

RECORDER'S INDEX

LOCATION: LOT 2 IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND LOT 1 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 14; AND LOT 1 OF LOT 3 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: DALE F. LANGEL

PROPRIETOR: DALE F. LANGEL AND CARLENE M. LANGEL

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

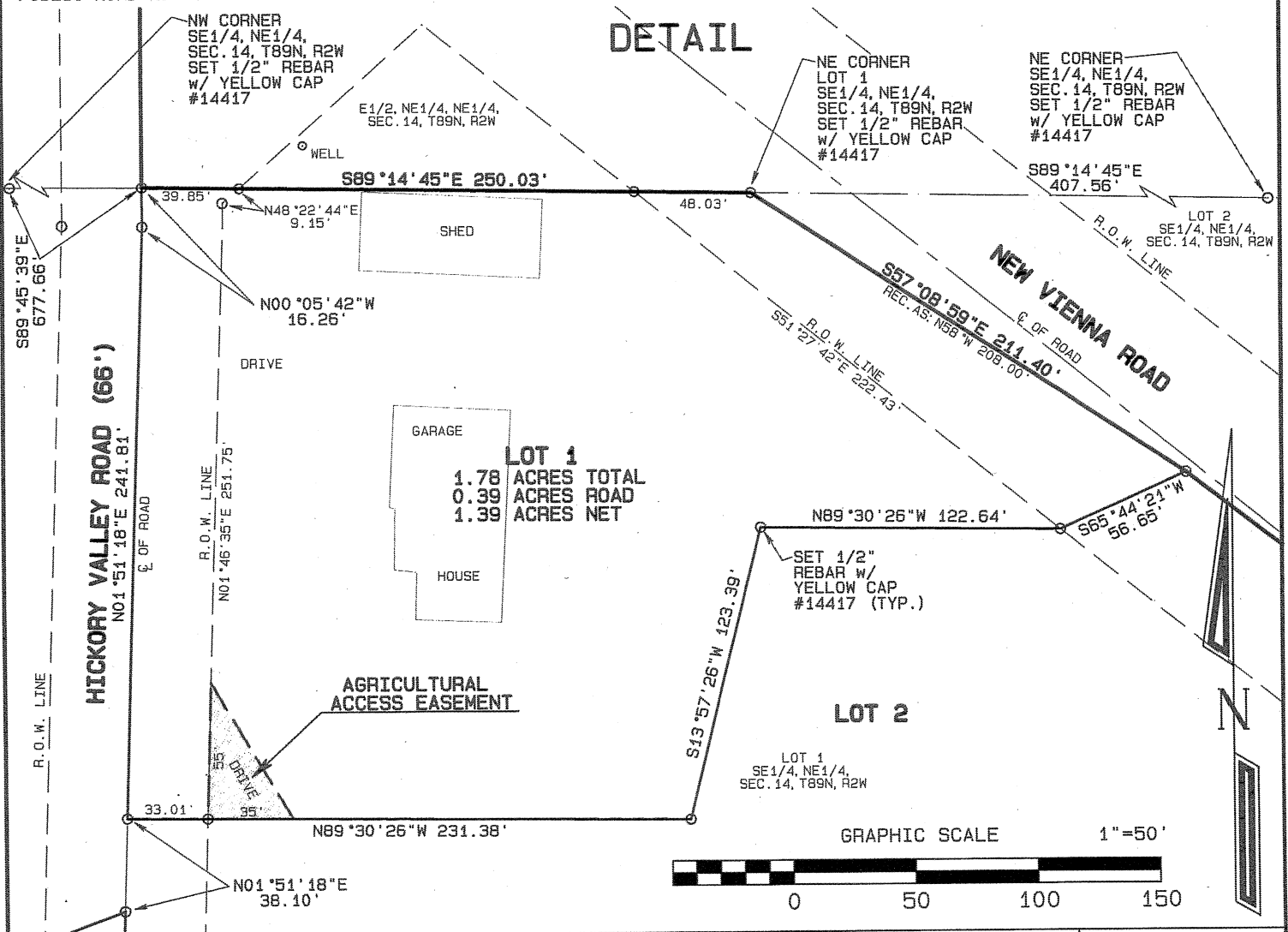
RETURN TO: DAVID P. SCHNEIDER  
P.O. BOX 128 FARLEY, IOWA  
Ph#563-744-3631 daves@yousq.net

FINAL PLAT  
LANGEL FARM SUBDIVISION, DUBUQUE COUNTY, IOWA

LOT 2 IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND LOT 1 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 14; AND LOT 1 OF LOT 3 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

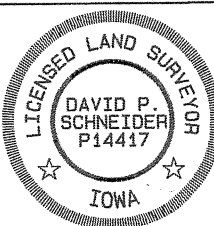
SURVEY DESCRIPTION - LANGEL FARM SUBDIVISION, DUBUQUE COUNTY, IOWA:

LOT 2 IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND LOT 1 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 14; AND LOT 1 OF LOT 3 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE N89°27'59"W, 2179.87 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE CENTER OF HICKORY CREEK; THENCE N17°16'18"W, 251.33 FEET; THENCE N42°48'36"W, 233.76 FEET; THENCE N14°49'11"E, 438.00 FEET; THENCE N72°06'41"E, 1015.72 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE N00°18'49"E, 787.68 FEET TO THE NORTHWEST CORNER OF LOT 2 IN THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE S89°05'42"E, 54.12 FEET; THENCE S68°05'42"E, 261.00 FEET; THENCE S54°05'42"E, 369.64 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°05'42"E, 261.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S89°14'45"E, 250.03 FEET TO THE NORTHEAST CORNER OF LOT 1 IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE S57°08'59"E, 211.40 FEET ALONG THE NORTHEAST LINE OF SAID LOT 1; THENCE S52°57'29"E, 630.05 FEET TO THE NORTHEAST CORNER OF LOT 1 OF LOT 3 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE S10°15'21"W, 771.02 FEET ALONG THE EAST LINE OF SAID LOT 1 OF LOT 3; THENCE S21°52'58"W, 99.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF LOT 3; THENCE N89°09'41"W, 100.06 FEET TO THE POINT OF BEGINNING, CONTAINING 73.83 ACRES, WHICH INCLUDES 5.13 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



TOTAL AREA  
73.83 ACRES TOTAL  
-5.13 ACRES ROAD  
68.70 ACRES NET

PLAT OF SURVEY:  
SEE SHEET 2



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. P14417  
My license renewal date is December 31, 2025.

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: 2987DETAIL  
Survey Date: 4/25/2025  
Sheet: 1 of 8

