

RECORDER'S INDEX

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



Book 2026 Page 812
Document 2026 812 Type 06 002 Pages 2
Date 4/07/2026 Time 10:45:42AM
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REQUESTOR: LARRY SELLNER
PROPRIETOR: IRVIN L. SELLNER AND
MADONNA A. SELLNER

APR 07 2026
FILED
Delaware Co. Auditor

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING
AND PLANNING, INC.

APR 07 2026
FILED
Delaware Co. Assessor

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

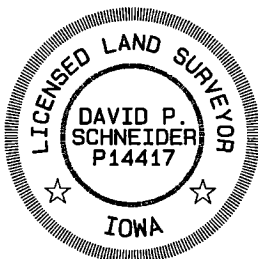
PLAT OF SURVEY

PARCEL 2026-24 IN PART 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 2026-24:

PART 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: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N00°31'33"W, 17.50 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE POINT OF BEGINNING; THENCE S89°39'41"W, 261.01 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S00°31'18"E, 1094.85 FEET TO THE NORTHWEST CORNER OF PARCEL 'C' AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON DECEMBER 6, 2004 IN IN BOOK 2004, PAGE 4523 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE S00°30'07"E, 250.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'C' AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE S89°45'24"W ALONG SAID SOUTH LINE, APPROXIMATELY 1660 FEET TO THE CENTERLINE OF PLUM CREEK; THENCE NORTH ALONG THE CENTERLINE OF PLUM CREEK TO A POINT IN THE CENTER OF THE BRIDGE LOCATED S87°43'17"E, 56.74 FEET FROM THE SOUTHEAST CORNER OF PARCEL 2018-94 AS ILLUSTRATED ON A PLAT OF SURVEY FILED OCTOBER 10, 2018, IN BOOK 2018, PAGE 2858 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N87°43'17"W, 56.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2018-94; THENCE N07°24'00"E, 195.38 FEET ALONG THE EAST LINE OF SAID PARCEL 2018-94 TO A POINT 50.5 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE N89°39'41"E, 1769.03 FEET PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE WEST RIGHT OF WAY LINE OF 280th AVENUE; THENCE S45°25'56"E, 46.75 FEET TO THE POINT OF BEGINNING, CONTAINING 49.28 ACRES, WHICH INCLUDES 0.01 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 3/19/2024
Date:

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
&
Planning, Inc.
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Ph# 563-744-3631
daves@yousq.net

Project: 3064SOUTH
Survey Date: 3/9/2026
Sheet: 1 of 2

