

INDEX LEGEND

LOCATION: GUADALCANAL AVENUE, HONOLULU AVENUE, BOUGAINVILLE AVENUE, HAWAII AVENUE, TIENSIN AVENUE, PEKING AVENUE, DES MOINES AVENUE, VINE AVENUE, HOLLYWOOD AVENUE, MIDWAY AVENUE AND TIJUANA AVENUE, ALL IN CLAIR VIEW ACRES AT DELHI, IOWA

PROPRIETORS: FREDRICK R. "ROSS" THOMAS JR.(1/2 INT.)
KRISTINE ANN THOMAS COOEY (1/2 INT.)

REQUESTOR: KRISTINE 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
JUL 13 2021

FILED
Delaware Co. Auditor
JUL 13 2021

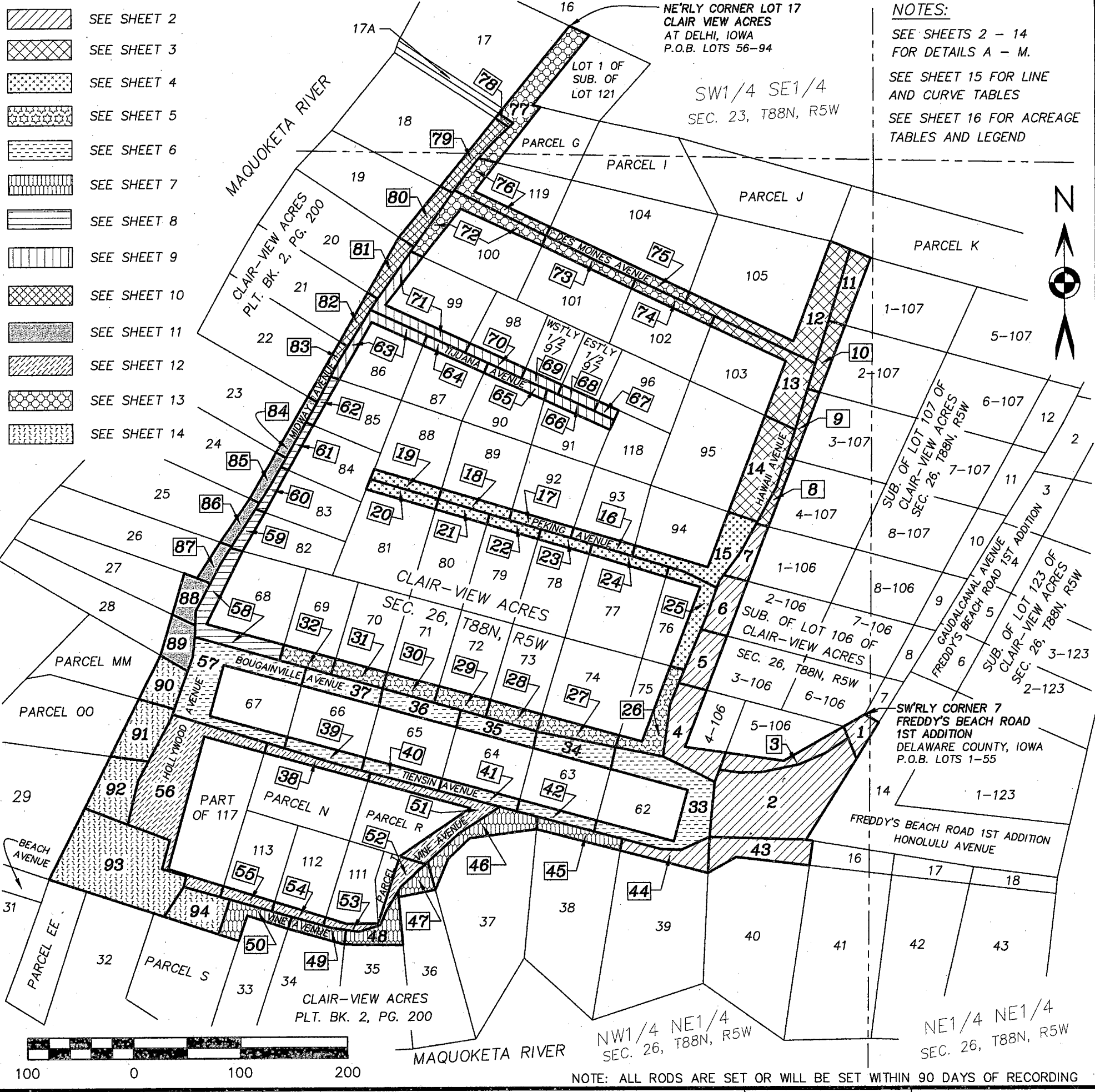
Book 2021 Page 2517
Document 2021 2517 Type 06 002 Pages 25
Date 7/13/2021 Time 10:37:39AM
Rec Amt \$127.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

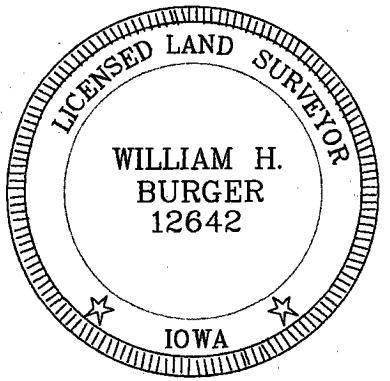
PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

FINAL
PLAT

FREDDY'S BEACH ROAD 2ND ADDITION PART OF GUADALCANAL AVENUE, PART OF HONOLULU AVENUE, COMPRISED OF BOUGAINVILLE AVENUE, COMPRISED OF HAWAII AVENUE, COMPRISED OF TIENSIN AVENUE, COMPRISED OF PEKING AVENUE, COMPRISED OF DES MOINES AVENUE, COMPRISED OF VINE AVENUE, COMPRISED OF HOLLYWOOD AVENUE, COMPRISED OF MIDWAY AVENUE AND COMPRISED OF TIJUANA AVENUE, ALL IN CLAIR VIEW ACRES AT DELHI, IOWA IN SECTION TWENTY-THREE (23) AND TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



NOTES:
SEE SHEETS 2 - 14
FOR DETAILS A - M.
SEE SHEET 15 FOR LINE
AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE
TABLES AND LEGEND



DATE OF SURVEY: 3/12/2021
SCALE: 1" = 100'
SHEET 1 OF 25

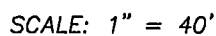
PROPRIETORS: SEE INDEX LEGEND ABOVE

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, 2022

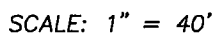
William H. Burger 7/12/21
WILLIAM H. BURGER #12642 DATE

