

**RECORDER'S INDEX**

**LOCATION:** PARCEL 2026-40 AND PARCEL 2026-41 IN THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA



**Book 2026 Page 1178**  
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**REQUESTOR:** JACK FRIEDMAN  
**PROPRIETOR:** JUSTIN AND MICHELLE WEBER

FILED  
 Delaware Co. Auditor

FILED  
 Delaware Co. Assessor

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

MAY 11 2026

**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 2026-40 AND PARCEL 2026-41 IN THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

**SURVEY DESCRIPTION - PARCEL 2026-40:**

PART OF THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE S88°27'30"W, 590.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO THE SOUTHWEST CORNER OF THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE N00°07'46"E, 370.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE N88°27'30"E, 258.35 FEET ALONG THE NORTH LINE OF SAID PARCEL; THENCE S01°32'32"E, 59.36 FEET; THENCE S88°27'28"W, 42.35 FEET; THENCE S01°32'32"E, 47.14 FEET; THENCE S64°18'35"E, 172.73 FEET; THENCE N88°27'28"E, 215.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE S00°07'46"W, 184.38 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 3.625 ACRES, WHICH INCLUDES 0.140 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

NE CORNER  
 SEC. 18, T89N, R3W  
 FOUND 1/2" REBAR

SET 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)  
 N1/4 CORNER SEC. 18, T89N, R3W FOUND 1/2" REBAR w/ ORANGE CAP #17939

NE 1/4, NE 1/4, SEC. 18, T89N, R3W

SW CORNER NW 1/4, NE 1/4, SEC. 18, T89N, R3W SET 1/2" REBAR w/ YELLOW CAP #14417

CENTER SEC. 18, T89N, R3W SET 1/2" REBAR w/ YELLOW CAP #14417

S00°04'37"E 1322.99'

