RECORDER'S INDEX

LOCATION: PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

REQUESTOR: LAVERN J. YODER

PROPRIETOR: LAVERN J. YODER AND MATTIE YODER

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. Assessor
MAY 05 2020

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Delaware Co. Auditor
MAY 05 2020

Book 2020 Page 1317

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

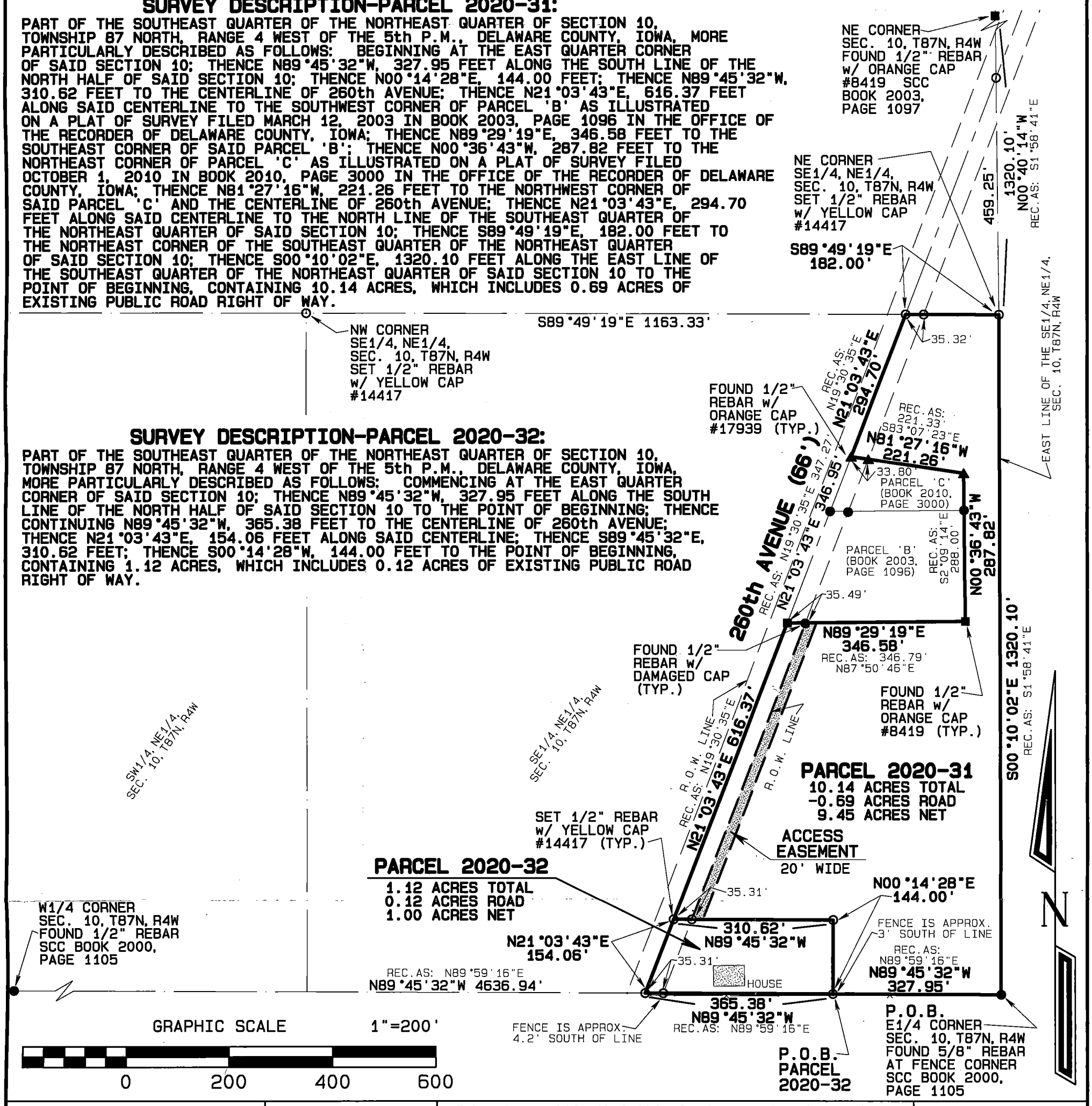
PARCEL 2020-31 IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, AND PARCEL 2020-32 IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

SURVEY DESCRIPTION-PARCEL 2020-31:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 87 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 10; THENCE N89°45'32"W, 327.95 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 10; THENCE N00°14'28"E, 144.00 FEET; THENCE N89°45'32"W, 310.62 FEET TO THE CENTERLINE OF 260th AVENUE; THENCE N21°03'43"E, 616.37 FEET ALONG SAID CENTERLINE TO THE SOUTHWEST CORNER OF PARCEL 'B' AS ILLUSTRATED ON A PLAT OF SURVEY FILED MARCH 12, 2003 IN BOOK 2003, PAGE 1096 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N89°29'19"E, 346.58 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE N00°36'43"W, 287.82 FEET TO THE NORTHEAST CORNER OF PARCEL 'C' AS ILLUSTRATED ON A PLAT OF SURVEY FILED OCTOBER 1, 2010 IN BOOK 2010, PAGE 3000 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N81°27'16"W, 221.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'C' AND THE CENTERLINE OF 260th AVENUE; THENCE N21°03'43"E, 294.70 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S89°49'19"E, 182.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE S00°10'02"E, 1320.10 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 TO THE POINT OF BEGINNING, CONTAINING 10.14 ACRES, WHICH INCLUDES 0.69 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

SURVEY DESCRIPTION-PARCEL 2020-32:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE N89°45'32"W, 327.95 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 10 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°45'32"W, 365.38 FEET TO THE CENTERLINE OF 260th AVENUE; THENCE N21°03'43"E, 154.06 FEET ALONG SAID CENTERLINE; THENCE S89°45'32"E, 310.62 FEET; THENCE S00°14'28"W, 144.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.12 ACRES, WHICH INCLUDES 0.12 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



TOTAL AREA
11.26 ACRES TOTAL
-0.81 ACRES ROAD
10.45 ACRES NET

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
#14417
IOWA

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.

4/22/2020

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2021.

Pages or sheets covered by this seal: THIS SHEET ONLY

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

Project: 2491PS
Survey Date: 4/20/2020
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