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

SHEET NO. 1-16 COVERED BY THIS SEAL



SEE SHEET 15 FOR LINE AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND



SEE SHEET 15 FOR LINE AND CURVE TABLES

SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

SHEET 3 OF 25



FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL C

LOT 85

CLAIR-VIEW ACRES
PLT. BK. 2. PG. 200

LOT 84

LOT 88

LOT 19

LOT 89

LOT 18

LOT 92

LOT 17

LOT 93

LOT 16

LOT 94

LOT 15

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 106

LOT 105

LOT 104

LOT 103

LOT 102

LOT 101

LOT 100

LOT 99

LOT 98

LOT 97

LOT 96

LOT 95

LOT 94

LOT 93

LOT 92

LOT 91

LOT 90

LOT 89

LOT 88

LOT 87

LOT 86

LOT 85

LOT 84

LOT 83

LOT 82

LOT 81

LOT 80

LOT 79

LOT 78

LOT 77

LOT 76

LOT 75

LOT 74

LOT 73

LOT 72

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

LOT 65

LOT 64

LOT 63

LOT 62

LOT 61

LOT 60

LOT 59

LOT 58

LOT 57

LOT 56

LOT 55

LOT 54

LOT 53

LOT 52

LOT 51

LOT 50

LOT 49

LOT 48

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 106

LOT 105

LOT 104

LOT 103

LOT 102

LOT 101

LOT 100

LOT 99

LOT 98

LOT 97

LOT 96

LOT 95

LOT 94

LOT 93

LOT 92

LOT 91

LOT 90

LOT 89

LOT 88

LOT 87

LOT 86

LOT 85

LOT 84

LOT 83

LOT 82

LOT 81

LOT 80

LOT 79

LOT 78

LOT 77

LOT 76

LOT 75

LOT 74

LOT 73

LOT 72

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

LOT 65

LOT 64

LOT 63

LOT 62

LOT 61

LOT 60

LOT 59

LOT 58

LOT 57

LOT 56

LOT 55

LOT 54

LOT 53

LOT 52

LOT 51

LOT 50

LOT 49

LOT 48

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 106

LOT 105

LOT 104

LOT 103

LOT 102

LOT 101

LOT 100

LOT 99

LOT 98

LOT 97

LOT 96

LOT 95

LOT 94

LOT 93

LOT 92

LOT 91

LOT 90

LOT 89

LOT 88

LOT 87

LOT 86

LOT 85

LOT 84

LOT 83

LOT 82

LOT 81

LOT 80

LOT 79

LOT 78

LOT 77

LOT 76

LOT 75

LOT 74

LOT 73

LOT 72

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

LOT 66

LOT 65

LOT 64

LOT 63

LOT 62

LOT 61

LOT 60

LOT 59

LOT 58

LOT 57

LOT 56

LOT 55

LOT 54

LOT 53

LOT 52

LOT 51

LOT 50

LOT 49

LOT 48

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

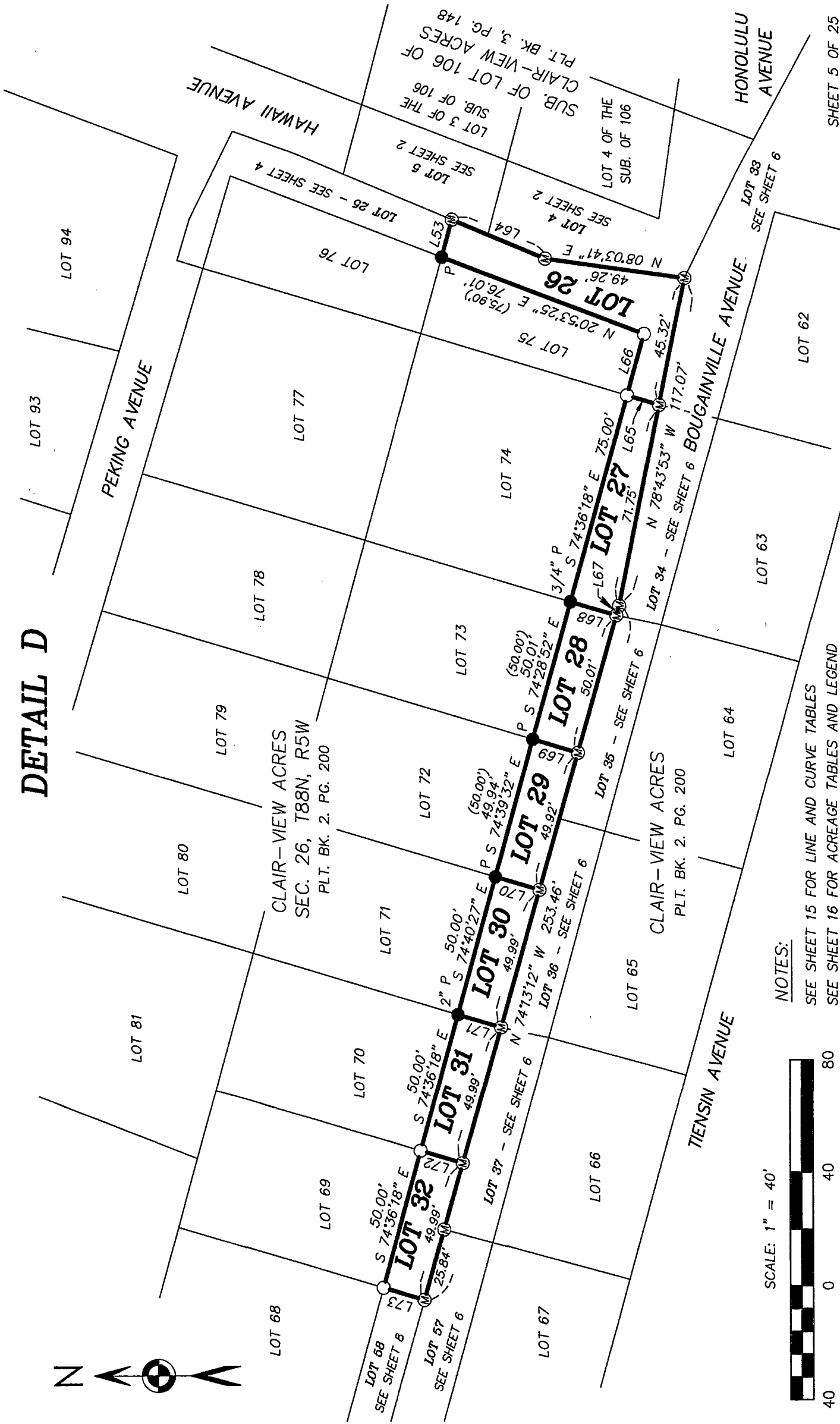
LOT 19

LOT 18

LOT

FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL D



SCALE: 1" = 40'



NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES

SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

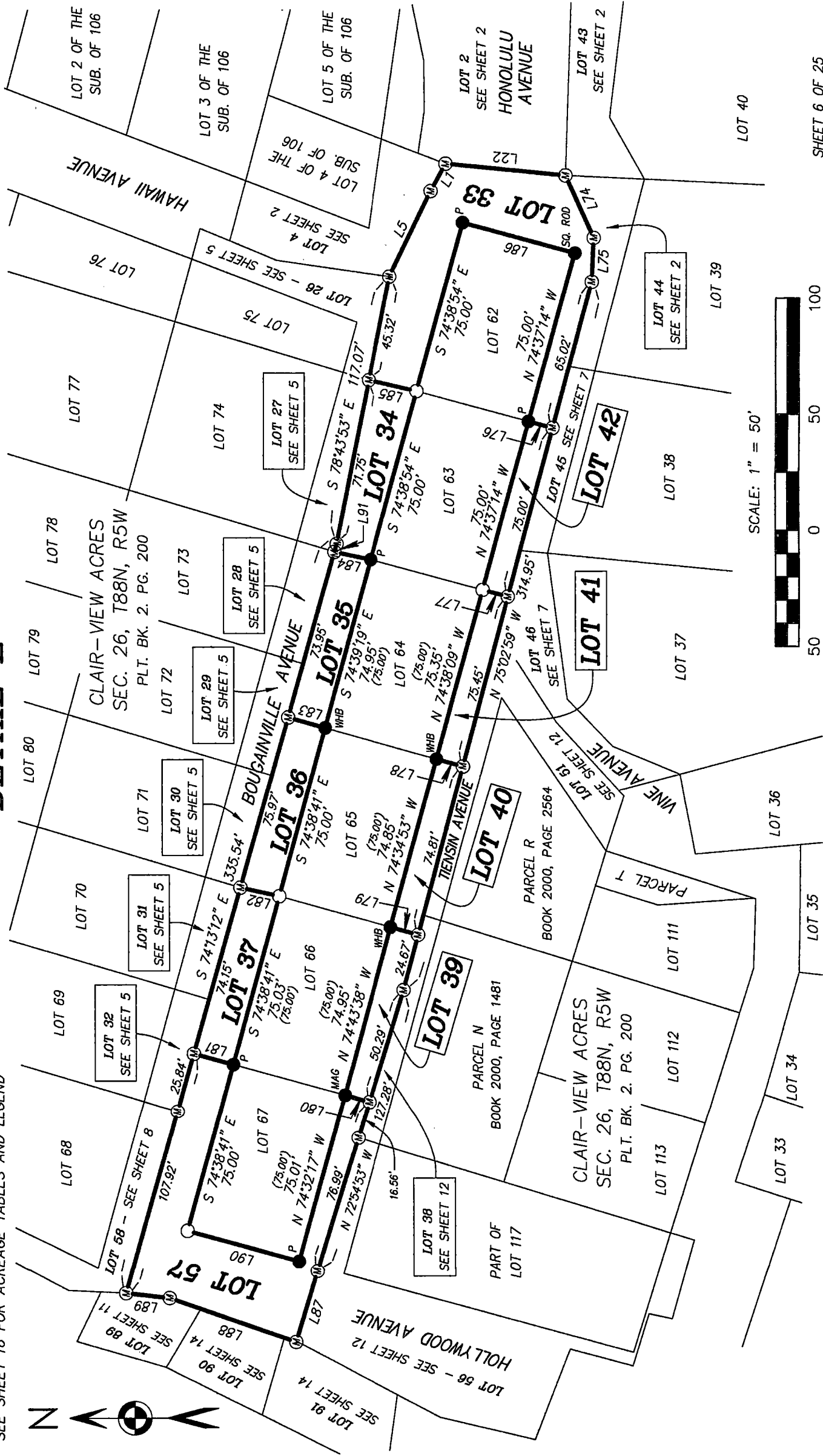
FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL E

NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES

SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

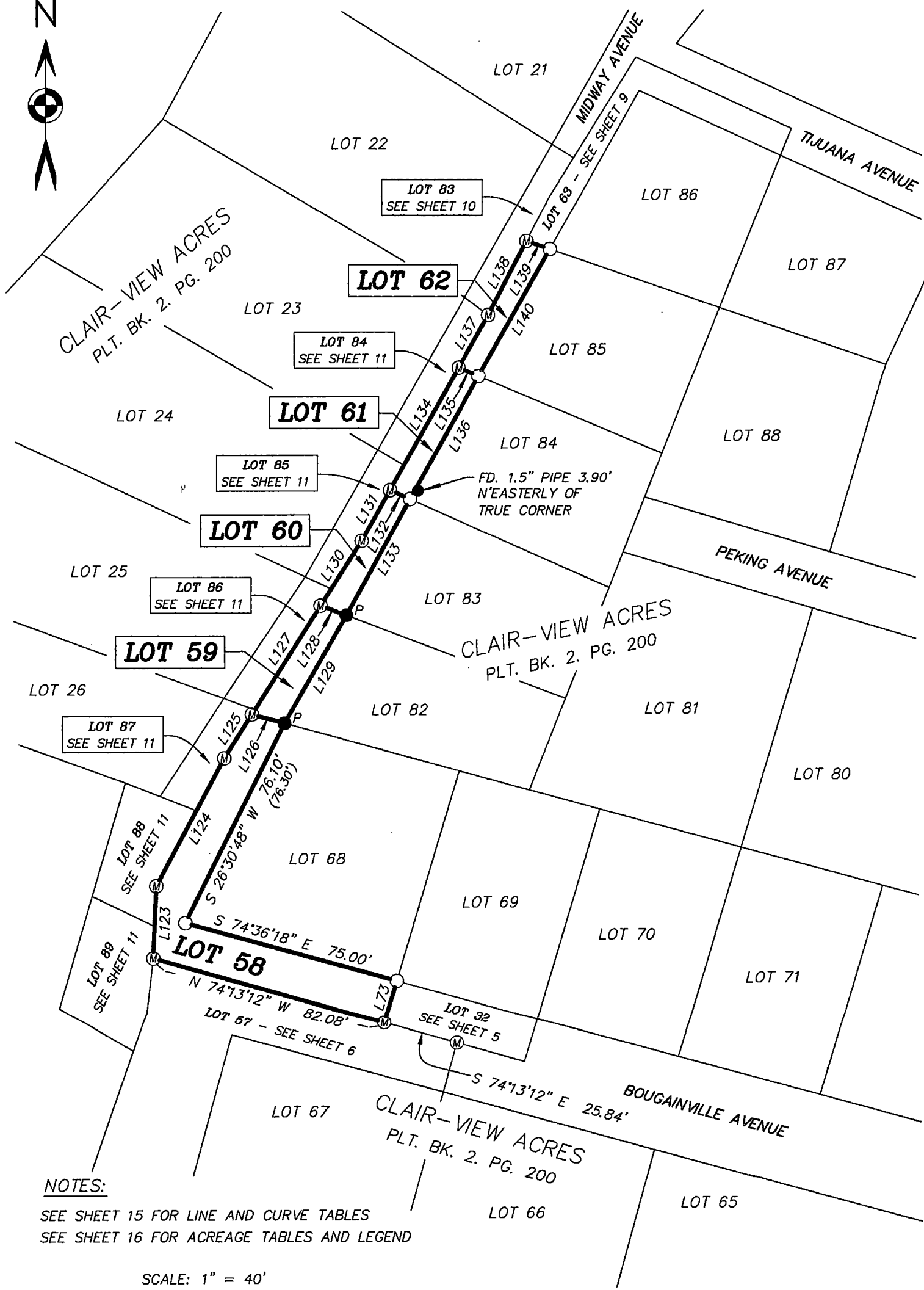


SEE SHEET 15 FOR LINE AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND



FREDDY'S BEACH ROAD 2ND ADDITION

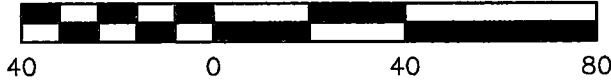
DETAIL G



NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES
 SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

SCALE: 1" = 40'



