

RECORDER'S INDEX

LOCATION: PARCEL 2026-25 IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER, ALL IN SECTION 24, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

REQUESTOR: LARRY SELLNER
PROPRIETOR: IRVIN L. SELLNER AND MADONNA A. SELLNER AND MADONNA A. SELLNER ESTATE

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 897
Document 2026 897 Type 06 002 Pages 2
Date 4/15/2026 Time 9:55:44AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor

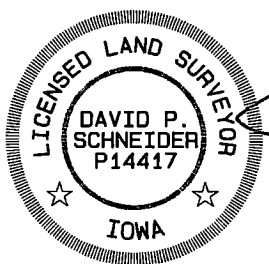
APR 15 2026

PLAT OF SURVEY

PARCEL 2026-25 IN PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER, ALL IN SECTION 24, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

SURVEY DESCRIPTION - PARCEL 2026-25

PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER, ALL IN SECTION 24, TOWNSHIP 89 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE S00°31'33"E, 1310.71 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24 TO THE NORTHEAST CORNER OF PARCEL 2026-20 AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON MARCH 17, 2026 IN BOOK 2026, PAGE 631 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N45°25'56"W, 46.75 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 280th AVENUE; THENCE S89°39'41"W, 1769.03 FEET TO THE EAST LINE OF PARCEL 2018-94 AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON OCTOBER 10, 2018 IN BOOK 2018, PAGE 2858 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N07°24'00"E, 228.42 FEET ALONG THE EAST LINE OF SAID PARCEL 2018-94; THENCE N00°03'11"W, 410.79 FEET ALONG THE EAST LINE OF SAID PARCEL 2018-94 EXTENDED TO THE CORNER OF PARCEL 2018-96 AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON OCTOBER 10, 2018 IN BOOK 2018, PAGE 2858 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE S87°34'50"E, 382.73 FEET ALONG THE LINE OF SAID PARCEL 2018-96; THENCE N02°06'39"E, 286.44 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2018-96; THENCE N85°15'30"W, 522.37 FEET TO THE NORTHWESTERLY CORNER OF PARCEL 2026-19 AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON MARCH 17, 2026 IN BOOK 2026, PAGE 630 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA, AND THE EAST LINE OF PARCEL 2018-10 AS ILLUSTRATED ON A PLAT OF SURVEY FILED FEBRUARY 5, 2018 IN BOOK 2018, PAGE 281 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N00°38'39"W, 2262.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2018-10; THENCE N72°18'22"W, 115.20 FEET ALONG THE NORTH LINE OF SAID PARCEL 2018-10 TO THE EAST RIGHT OF WAY LINE OF 190th STREET; THENCE N23°00'14"E, 217.89 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF THE ABANDONED C.G.W. RAILROAD; THENCE S75°31'14"E, 1983.70 FEET ALONG SAID SOUTH RIGHT OF WAY LINE OF THE FORMER RAILROAD PROPERTY TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE S00°37'38"E, 1664.61 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 133.86 ACRES, WHICH INCLUDES 0.03 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



