

LOCATION: LOTS 40 AND 45 OF FREDDY'S BEACH ROAD 1ST ADDITION
DELAWARE COUNTY, IOWA

PROPRIETORS: T & C LAND, LLC

REQUESTOR: CHRIS COOEY

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 | (563) 855-2028

FILED
Delaware Co. Assessor

NOV 06 2018

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Delaware Co. Auditor

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Book 2018 Page 3189

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

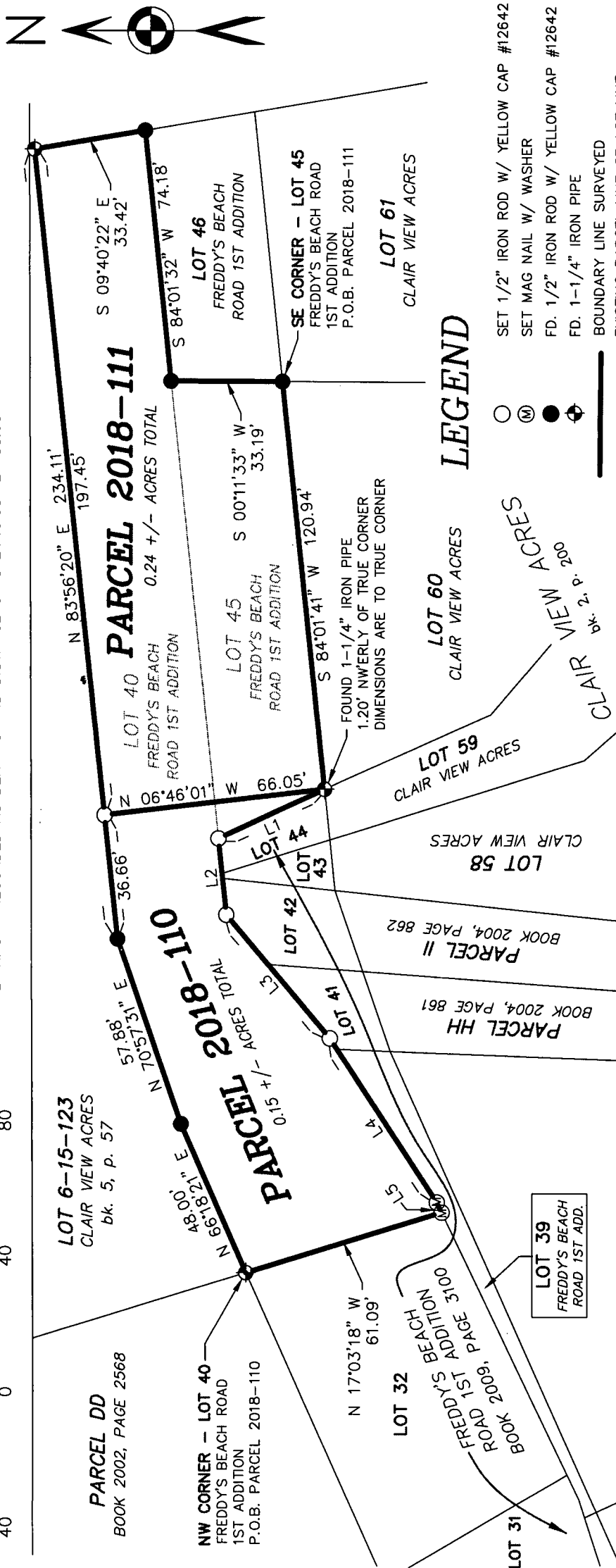
PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYOR 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PARCEL 2018-110 PART OF LOT 40 AND PART OF LOT 45 OF FREDDY'S BEACH ROAD 1ST ADDITION IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2018-111 PART OF LOT 40 AND PART OF LOT 45 OF FREDDY'S BEACH ROAD 1ST ADDITION IN SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

NOTES:

- THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD
- L1 HAS A RECORDED AS BEARING AND DISTANCE OF S 24°16'08" E 33.65'



ACREAGE SUMMARY TABLE

PARCEL	LOT 40 FREDDY'S BEACH ROAD 1ST. ADD.	LOT 45 FREDDY'S BEACH ROAD 1ST. ADD.
	TOTAL ACRES	TOTAL ACRES
2018-110	0.14 +/-	0.01 +/-
2018-111	0.15 +/-	0.09 +/-