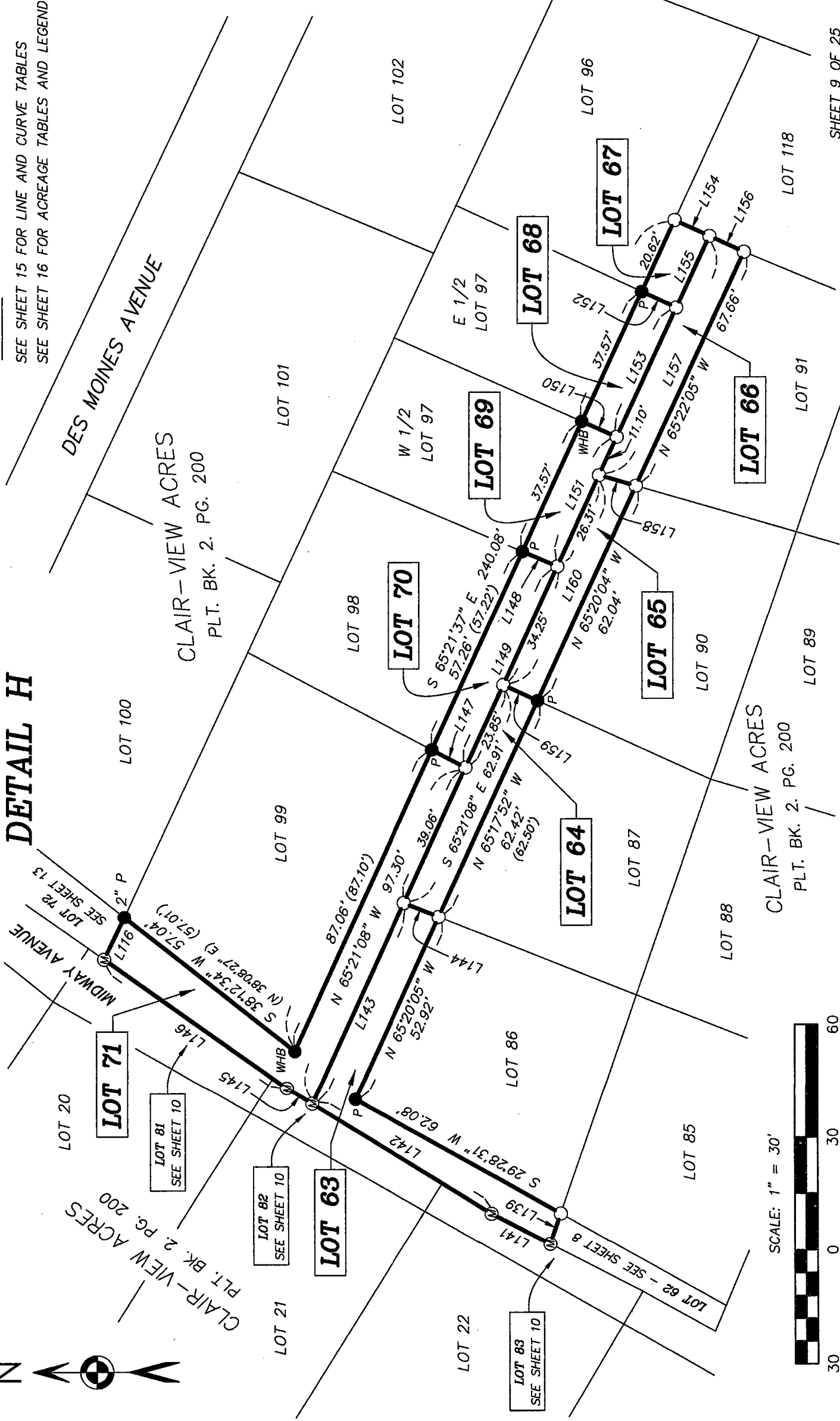
FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL H



NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND



SCALE: 1" = 30'