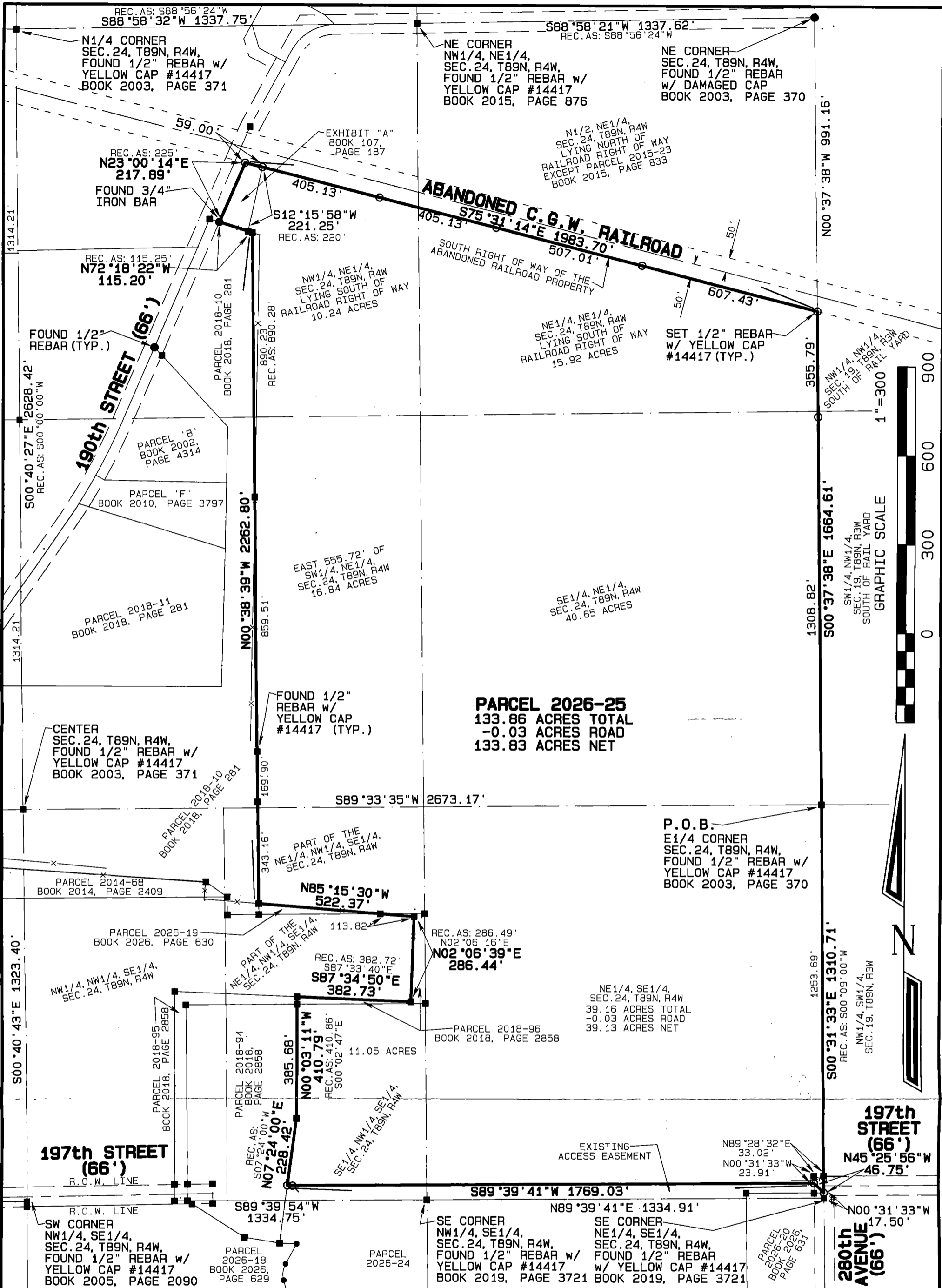
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider 4/10/2026
David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2027.

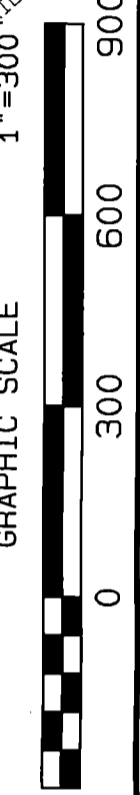
Pages or sheets covered by this seal: SHEETS 1 & 2

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3064NORTH
Survey Date: 3/13/2026
Sheet: 1 of 2



PARCEL 2026-25
 133.86 ACRES TOTAL
 -0.03 ACRES ROAD
 133.83 ACRES NET



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 PARCEL 2026-25 IN PART OF THE NORTH HALF OF THE
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