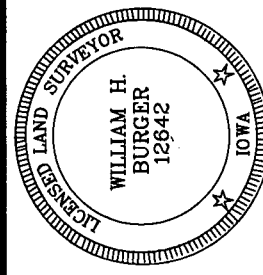
LINE	BEARING	DISTANCE
L1	N 24°40'27" W	34.83'
L2	S 84°01'32" W	22.62'
L3	S 49°51'02" W	47.85'
L4	S 56°38'51" W	57.98'
L5	S 64°15'55" W	3.28'

DATE OF SURVEY: 10/11/2018

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078



LEGAL DESCRIPTION

PARCEL 2018-110 - part of Lot 40 and part of Lot 45 of Freddy's Beach Road 1st Addition in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.15 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 40 of Freddy's Beach Road 1st Addition in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

Thence North 66°-18'-21" East 48.00 feet along a Northerly line and to a Northerly corner of said Lot 40;

Thence North 70°-57'-31" East 57.88 feet along a Northerly line and to a Northerly corner of said Lot 40;

Thence North 83°-56'-20" East 36.66 feet along a Northerly line of said Lot 40;

Thence South 06°-46'-01" East 66.05 feet to the Southwest corner of Lot 45 of said Freddy's Beach Road 1st Addition;

Thence North 24°-40'-27" West 34.83 feet along the West line and to the Northwest corner of said Lot 45;

Thence South 84°-01'-32" West 22.62 feet along a Southerly line and to a Southerly corner of said Lot 40;

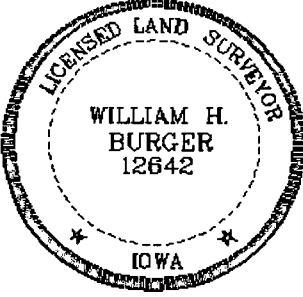
Thence South 49°-51'-02" West 47.85 feet along a Southerly line and to a Southerly corner of said Lot 40;

Thence South 56°-38'-51" West 57.98 feet along a Southerly line and to a Southerly corner of said Lot 40;

Thence South 64°-15'-55" West 3.28 feet along a Southerly line and to the Southwest corner of said Lot 40;

Thence North 17°-03'-18" West 61.09 feet along the West line of said Lot 40 to the **POINT OF BEGINNING**, containing a total of 0.15 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The West line of Lot 40 of Freddy's Beach Road 1st Addition in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 17°-03'-18" West.

	<u>SURVEYORS CERTIFICATE</u> I hereby certify that this land survey document was prepared and 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; My license renewal date is December 31, 2018 <i>William H. Burger</i> 11/4/18 _____ William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal
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LEGAL DESCRIPTION

PARCEL 2018-111 - part of Lot 40 and part of Lot 45 of Freddy's Beach Road 1st Addition in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.24 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of Lot 45 of Freddy's Beach Road 1st Addition in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

Thence South 84°-01'-41" West 120.94 feet along the South line and to the Southwest corner of said Lot 45;

Thence North 06°-46'-01" West 66.05 feet to a Northerly line of Lot 40 of said Freddy's Beach Road 1st Addition;

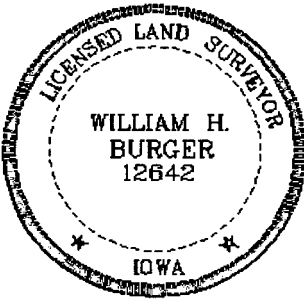
Thence North 83°-56'-20" East 197.45 feet along a Northerly line and to the Northeast corner of said Lot 40;

Thence South 09°-40'-22" East 33.42 feet along the East line and to the Southeast corner of said Lot 40;

Thence South 84°-01'-32" West 74.18 feet along a Southerly line of said Lot 40 to the Northeast corner of said Lot 45;

Thence South 00°-11'-33" West 33.19 feet along the East line of said Lot 45 to the **POINT OF BEGINNING**, containing a total of 0.24 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of Lot 45 of Freddy's Beach Road 1st Addition in Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 84°-01'-41" West.

	<u>SURVEYORS CERTIFICATE</u> I hereby certify that this land survey document was prepared and 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; My license renewal date is December 31, 2018 <i>William H. Burger</i> 11/6/18 _____ William H. Burger Date Reg. No. 12642 Sheet No. 3 covered by this seal
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