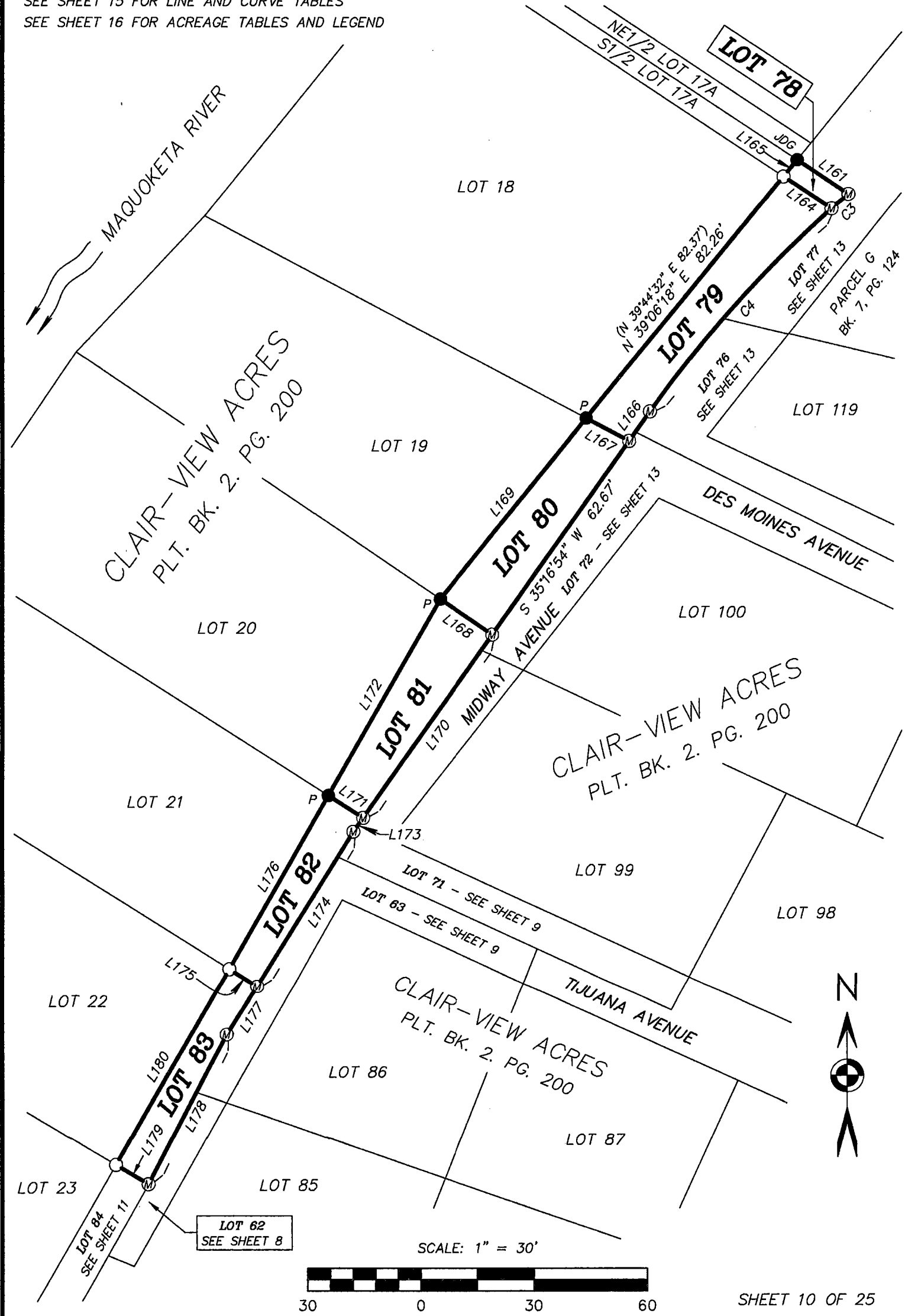
30 0 30 60

FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL I

NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

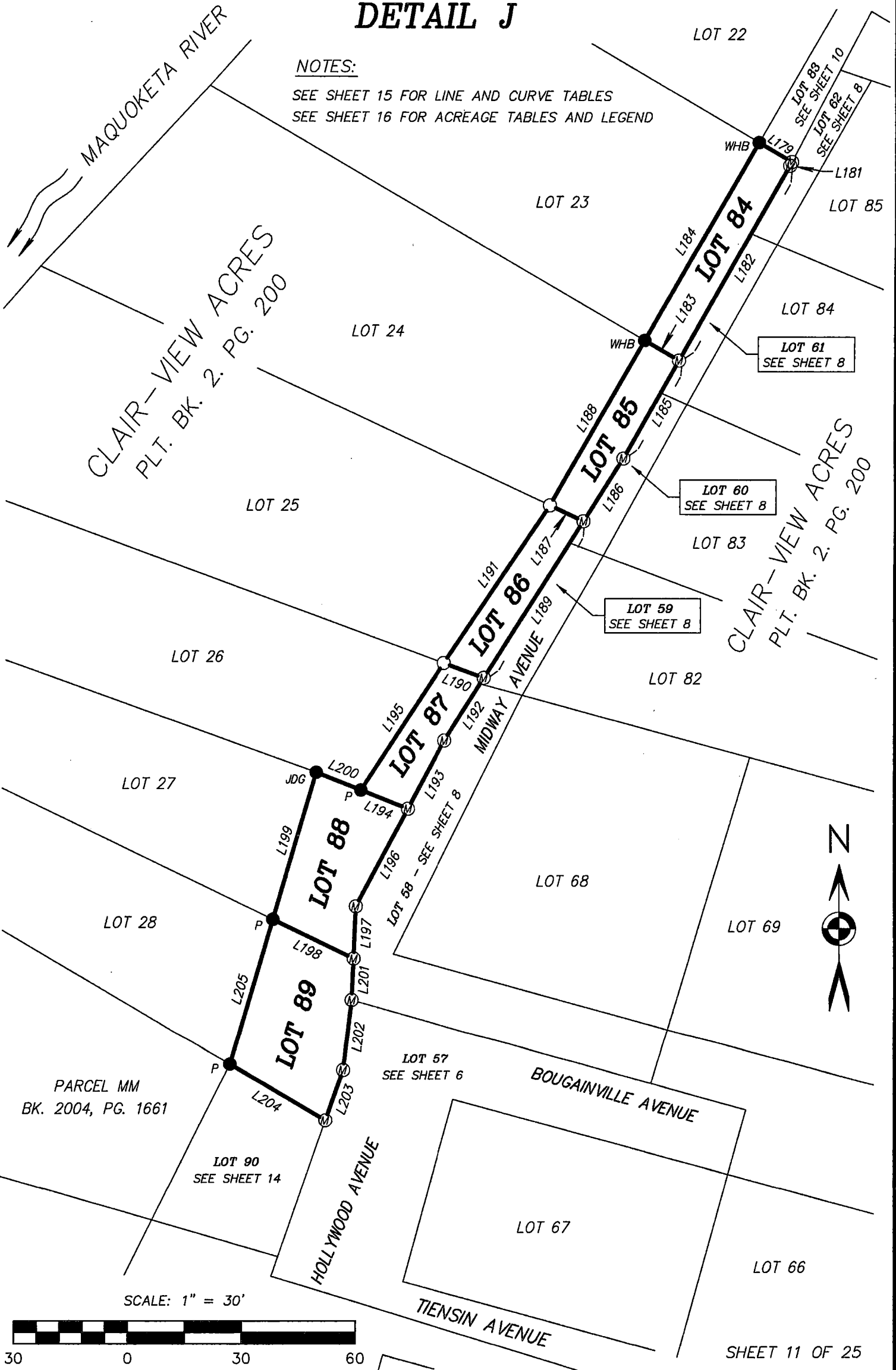


FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL J

NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

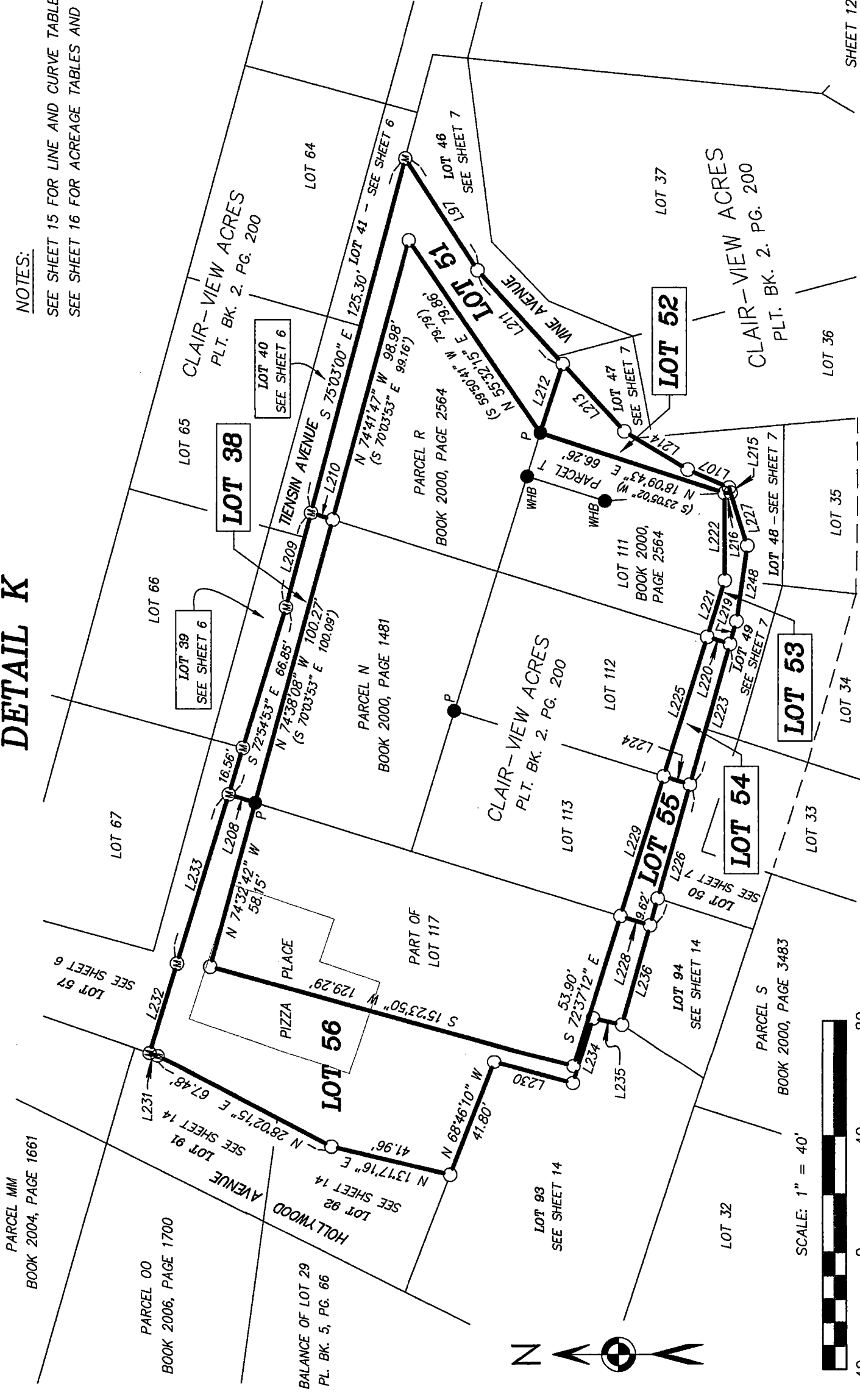


FREDDY'S BEACH ROAD 2ND ADDITION

NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES

SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND



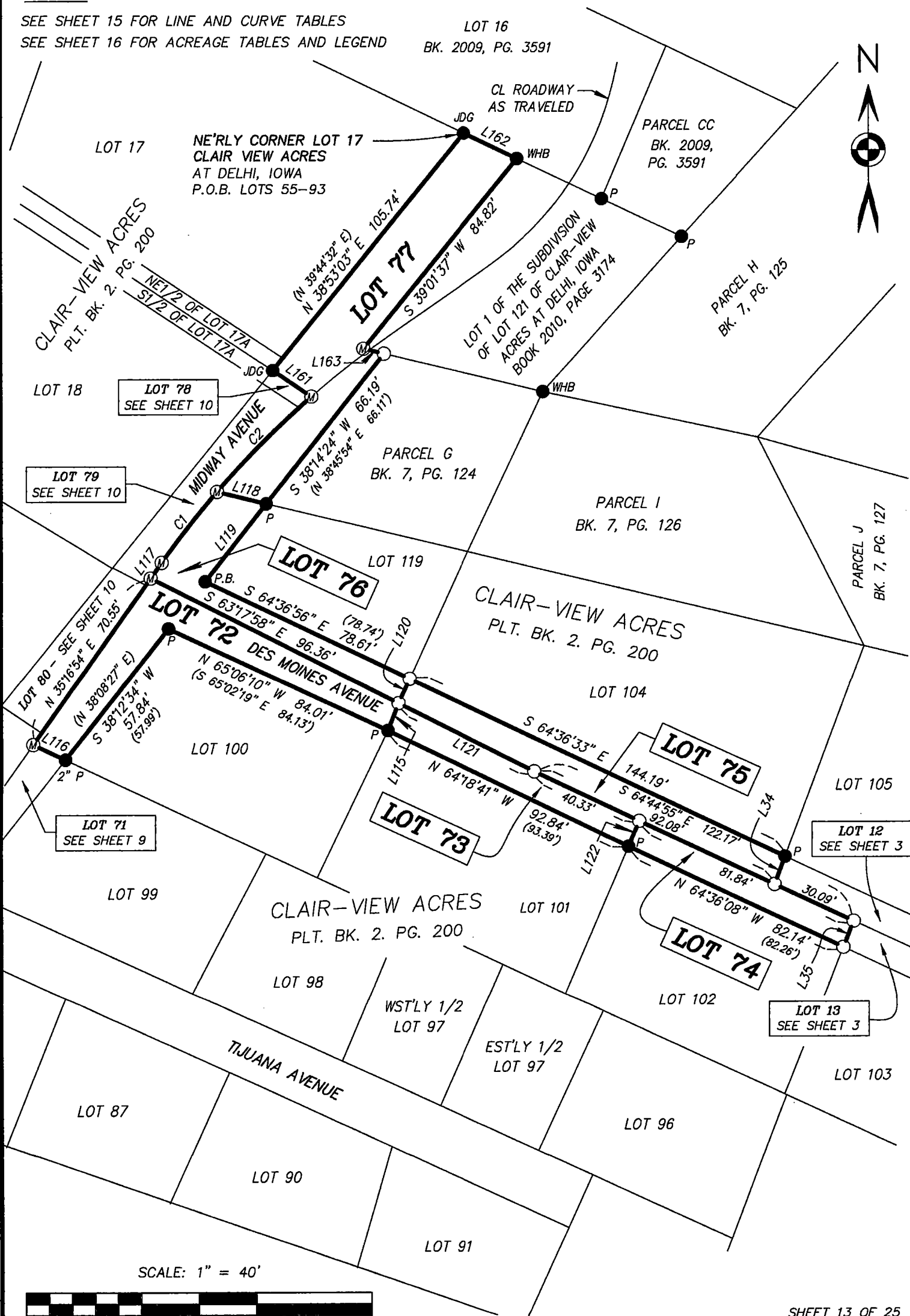
FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL L

NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES
SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND

LOT 16
BK. 2009, PG. 3591

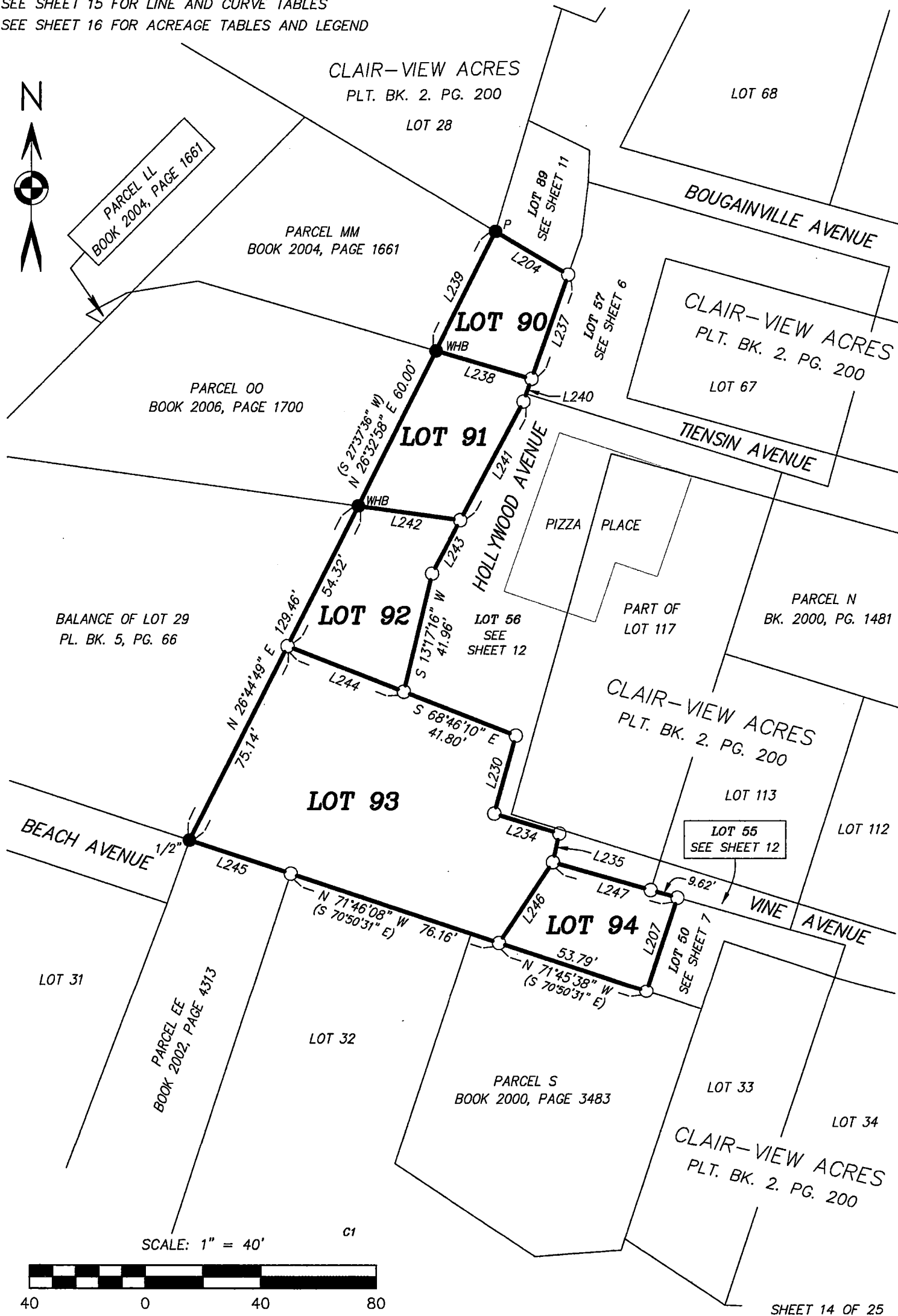


FREDDY'S BEACH ROAD 2ND ADDITION

DETAIL M

NOTES:

SEE SHEET 15 FOR LINE AND CURVE TABLES
 SEE SHEET 16 FOR ACREAGE TABLES AND LEGEND



FREDDY'S BEACH ROAD 2ND ADDITION

LINE TABLES AND CURVE TABLE

LINE	BEARING	DISTANCE
L1	S 61°41'39" E	13.37
L2	N 21°26'15" W	32.47
L3	S 60°57'57" E	15.27
L4	N 21°02'57" E	29.61
L5	N 64°06'05" W	40.78
L6	N 22°36'56" E	21.74
L7	S 75°15'57" E	26.77
L8	S 81°59'19" E	38.77
L9	S 75°12'04" E	25.17
L10	N 22°36'56" E	18.71
L11	N 19°51'25" E	29.65
L12	N 36°50'34" E	7.08
L13	S 75°11'28" E	23.36
L14	N 36°50'34" E	26.99
L15	N 28°47'48" E	30.58
L16	S 75°09'07" E	11.72
L17	N 57°20'32" E	25.90
L18	S 80°43'27" E	6.40
L19	S 08°14'59" W	23.34
L20	S 60°40'59" W	30.49
L21	N 02°45'27" E	33.89
L22	N 05°39'04" E	51.93
L23	N 09°33'26" E	11.26
L24	S 75°03'00" E	37.62
L25	S 87°32'22" E	18.88
L26	N 65°45'10" E	29.46
L27	N 28°47'48" E	39.47
L28	S 75°05'25" E	7.65
L29	N 17°15'29" E	43.05
L30	S 74°54'43" E	11.71
L31	S 74°47'40" E	16.17
L32	S 67°20'04" E	20.74
L33	N 67°20'04" W	20.05
L34	S 20°31'11" W	10.33
L35	S 21°30'58" W	9.79
L36	S 64°52'29" E	31.26
L37	S 70°52'04" E	28.65
L38	N 18°26'54" E	53.50
L39	N 17°15'29" E	3.24
L40	N 28°47'48" E	37.32
L41	N 28°47'48" E	2.14
L42	S 28°47'48" W	32.73
L43	S 36°50'34" W	34.07
L44	S 19°51'25" W	6.62
L45	N 63°42'01" W	34.13
L46	N 73°16'50" W	50.92
L47	N 13°59'47" E	10.33
L48	N 20°52'21" E	55.86
L49	S 21°41'33" W	10.00
L50	N 73°16'50" W	15.11
L51	S 21°41'33" W	10.24
L52	S 73°24'27" E	33.57

LINE	BEARING	DISTANCE
L53	S 74°41'35" E	13.56
L54	N 22°36'56" E	60.12
L55	N 19°51'25" E	23.04
L56	N 16°50'49" E	10.05
L57	N 16°40'26" E	10.05
L58	N 16°40'36" E	9.86
L59	N 13°43'34" E	10.16
L60	N 16°42'31" E	9.83
L61	N 17°49'17" E	10.25
L62	N 16°43'02" E	9.72
L63	N 16°43'29" E	9.55
L64	S 22°36'56" W	35.50
L65	N 16°43'28" E	11.65
L66	S 74°36'18" E	22.28
L67	N 74°13'12" W	3.55
L68	N 16°43'08" E	16.80
L69	N 16°42'25" E	16.57
L70	N 16°40'29" E	16.18
L71	N 16°40'32" E	15.79
L72	N 16°40'31" E	15.45
L73	N 16°40'36" E	15.12
L74	S 65°45'10" W	29.45
L75	N 87°32'22" W	18.88
L76	N 15°11'37" E	10.74
L77	N 15°11'35" E	11.30
L78	N 15°39'31" E	11.84
L79	S 15°28'53" W	12.46
L80	N 15°23'29" E	11.00
L81	N 15°23'31" E	17.69
L82	N 12°25'55" E	17.17
L83	S 15°39'25" W	16.58
L84	N 12°06'10" E	16.05
L85	N 13°12'44" E	21.12
L86	S 15°11'38" W	50.06
L87	N 72°54'53" W	32.01
L88	N 19°16'30" E	57.67
L89	N 06°38'29" E	18.87
L90	N 15°24'06" E	49.85
L91	N 74°13'12" W	3.55
L92	N 05°42'53" E	11.94
L93	S 46°09'32" W	28.14
L94	S 22°38'21" W	31.25
L95	N 14°52'32" W	27.12
L96	N 47°36'27" E	39.99
L97	N 56°56'04" E	45.58
L98	S 75°03'00" E	36.69
L99	S 79°03'43" W	35.03
L100	N 05°07'08" W	5.62
L101	N 31°06'22" E	4.57
L102	N 47°36'27" E	34.62
L103	S 05°07'08" E	45.20
L104	N 06°26'40" E	13.77

LINE	BEARING	DISTANCE
L105	S 81°57'38" E	12.27
L106	N 72°42'53" E	20.84
L107	N 23°35'33" E	15.32
L108	N 31°06'22" E	20.74
L109	N 18°12'46" E	11.69
L110	S 74°09'20" E	38.35
L111	S 81°57'37" E	13.80
L112	N 71°47'08" W	40.04
L113	N 18°12'47" E	25.00
L114	S 74°09'20" E	60.09
L115	N 21°19'27" E	10.22
L116	N 64°31'10" W	12.34
L117	N 35°16'52" E	6.65
L118	S 76°15'46" E	17.58
L119	S 38°09'57" W	34.34
L120	S 24°40'51" W	9.31
L121	N 63°17'58" W	52.88
L122	N 23°14'43" E	9.57
L123	N 02°34'28" E	24.65
L124	N 28°05'09" E	49.47
L125	N 32°25'45" E	17.68
L126	S 74°44'30" E	11.51
L127	N 32°25'45" E	43.94
L128	S 69°16'27" E	9.44
L129	S 30°04'12" W	42.49
L130	N 32°25'45" E	26.24
L131	N 29°27'08" E	19.89
L132	S 66°02'20" E	7.50
L133	S 28°48'56" W	45.38
L134	N 29°27'08" E	48.00
L135	S 67°08'24" E	7.39
L136	S 29°17'56" W	48.13
L137	N 29°27'08" E	20.59
L138	N 27°28'04" E	28.43
L139	S 70°57'18" E	8.48
L140	S 29°28'31" W	49.69
L141	N 27°28'04" E	17.40
L142	N 31°51'36" E	55.63
L143	S 65°21'08" E	58.25
L144	S 21°44'42" W	9.90
L145	N 31°51'36" E	7.88
L146	N 35°16'54" E	58.79
L147	S 27°48'18" W	10.02
L148	S 22°57'23" W	10.00
L149	N 65°21'08" W	58.10
L150	S 23°53'34" W	10.00
L151	N 65°21'08" W	37.41
L152	S 24°51'01" W	10.00
L153	N 65°21'08" W	37.40
L154	S 24°39'55" W	10.00
L155	N 65°21'08" W	20.65
L156	S 24°39'55" W	9.95

LINE	BEARING	DISTANCE
L157	S 65°21'08" E	69.15
L158	N 16°09'46" E	10.08
L159	N 24°34'59" E	9.95
L160	S 65°21'08" E	60.56
L161	N 56°04'40" W	16.20
L162	S 64°32'27" E	20.57
L163	S 76°40'26" E	7.36
L164	N 50°30'28" W	15.23
L165	N 38°49'28" E	5.72
L166	S 35°16'54" W	9.51
L167	N 62°11'57" W	12.88
L168	N 55°54'05" W	16.69
L169	N 38°56'05" E	61.46
L170	S 35°16'54" W	59.29
L171	N 57°33'06" W	10.92
L172	N 29°43'54" E	59.76
L173	S 35°16'54" W	4.52
L174	S 31°51'36" W	48.23
L175	N 57°52'18" W	8.69
L176	N 29°43'54" E	52.85
L177	S 31°51'36" W	15.27
L178	S 27°28'04" W	44.73
L179	N 59°28'49" W	10.00
L180	N 29°50'41" E	60.18
L181	S 27°27'59" W	1.10
L182	S 29°27'08" W	58.86
L183	N 59°46'27" W	10.45
L184	N 29°50'41" E	60.00
L185	S 29°27'08" W	29.63
L186	S 32°25'45" W	19.49
L187	N 64°59'13" W	9.80
L188	N 29°50'41" E	50.00
L189	S 32°25'45" W	48.85
L190	N 69°48'15" W	11.31
L191	N 33°57'12" E	50.00
L192	S 32°25'45" W	19.52
L193	S 28°05'09" W	20.34
L194	N 68°29'20" W	13.36
L195	N 33°11'14" E	39.94
L196	S 28°05'09" W	29.13
L197	S 02°34'28" W	13.74
L198	N 64°11'22" W	23.65
L199	N 16°25'59" E	40.32
L200	S 68°29'20" E	12.66
L201	S 02°34'28" W	10.91
L202	S 06°38'28" W	18.87
L203	S 19°16'30" W	14.15
L204	N 59°21'20" W	29.28
L205	N 16°19'31" E	40.00
L206	N 71°45'38" W	20.00
L207	N 18°12'47" E	34.20
L208	N 17°16'09" E	9.54

LINE	BEARING	DISTANCE
L209	S 75°02'59" E	33.41
L210	S 17°26'22" W	7.77
L211	S 47°36'27" W	43.30
L212	S 72°02'15" E	24.81
L213	S 47°36'27" W	31.32
L214	S 31°06'22" W	25.31
L215	S 72°42'53" W	1.86
L216	N 03°42'47" W	2.07
L217	S 21°07'16" W	67.84
L218	S 21°00'32" W	67.62
L219	N 74°09'20" W	8.02
L220	S 17°17'27" W	8.13
L221	S 72°44'30" E	20.11
L222	N 89°51'31" E	29.89
L223	N 74°09'20" W	50.00
L224	S 17°23'48" W	9.38
L225	S 72°43'40" E	49.96
L226	N 74°09'20" W	50.04
L227	S 72°42'53" W	18.98
L228	S 17°16'10" W	10.62
L229	S 72°43'55" E	50.05
L230	N 15°25'03" E	27.93
L231	N 19°16'34" E	2.89
L232	S 72°54'53" E	32.01
L233	S 72°54'53" E	60.43
L234	N 72°51'53" W	23.56
L235	N 12°35'55" E	10.15
L236	N 74°09'20" W	35.25
L237	S 19°16'30" W	38.06
L238	N 73°54'13" W	34.59
L239	N 26°32'58" E	46.12
L240	S 19°16'30" W	8.35
L241	S 28°02'15" W	46.55
L242	N 82°08'32" W	35.75
L243	S 28°02'16" W	20.93
L244	N 68°46'10" W	43.32
L245	N 71°44'35" W	36.94
L246	S 33°43'09" W	33.54
L247	S 74°09'20" E	44.87
L248	N 81°57'37" W	26.07
L249	S 81°46'03" E	18.61
L250	N 89°22'49" E	21.42
L251	N 78°20'22" E	35.76
L252	N 67°04'14" E	26.86

