'24"W ALONG SAID  
SOUTH LINE TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED AS THE SOUTH 7 RODS OF THE  
WEST 40 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;  
THENCE N00°42'40"W, 115.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE  
S89°45'24"W, 660.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE WEST LINE OF  
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N00°42'40"W,  
1208.04 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 23.515 ACRES,  
WHICH INCLUDES 0.168 ACRES 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* 3/13/2026  
Date: 3/13/2026

David P. Schneider P.L.S. P14417  
My license renewal date is December 31, 2027.

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

**SCHNEIDER**  
Land Surveying  
&  
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Farley, Iowa 52046  
Ph# 563-744-3631  
daves@yousq.net

Project: 3064MULLIS1  
Survey Date: 3/4/2026  
Sheet: 1 of 2

PART OF SW1/4, NW1/4, SE1/4,  
SEC. 24, T89N, R4W

PARCEL 2018-95  
BOOK 2018, PAGE 2858

### 197th STREET (66')

N89°39'48"E 535.34'

N89°39'58"E 842.94'

**P.O.B.**  
NW CORNER  
SW1/4, SE1/4,  
SEC. 24, T89N, R4W,  
FOUND 1/2" REBAR w/  
YELLOW CAP #14417  
BOOK 2005, PAGE 2090

N88°55'27"E 550.50'  
SOUTH LINE OF THE  
NW1/4 OF THE SE1/4  
OF SEC. 24, T89N, R4W

NOTE:  
THE END OF THE COUNTY  
ROAD 197th STREET IS  
LOCATED 2050' WESTERLY  
OF THE 280th AVENUE  
AND THE 197th STREET  
INTERSECTION PER  
CERTIFICATION FILED  
MAY 11, 1999 IN  
BOOK 1999, PAGE 1645.

FOUND 1/2"  
REBAR w/  
YELLOW CAP  
#14417 (TYP.)

NE CORNER  
SW1/4, SE1/4,  
SEC. 24, T89N, R4W,  
FOUND 1/2" REBAR w/  
YELLOW CAP #14417  
BOOK 2019, PAGE 3721



**SURVEY DESCRIPTION:**  
SEE SHEET 1

**PARCEL 2026-18**  
23.515 ACRES TOTAL  
-0.168 ACRES ROAD  
23.347 ACRES NET

SW1/4, SE1/4,  
SEC. 24, T89N, R4W  
EXCEPT PARCEL 2018-94  
BOOK 2018, PAGE 2858 AND  
EXCEPT SOUTH 8 RODS  
WEST OF PLUM CREEK

#### NOTE:

THE EAST LINE OF PARCEL 2026-18 IS INTENDED TO BE BOUND BY THE CENTERLINE OF PLUM CREEK WHICH IS CLASSIFIED AS A NON-NAVIGABLE CREEK. THE CREEK BOUNDARY IS SUBJECT TO RIPARIAN RIGHTS WHICH ALLOWS THE EAST BOUNDARY OF PARCEL 2026-18 TO MOVE WITH THE CREEK. THE CURVE DATA, AND THE BEARINGS AND DISTANCES ALONG THE CENTERLINE OF PLUM CREEK ARE ONLY FOR ACREAGE AND BOUNDARY CLOSURE PURPOSES, AND NOT INTENDED TO LOCK DOWN THE LOCATION OF PLUM CREEK.

SET 1/2"  
REBAR w/  
YELLOW CAP  
#14417 (TYP.)

S89°45'24"W 660.00'  
REC. AS: 40 rods

THE SOUTH 7 RODS OF THE  
WEST 40 RODS LYING WEST  
OF PLUM CREEK IN THE  
SW1/4, SE1/4,  
SEC. 24, T89N, R4W

S1/4 CORNER  
SEC. 24, T89N, R4W,  
FOUND 1/2" REBAR w/  
YELLOW CAP #14417  
BOOK 2004, PAGE 4699

S89°45'24"W 660.00'  
REC. AS: N89°34'01"W 40 rods

NW1/4, NE1/4,  
SEC. 25, T89N, R4W

84/83'  
S89°45'24"W  
REC. AS: N89°34'01"W

SE CORNER  
SEC. 24, T89N, R4W,  
FOUND 1/2" REBAR  
BOOK 2003,  
PAGE 370

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**PLAT OF SURVEY**  
PARCEL 2026-18 IN PART OF THE SOUTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 89 NORTH,  
RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

Project: 3064MULLIS1  
Survey Date: 3/4/2026  
Sheet: 2 of 2



SE1/4, SW1/4,  
SEC. 24, T89N, R4W  
N00°42'40"W 1208.04'

A=56.82'  
S06°42'39"W  
Ch=55.50'  
c=42°54'32"  
R=75.88'

CENTERLINE OF  
PLUM CREEK -  
NO POINTS SET

A=77.73'  
S07°27'47"E  
Ch=77.52'  
c=14°33'40"  
R=305.86'

A=120.37'  
S12°03'56"W  
Ch=119.46'  
c=24°29'47"  
R=281.54'

A=78.39'  
S08°31'04"W  
Ch=77.40'  
c=31°35'31"  
R=142.17'

A=178.38'  
S08°09'36"W  
Ch=176.23'  
c=30°52'34"  
R=331.02'

PLUM CREEK

BRIDGE