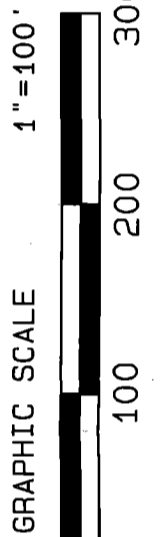
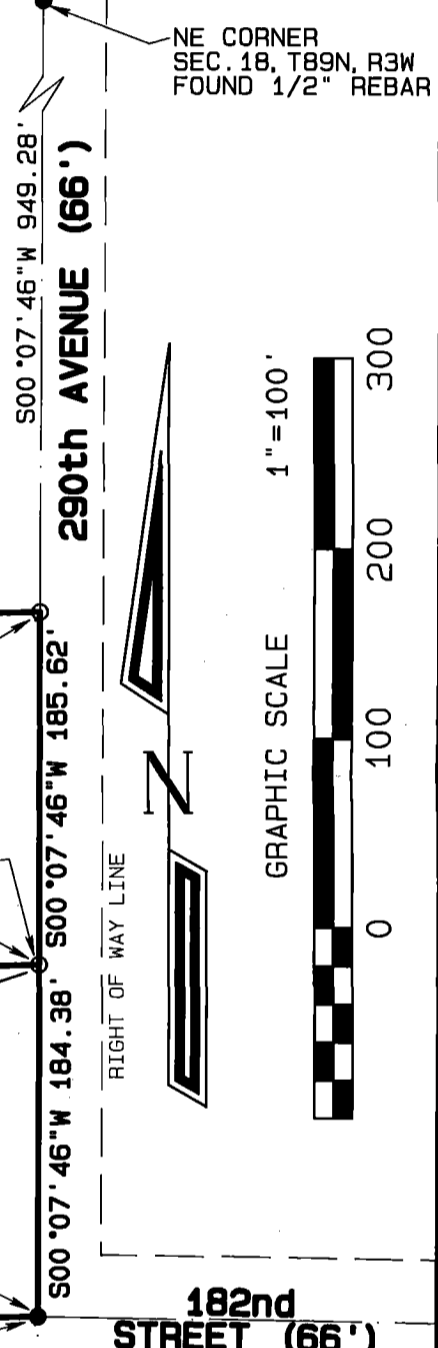
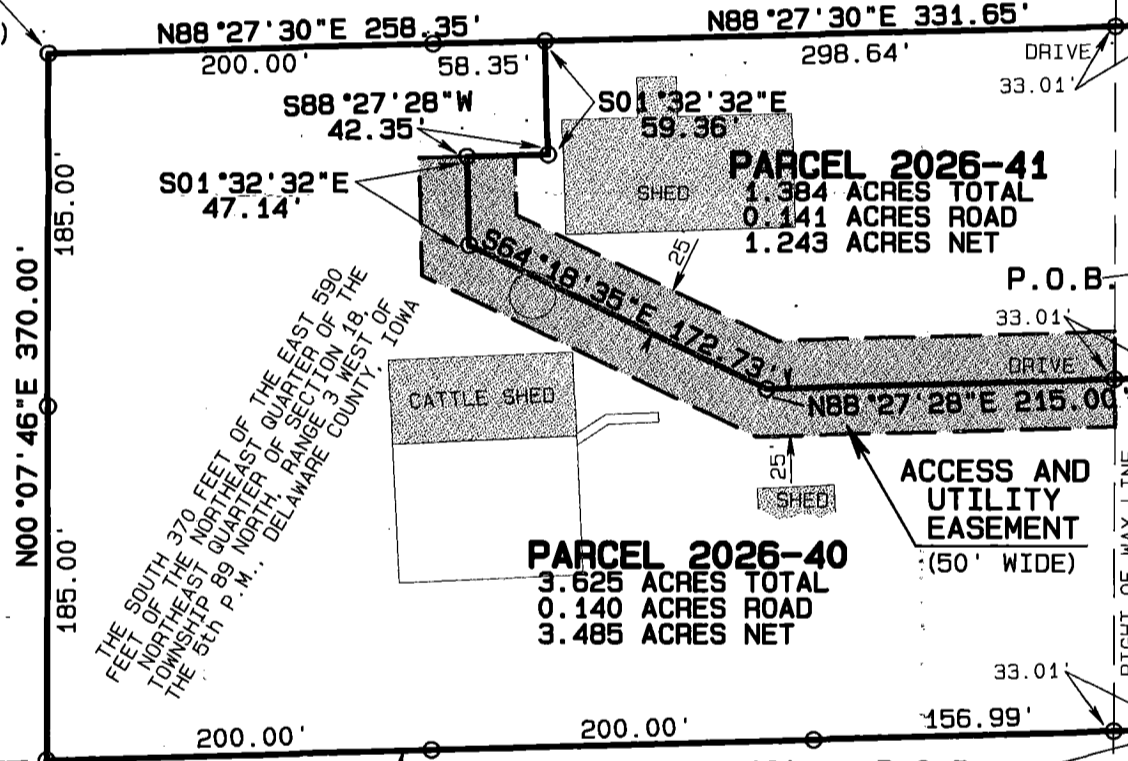
S00°04'37"E 1322.99'

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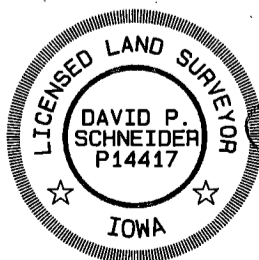
S00°04'37"E 1322.99'



**SURVEY DESCRIPTION - PARCEL 2026-41:**

PART OF THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE N00°07'46"E, 184.38 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE S88°27'28"W, 215.00 FEET; THENCE N64°18'35"W, 172.73 FEET; THENCE N01°32'32"W, 47.14 FEET; THENCE N88°27'28"E, 42.35 FEET; THENCE N01°32'32"W, 59.36 FEET TO THE NORTH LINE OF THE SOUTH 370 FEET OF THE EAST 590 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE N88°27'30"E, 331.65 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE S00°07'46"W, 185.62 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 TO THE POINT OF BEGINNING; CONTAINING 1.384 ACRES, WHICH INCLUDES 0.141 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

**TOTAL AREA**  
 5.009 ACRES TOTAL  
 0.281 ACRES ROAD  
 4.728 ACRES NET



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. #14417 Date: 4/29/2026  
 My license renewal date is December 31, 2027.

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: 3090  
 Survey Date: 4/20/2026  
 Sheet: 1 of 1