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	31.25	05°30'47"	324.75	31.24	N 38°02'18" E
C2	46.48	08°12'00"	324.75	46.44	N 44°53'55" E
C3	5.77	01°01'05"	324.75	5.77	S 48°28'20" W
C4	71.96	12°41'42"	324.75	71.81	S 41°37'59" W

FREDDY'S BEACH ROAD 2ND ADDITION

ACREAGE TABLES AND LEGEND

ACREAGE SUMMARY TABLE

NE1/4 NE1/4 SEC. 26, T88N, R5W	NW1/4 NE1/4 SEC. 26, T88N, R5W	SW1/4 SE1/4 SEC. 23, T88N, R5W
TOTAL ACRES	TOTAL ACRES	TOTAL ACRES
0.002 +/-	2.80 +/-	0.08 +/-

LOT	TOTAL ACRES	SQUARE FEET
1	0.02 +/-	672 +/-
2	0.18 +/-	7863 +/-
3	0.03 +/-	1522 +/-
4	0.06 +/-	2550 +/-
5	0.03 +/-	1419 +/-
6	0.03 +/-	1359 +/-
7	0.02 +/-	902 +/-
8	0.01 +/-	548 +/-
9	0.01 +/-	642 +/-
10	0.02 +/-	940 +/-
11	0.03 +/-	1269 +/-
12	0.09 +/-	3698 +/-
13	0.06 +/-	2659 +/-
14	0.07 +/-	3043 +/-
15	0.05 +/-	2330 +/-
16	0.01 +/-	616 +/-
17	0.01 +/-	612 +/-
18	0.02 +/-	697 +/-
19	0.02 +/-	662 +/-
20	0.02 +/-	679 +/-
21	0.01 +/-	498 +/-
22	0.01 +/-	492 +/-
23	0.01 +/-	489 +/-
24	0.02 +/-	723 +/-
25	0.04 +/-	1524 +/-
26	0.04 +/-	1594 +/-
27	0.02 +/-	1077 +/-
28	0.02 +/-	834 +/-
29	0.02 +/-	817 +/-
30	0.02 +/-	799 +/-
31	0.02 +/-	781 +/-

LOT	TOTAL ACRES	SQUARE FEET
32	0.02 +/-	764 +/-
33	0.10 +/-	4261 +/-
34	0.03 +/-	1385 +/-
35	0.03 +/-	1213 +/-
36	0.03 +/-	1273 +/-
37	0.03 +/-	1299 +/-
38	0.02 +/-	826 +/-
39	0.02 +/-	902 +/-
40	0.02 +/-	909 +/-
41	0.02 +/-	872 +/-
42	0.02 +/-	826 +/-
43	0.05 +/-	2155 +/-
44	0.03 +/-	1313 +/-
45	0.02 +/-	938 +/-
46	0.04 +/-	1862 +/-
47	0.01 +/-	581 +/-
48	0.03 +/-	1191 +/-
49	0.01 +/-	639 +/-
50	0.03 +/-	1127 +/-
51	0.05 +/-	2247 +/-
52	0.02 +/-	675 +/-
53	0.01 +/-	323 +/-
54	0.01 +/-	437 +/-
55	0.01 +/-	500 +/-
56	0.14 +/-	6134 +/-
57	0.10 +/-	4535 +/-
58	0.05 +/-	2254 +/-
59	0.01 +/-	440 +/-
60	0.01 +/-	370 +/-
61	0.01 +/-	356 +/-
62	0.01 +/-	377 +/-

LOT	TOTAL ACRES	SQUARE FEET
63	0.03 +/-	1095 +/-
64	0.01 +/-	622 +/-
65	0.01 +/-	610 +/-
66	0.02 +/-	681 +/-
67	0.01 +/-	206 +/-
68	0.01 +/-	375 +/-
69	0.01 +/-	375 +/-
70	0.01 +/-	577 +/-
71	0.04 +/-	1572 +/-
72	0.04 +/-	1927 +/-
73	0.02 +/-	891 +/-
74	0.02 +/-	793 +/-
75	0.03 +/-	1478 +/-
76	0.03 +/-	1312 +/-
77	0.07 +/-	2889 +/-
78	0.002 +/-	89 +/-
79	0.02 +/-	1000 +/-
80	0.02 +/-	911 +/-
81	0.02 +/-	821 +/-
82	0.01 +/-	511 +/-
83	0.01 +/-	535 +/-
84	0.01 +/-	614 +/-
85	0.01 +/-	516 +/-
86	0.01 +/-	512 +/-
87	0.01 +/-	468 +/-
88	0.02 +/-	930 +/-
89	0.03 +/-	1122 +/-
90	0.03 +/-	1331 +/-
91	0.05 +/-	1978 +/-
92	0.05 +/-	2157 +/-
93	0.17 +/-	7505 +/-
94	0.04 +/-	1636 +/-

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- Ⓜ

SET MAG NAIL W/ WASHER
- WHB

FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- JDG

FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- 1/2"

FD. 1/2" IRON ROD W/ NO CAP
- 2" P

FD. 2" IRON PIPE
- P.B.

FD. 1-1/2" IRON PIPE BENT
- WJB

FD. 5/8" IRON ROD W/ YELLOW CAP #2435
- MARRED

FD. 5/8" IRON ROD W/ MARRED CAP
- 5/8"

FD. 5/8" IRON ROD W/ NO CAP
- WRW

FD. 5/8" IRON ROD W/ CAP #4850
- MAG

FD. MAG NAIL W/ WASHER
- P

FD. 1-1/2" IRON PIPE
- 3/4" P

FD. 3/4" IRON PIPE
- SQ. ROD

FD. SQUARE IRON ROD
- BOUNDARY LINE SURVEYED
- — — — —

SECTION LINE AND OR 1/4
OR 1/4 1/4 SECTION LINE
- — — — —

RIGHT OF WAY LINE
- ()

RECORDED AS
- P.O.B.

POINT OF BEGINNING

LEGAL DESCRIPTION

FREDDY'S BEACH ROAD 2ND ADDITION – part of Guadalcanal Avenue, part of Honolulu Avenue, comprised of Bougainville Avenue, comprised of Hawaii Avenue, comprised of Tiensin Avenue, comprised of Peking Avenue, comprised of Des Moines Avenue, comprised of Vine Avenue; comprised of Hollywood Avenue, comprised of Midway Avenue and comprised of Tijuana Avenue, all in Clair View Acres at Delhi, Iowa in Section Twenty-three (23) and 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 2.88 acres more or less, all being located in road right of way, divided into 94 lots and numbered Lots 1-94 as shown on the attached plats; **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

Lots 1 - 55 of Freddy's Beach 2nd Addition are more particularly described by metes and bounds as follows:

BEGINNING at a Southwesterly corner of Lot 7 of Freddy's Beach Road 1st Addition in Delaware County, Iowa as recorded in Book 2009, Page 3100 in the Office of the Delaware County Recorder;

Thence South 60°-57'-57" East 15.27 feet along the Southerly line and to the Southeasterly corner of said Lot 7;

Thence South 32°-03'-08" West 130.10 feet along the Westerly line and to the Southwest corner of Lot 14 of said Freddy's Beach Road 1st Addition;

Thence South 80°-43'-27" East 6.40 feet along the Southerly line of said Lot 14 to the Northwest corner of Lot 16 of said Freddy's Beach Road 1st Addition;

Thence South 08°-14'-59" West 23.34 feet along the Westerly line and to the Southwest corner of said Lot 16;

Thence North 83°-18'-00" West 69.35 feet along a Northerly line of Lot 40 of Clair View Acres at Delhi, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence South 60°-40'-59" West 30.49 feet along a Northerly line and to the Northwest corner of said Lot 40;

Thence North 75°-34'-32" West 84.98 feet along the Northerly line and to the Northwest corner of Lot 39 of said Clair View Acres at Delhi, Iowa;

Thence North 75°-27'-29" West 81.07 feet along the Northerly line and to the Northwest corner of Lot 38 of said Clair View Acres at Delhi, Iowa;

Thence South 82°-24'-34" West 63.26 feet along a Northerly line of Lot 37 of said Clair View Acres at Delhi, Iowa;

Thence South 46°-09'-32" West 28.14 feet along a Northerly line of said Lot 37;

Thence South 22°-38'-21" West 31.25 feet along a Northerly line and to the Northwest corner of said Lot 37;

Thence South 79°-03'-43" West 35.03 feet along the Northerly line and to the Northwest corner of Lot 36 of said Clair View Acres at Delhi, Iowa;

Thence South 05°-07'-08" East 45.20 feet along the Westerly line of said Lot 36 to the Northeast corner of Lot 35 of said Clair View Acres at Delhi, Iowa;

Thence North 89°-18'-22" West 54.97 feet along the Northerly line and to the Northwest corner of said Lot 35;

Thence North 74°-07'-12" West 54.76 feet along the Northerly line and to the Northwest corner of Lot 34 of said Clair View Acres at Delhi, Iowa;

Thence North 71°-47'-08" West 40.04 feet along the Northerly line and to the Northwest corner of Lot 33 of said Clair View Acres at Delhi, Iowa;

Thence South 18°-12'-47" West 25.00 feet along the Westerly line of said Lot 33 to the Northeast corner of Parcel S as recorded in Book 2000, Page 3483 in the Office of the Delaware County Recorder;

Thence North 71°-45'-38" West 20.00 feet along the Northerly line of said Parcel S;

Thence North 18°-12'-47" East 34.20 feet;

Thence North 74°-09'-20" West 9.62 feet;

Thence North 17°-16'-10" East 10.62 feet to the Southwest corner of Lot 113 of said Clair View Acres at Delhi, Iowa;

Thence South 72°-43'-55" East 50.05 feet along the Southerly line and to the Southeast corner of said Lot 113;

Thence South 72°-43'-40" East 49.96 feet along the Southerly line and to the Southeast corner of Lot 112 of said Clair View Acres at Delhi, Iowa;

Thence South 72°-44'-30" East 20.11 feet along a Southerly line of Lot 111 of said Clair View Acres at Delhi, Iowa;

Thence North 89°-51'-31" East 29.89 feet along a Southerly line of said Lot 111 to the Southerly corner of Parcel T as recorded in Book 2000, Page 2564 in the Office of the Delaware County Recorder;

Thence North 18°-09'-43" East 66.26 feet along the East line and to the Northeast corner of said Parcel T;

Thence North 55°-32'-15" East 79.86 feet along the Easterly line and to the Northeast corner of Parcel R as recorded in Book 2000, Page 2564 in the Office of the Delaware County Recorder;

Thence North 74°-41'-47" West 98.98 feet along the Northerly line and to the Northwest corner of said Parcel R;

Thence North 74°-38'-08" West 100.27 feet along the Northerly line and to the Northwest corner of Parcel N as recorded in Book 2000, Page 1481 in the Office of the Delaware County Recorder;

Thence North 17°-16'-09" East 9.54 feet;

Thence South 72°-54'-53" East 16.56 feet;

Thence North 15°-23'-29" East 11.00 feet to the Southwest corner of Lot 66 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-43'-38" East 74.95 feet along the Southerly line and to the Southeast corner of said Lot 66;

Thence South 74°-34'-53" East 74.85 feet along the Southerly line and to the Southeast corner of Lot 65 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-38'-09" East 75.35 feet along the Southerly line and to the Southeast corner of Lot 64 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-37'-14" East 150.00 feet along the Southerly line of Lots 63 and 62 of said Clair View Acres at Delhi, Iowa to the Southeast corner of said Lot 62;

Thence North 15°-11'-38" East 50.06 feet along the Easterly line and to the Northeast corner of said Lot 62;

Thence North 74°-38'-54" West 150.00 feet along the Northerly line of said Lot 62 and along the Northerly line and to the Northwest corner of Lot 63 in said Clair View Acres at Delhi, Iowa;

Thence North 74°-39'-19" West 74.95 feet along the Northerly line and to the Northwest corner of Lot 64 of said Clair View Acres at Delhi, Iowa;

Thence North 74°-38'-41" West 150.03 feet along the Northerly line of Lots 65 and 66 of said Clair View Acres at Delhi, Iowa to the Northwest corner of said Lot 66;

Thence North 15°-23'-31" East 17.69 feet;

Thence North 74°-13'-12" West 25.84 feet;

Thence North 16°-40'-36" East 15.12 feet to the Southwest corner of Lot 69 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-36'-18" East 100.00 feet along the Southerly line of said Lot 69 and along the Southerly line and to the Southeast corner of Lot 70 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-40'-27" East 50.00 feet along the Southerly line and to the Southeast corner of Lot 71 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-39'-32" East 49.94 feet along the Southerly line and to the Southeast corner of Lot 72 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-28'-52" East 50.01 feet along the Southerly line and to the Southeast corner of Lot 73 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-36'-18" East 97.28 feet along the Southerly line of Lots 74 and 75 of said Clair View Acres at Delhi, Iowa to the Southeast corner of said Lot 75;

Thence North 20°-53'-25" East 155.56 feet along the Easterly line of said Lot 75 and along the Easterly line and to the Northeast corner of Lot 76 of said Clair View Acres at Delhi, Iowa;

Thence North 73°-24'-27" West 158.60 feet along the Northerly line of Lots 76, 77 and 78 of said Clair View Acres at Delhi, Iowa to the Northwest corner of said Lot 78;

Thence North 73°-18'-44" West 50.01 feet along the Northerly line and to the Northwest corner of Lot 79 of said Clair View Acres at Delhi, Iowa;

Thence North 73°-30'-10" West 49.99 feet along the Northerly line and to the Northwest corner of Lot 80 of said Clair View Acres at Delhi, Iowa;

Thence North 73°-24'-27" West 67.48 feet along the Northerly line and to the Northwest corner of Lot 81 of said Clair View Acres at Delhi, Iowa;

Thence North 21°-41'-33" East 20.24 feet along the Easterly line of Lot 84 of said Clair View Acres at Delhi, Iowa to the Southwest corner of Lot 88 of said Clair View Acres at Delhi, Iowa;

Thence South 73°-21'-32" East 134.50 feet along the Southerly line of Lots 88 and 89 of said Clair View Acres at Delhi, Iowa to the Southeast corner of said Lot 89;

Thence South 73°-22'-20" East 60.40 feet along the Southerly line and to the Southeast corner Lot 92 of said Clair View Acres at Delhi, Iowa;

Thence South 73°-21'-10" East 130.89 feet along the Southerly line of Lots 93 and 94 of said Clair View Acres at Delhi, Iowa to the Southeast corner of said Lot 94;

Thence North 20°-52'-21" East 55.86 feet along the Easterly line and to the Northeast corner of said Lot 94;

Thence North 20°-57'-23" East 96.84 feet along the Easterly line and to the Northeast corner of Lot 95 of said Clair View Acres at Delhi, Iowa;

Thence North 20°-54'-54" East 55.07 feet along the Easterly line and to the Northeast corner of Lot 103 of said Clair View Acres at Delhi, Iowa;

Thence North 64°-36'-08" West 77.78 feet along the Northerly line and to the Northwest corner of said Lot 103;

Thence North 21°-30'-58" East 9.79 feet;

Thence North 64°-44'-55" West 30.09 feet;

Thence North 20°-31'-11" East 10.33 feet to the Southwest corner of Lot 105 of said Clair View Acres at Delhi, Iowa;

Thence South 64°-36'-17" East 107.88 feet along the Southerly line and to the Southeast corner of said Lot 105;

Thence North 20°-47'-16" East 100.24 feet along the Easterly line and to the Northeast corner of said Lot 105;

Thence South 67°-20'-04" East 40.79 feet along the Southerly line of Parcel K as recorded in Plat Book 8, Page 39 in the Office of the Delaware County Recorder to the Northwest corner of Lot 1 of the Subdivision of Lot 107 of Clair View Acres at Delhi, Iowa as recorded in Plat Book 6, Page 96 in the Office of the Delaware County Recorder;

Thence South 21°-03'-17" West 67.74 feet along the Westerly line and to the Southwest corner of said Lot 1 of the Subdivision of Lot 107 of Clair View Acres at Delhi, Iowa;

Thence South 21°-02'-05" West 67.75 feet along the Westerly line and to the Southwest corner of Lot 2 of said Subdivision of Lot 107 of Clair View Acres at Delhi, Iowa;

Thence South 21°-07'-16" West 67.84 feet along the Westerly line and to the Southwest corner of Lot 3 of said Subdivision of Lot 107 of Clair View Acres at Delhi, Iowa;

Thence South 21°-00'-32" West 67.62 feet along the Westerly line and to the Southwest corner of Lot 4 of said Subdivision of Lot 107 of Clair View Acres at Delhi, Iowa;

Thence South 20°-57'-03" West 55.00 feet along the Westerly line and to the Southwest corner of Lot 1 of the Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa as recorded in Plat Book 3, Page 148 in the Office of the Delaware County Recorder;

Thence South 21°-04'-22" West 54.96 feet along the Westerly line and to the Southwest corner of Lot 2 of said Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa;

Thence South 20°-57'-53" West 54.94 feet along the Westerly line and to the Southwest corner of Lot 3 of said Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa;

Thence South 21°-02'-50" West 56.94 feet along the Westerly line and to the Southwest corner of Lot 4 of said Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa;

Thence South 81°-59'-19" East 38.77 feet along the Southerly line and to the Southeast corner of Lot 4 of said Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa;

Thence South 81°-47'-34" East 54.79 feet along the Southerly line and to the Southeast corner of Lot 5 of said Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa;

Thence North 60°-30'-43" East 87.97 feet along the Easterly line of Lots 5 and 6 of said Subdivision of Lot 106 of Clair View Acres at Delhi, Iowa to the **POINT OF BEGINNING**, containing a total of 1.68 acres more or less, all being located in road right of way, divided into 55 lots and numbered lots 1 – 55 as shown on the attached plat, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Southerly line of Lot 7 of the Freddy's Beach Road 1st Addition in Delaware County, Iowa is assumed to bear South 60°-57'-57" East.

Lots 56 - 94 of Freddy's Beach 2nd Addition are more particularly described by metes and bounds as follows:

BEGINNING at a Northeasterly corner of Lot 17 of Clair View Acres at Delhi, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence South 64°-32'-27" East 20.57 feet along the Southerly line of Lot 16 of said Clair View Acres at Delhi, Iowa to the Northwesterly corner of Lot 1 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa as recorded in Book 2010, Page 3174 in the Office of the Delaware County Recorder;

Thence South 39°-01'-37" West 84.82 feet along the Westerly line and to the Southwesterly corner of said Lot 1 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa;

Thence South 76°-40'-26" East 7.36 feet along the Southerly line of said Lot 1 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa to the Northwest corner of Parcel G as recorded in Plat Book 7, Page 124 in the Office of the Delaware County Recorder;

Thence South 38°-14'-24" West 66.19 feet along the Westerly line and to the Southwest corner of said Parcel G;

Thence South 38°-09'-57" West 34.34 feet along the Westerly line of Lot 19 of said Clair View Acres at Delhi, Iowa;

Thence South 64°-36'-56" East 78.61 feet along the Southerly line and to the Southeast corner of said Lot 119;

Thence South 64°-36'-33" East 144.19 feet along the Southerly line and to the Southeast corner of Lot 104 of said Clair View Acres at Delhi, Iowa;

Thence South 20°-31'-11" West 10.33 feet;

Thence South 64°-44'-55" East 30.09 feet;

Thence South 21°-30'-58" West 9.79 feet to the Northeast corner of Lot 102 of said Clair View Acres at Delhi, Iowa;

Thence North 64°-36'-08" West 82.14 feet along the Northerly line and to the Northwest corner of said Lot 102;

Thence North 64°-18'-41" West 92.84 feet along the Northerly line and to the Northwest corner of Lot 101 of said Clair View Acres at Delhi, Iowa;

Thence North 65°-06'-10" West 84.01 feet along the Northerly line and to the Northwest corner of Lot 100 of said Clair View Acres at Delhi, Iowa;

Thence South 38°-12'-34" West 114.88 feet along the Westerly line of said Lot 100 and along the Westerly line and to the Southwesterly corner of Lot 99 of said Clair View Acres at Delhi, Iowa;

Thence South 65°-21'-37" East 240.08 feet along the Southerly line of Lots 99, 98, 97 and 96 of said Clair View Acres at Delhi, Iowa to the Northwest corner of Lot 118 of said Clair View Acres at Delhi, Iowa;

Thence South 24°-39'-55" West 19.95 feet along the Westerly line of said Lot 118 to the Northeast corner of Lot 91 of said Clair View Acres at Delhi, Iowa;

Thence North 65°-22'-05" West 67.66 feet along the Northerly line and to the Northwest corner of said Lot 91;

Thence North 65°-20'-04" West 62.04 feet along the Northerly line and to the Northwest corner of Lot 90 of said Clair View Acres at Delhi, Iowa;

Thence North 65°-17'-52" West 62.42 feet along the Northerly line and to the Northwest corner of Lot 87 of said Clair View Acres at Delhi, Iowa;

Thence North 65°-20'-05" West 52.92 feet along the Northerly line and to the Northwest corner of Lot 86 of said Clair View Acres at Delhi, Iowa;

Thence South 29°-28'-31" West 111.77 feet along the Westerly line of Lots 86 and 85 of said Clair View Acres at Delhi, Iowa to the Southwest corner of said Lot 85;

Thence South 29°-17'-56" West 48.13 feet along the Westerly line and to the Southwest corner of Lot 84 of said Clair View Acres at Delhi, Iowa;

Thence South 28°-48'-56" West 45.38 feet along the Westerly line and to the Southwest corner of Lot 83 of said Clair View Acres at Delhi, Iowa;

Thence South 30°-04'-12" West 42.49 feet along the Westerly line and to the Southwest corner of Lot 82 of said Clair View Acres at Delhi, Iowa;

Thence South 26°-30'-48" West 76.10 feet along the Westerly line and to the Southwest corner of Lot 68 of said Clair View Acres at Delhi, Iowa;

Thence South 74°-36'-18" East 75.00 feet along the Southerly line and to the Southeast corner of said Lot 68;

Thence South 16°-40'-36" West 15.12 feet;

Thence South 74°-13'-12" East 25.84 feet;

Thence South 15°-23'-31" West 17.69 feet to the Northeast corner of Lot 67 of said Clair View Acres at Delhi, Iowa;

Thence North 74°-38'-41" West 75.00 feet along the Northerly line and to the Northwest corner of said Lot 67;

Thence South 15°-24'-06" West 49.85 feet along the Westerly line and to the Southwest corner of said Lot 67;

Thence South 74°-32'-17" East 75.01 feet along the Southerly line and to the Southeast corner of said Lot 67;

Thence South 15°-23'-29" West 11.00 feet;

Thence North 72°-54'-53" West 16.56 feet;

Thence South 17°-16'-09" West 9.54 feet to the Northwest corner of Parcel N as recorded in Book 2000, Page 1481 in the Office of the Delaware County Recorder;

Thence North 74°-32'-42" West 58.15 feet along the Northerly line and to the Northwest corner of Lot 117 of said Clair View Acres at Delhi, Iowa;

Thence South 15°-23'-50" West 129.29 feet along the Westerly line and to the Southwest corner of said Lot 117;

Thence South 72°-37'-12" East 53.90 feet along the Southerly line and to a Southeasterly corner of said Lot 117;

Thence South 17°-16'-10" West 10.62 feet;

Thence South 74°-09'-20" East 9.62 feet;

Thence South 18°-12'-47" West 34.20 feet to the Northerly line of Parcel S as recorded in Book 2000, Page 3483 in the Office of the Delaware County Recorder;

Thence North 71°-45'-38" West 53.79 feet along the Northerly line of said Parcel S;

Thence North 71°-46'-08" West 76.16 feet along the Northerly line of said Parcel S, and along the Northerly line and to the Northwesterly corner of Lot 32 of said Clair View Acres at Delhi, Iowa;

Thence North 71°-44'-35" West 36.94 feet along the Northerly line and to the Northwest corner of Parcel EE as Recorded in Book 2002, Page 4313 in the Office of the Delaware County Recorder;

Thence North 26°-44'-49" East 129.46 feet along the East line of Lot 29 of said Clair View Acres at Delhi, Iowa to the Southeast corner of Parcel OO as recorded in Book 2006, Page 1700 in the Office of the Delaware County Recorder;

Thence North 26°-32'-58" East 106.12 feet along the Easterly line of said Parcel OO and along the Easterly line and to the Northeast corner of Parcel MM as recorded in Book 2004, Page 1661, all in the Office of the Delaware County Recorder;

Thence North 16°-19'-31" East 40.00 feet along the Easterly line and to the Northeast corner of Lot 28 of said Clair View Acres at Delhi, Iowa;

Thence North 16°-25'-59" East 40.32 feet along the Easterly line and to the Northeast corner of Lot 27 of said Clair View Acres at Delhi, Iowa;

Thence South 68°-29'-20" East 12.66 feet along the Southerly line and to the Southeast corner of Lot 26 of said Clair View Acres at Delhi, Iowa;

Thence North 33°-11'-14" East 39.94 feet along the Easterly line and to the Northeast corner of said Lot 26;

Thence North 33°-57'-12" East 50.00 feet along the Easterly line and to the Northeast corner of Lot 25 of said Clair View Acres at Delhi, Iowa;

Thence North 29°-50'-41" East 170.18 feet along the Easterly line of Lots 24, 23, and 22 of said Clair View Acres at Delhi, Iowa to the Northeast corner of said Lot 22;

Thence North 29°-43'-54" East 112.61 feet along the Easterly line of Lots 21 and 20 of said Clair View Acres at Delhi, Iowa to the Northeast corner of said Lot 20;

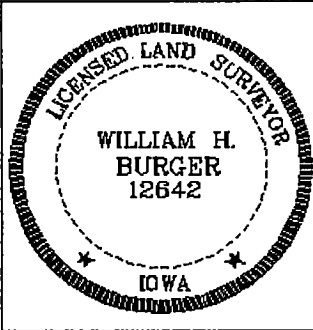
Thence North 38°-56'-05" East 61.46 feet along the Easterly line and to the Northeast corner of Lot 19 of said Clair View Acres at Delhi, Iowa;

Thence North 39°-06'-18" East 82.26 feet along the Easterly line and to the Northeast corner of Lot 18 of said Clair View Acres at Delhi, Iowa;

Thence North 38°-49'-28" East 5.72 feet along the Easterly line and to the Northeast corner of the South Half (S1/2) of Lot 17A of said Clair View Acres at Delhi, Iowa;

Thence North 38°-53'-03" East 105.74 feet along the Easterly line of the North Half (N1/2) of said Lot 17A and along the Easterly line of Lot 17 of said Clair View Acres at Delhi, Iowa to the **POINT OF BEGINNING**, containing a total of 1.20 acres more or less, all being located in road right of way, divided into 39 lots and numbered lots 55 – 94 as shown on the attached plat, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Easterly line of Lot 17 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 38°-53'-03" East.



SURVEYORS CERTIFICATE

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, 2022

William H. Burger 7/12/21
William H. Burger Date Reg. No. 12642
Sheet No. 17-22 covered by this seal

OWNERS ACKNOWLEDGMENT

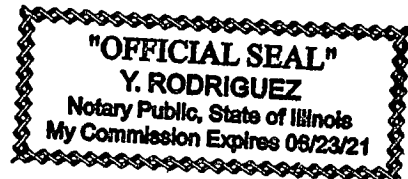
I, Frederick R. "Ross" Thomas Jr. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plats, is made with our free consent, and in accordance with our desire.

Frederick R. "Ross" Thomas Jr.
Frederick R. "Ross" Thomas Jr.

STATE OF ~~IOWA~~ IL)
KANE) ss.
DELAWARE COUNTY)

On this 20th day of May A. D. 2021 before me,
a Notary Public in and for said County, personally appeared Frederick R Thomas JR, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Y. Rodriguez
Notary Public in and for said County



OWNERS ACKNOWLEDGMENT

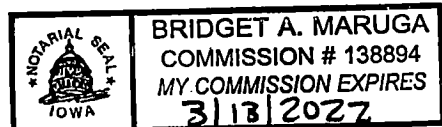
I, Kristine Ann Thomas Cooley of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plats, is made with our free consent, and in accordance with our desire.

Kristine Ann Thomas Cooley
Kristine Ann Thomas Cooley

STATE OF Iowa)
Sones) ss.
COUNTY)

On this 3rd day of May A. D. 2021 before me,
a Notary Public in and for said County, personally appeared Kristine Ann Thomas Cooley, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Bridget A. Maruga
Notary Public in and for said County



ATTORNEY'S OPINION

I, Adrian T. Knuth, a practicing attorney at law in Anamosa, Jones County, Iowa have examined the abstract of title to the land included within part of Guadalcanal Avenue, part of Honolulu Avenue, Bougainville Avenue, Hawaii Avenue, Tiensin Avenue, Peking Avenue, Des Moines Avenue, Vine Avenue, Hollywood Avenue, Midway Avenue and Tijuana Avenue, all in Clair View Acres at Delhi, Iowa in Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 28th day of May, AD, 2021, at the hour of 8:00 A. M.

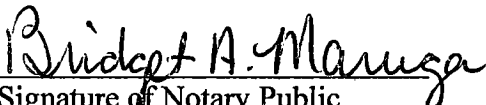
My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Frederick R. "Ross" Thomas, Jr. and Kristine, Ann Thomas, Cooley, Dated at Anamosa, Iowa in said County, this 9th day of June, 2021.


Adrian T. Knuth

STATE OF IOWA)
)
COUNTY OF JONES) ss

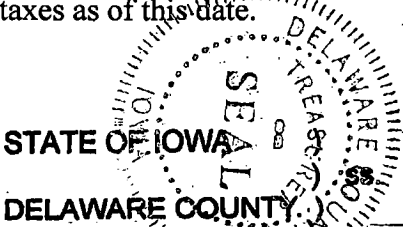
This document was acknowledged before me on June 9, 2021, by Adrian T. Knuth.

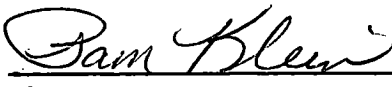



Signature of Notary Public

DELAWARE COUNTY TREASURER

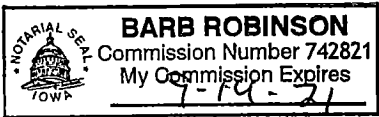
I, PAM KLEIN Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments are levied against part of Guadalcanal Avenue, part of Honolulu Avenue, Bougainville Avenue, Hawaii Avenue, Tiensin Avenue, Peking Avenue, Des Moines Avenue, Vine Avenue, Hollywood Avenue, Midway Avenue and Tijuana Avenue, all in Clair View Acres at Delhi, Iowa in Section Twenty-three (23) and Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; have been paid and said real estate is free and clear of all taxes as of this date.




PAM KLEIN

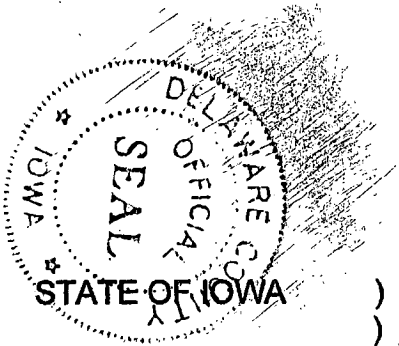
On this 12 day of July A. D. 2021 before me, _____
a Notary Public in and for the State of Iowa, personally appeared Pam Klein, to me personally known, and, who being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.


Notary Public in and for said State



APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Freddy's Beach Road 2nd Addition**, a subdivision in Delaware County, Iowa.



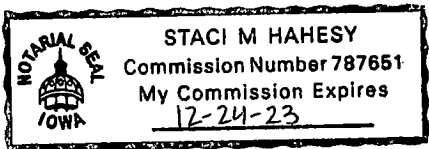
Peggy A. Hildebrand
Carla K. Becker, Delaware County Auditor
Peggy A. Hildebrand Deputy

) ss.
)
DELAWARE COUNTY)

On this 13 day of July A. D. 2021 before me, Staci Hahesy
a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who being duly sworn, did say that she is the
Auditor of Delaware County, Iowa.

Deputy

Peggy
Hildebrand



Staci Hahesy
Notary Public in and for said State