

INDEX LEGEND
LOCATION: LOT 14 OF FREDDY'S BEACH ROAD FIRST ADDITION
DELAWARE COUNTY, IOWA
PROPRIETORS: T & C LAND, LLC
REQUESTOR: KRIS 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 19 2021

FILED
Delaware Co. Auditor

JUL 19 2021

Book 2021 Page 2587

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

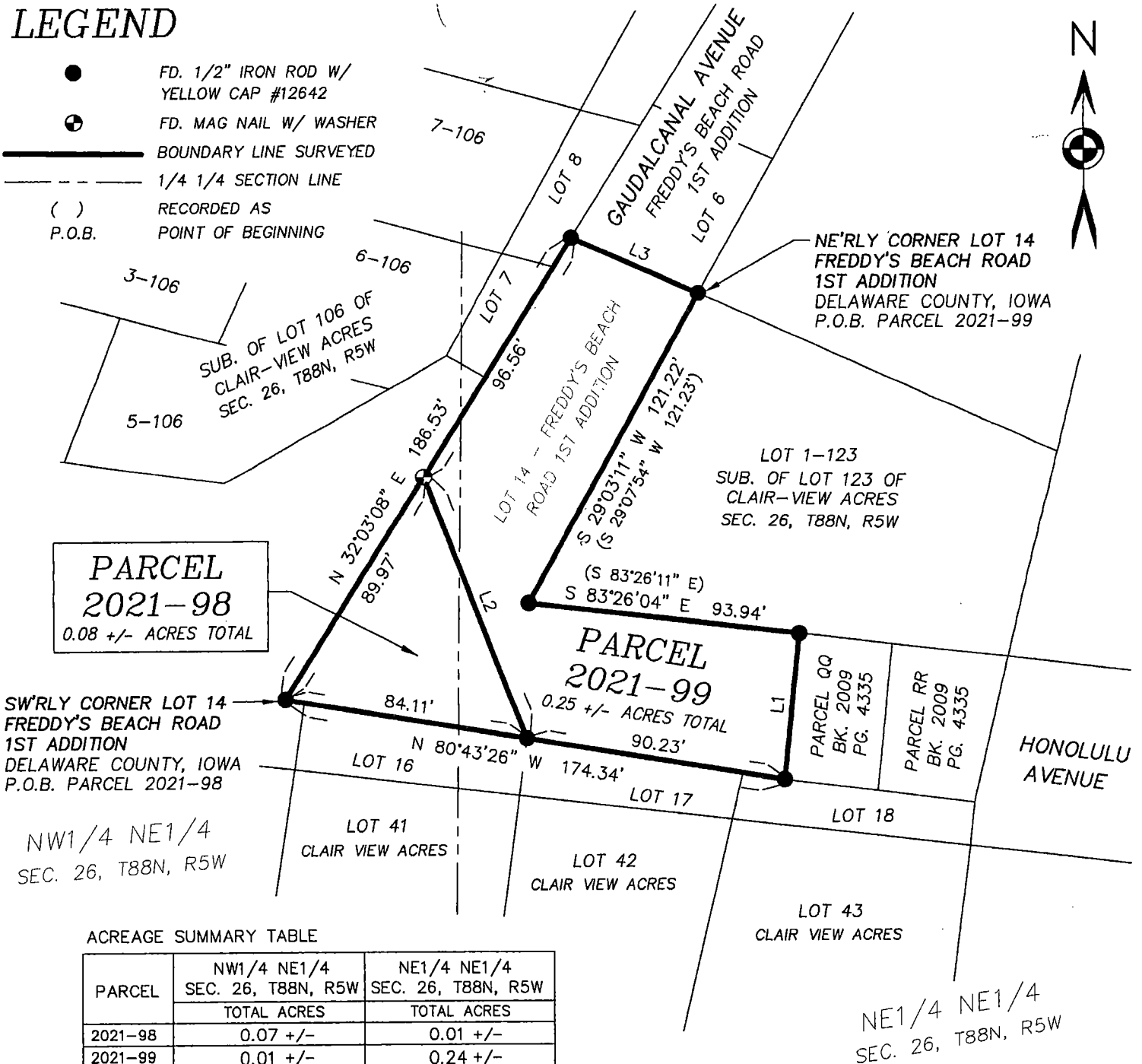
PLAT OF SURVEY

PARCEL 2021-98 PART OF LOT 14 OF FREDDY'S BEACH ROAD FIRST ADDITION
IN SECTIONS TWENTY-THREE (23) AND TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N),
RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-99 PART OF LOT 14 OF FREDDY'S BEACH ROAD FIRST ADDITION
IN SECTIONS TWENTY-THREE (23) AND TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N),
RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

- FD. 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊙ FD. MAG NAIL W/ WASHER
- BOUNDARY LINE SURVEYED
- - - 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

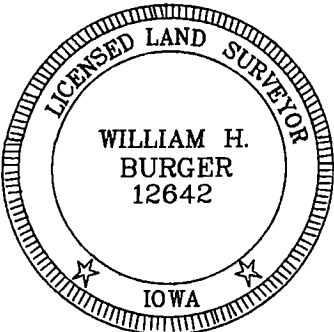


ACREAGE SUMMARY TABLE

PARCEL	NW1/4 NE1/4 SEC. 26, T88N, R5W	NE1/4 NE1/4 SEC. 26, T88N, R5W
	TOTAL ACRES	TOTAL ACRES
2021-98	0.07 +/-	0.01 +/-
2021-99	0.01 +/-	0.24 +/-

LINE	BEARING	DISTANCE
L1	S 05°53'31" W (N 05°52'47" E)	50.34' (50.31')
L2	N 21°26'16" W	96.49'
L3	S 66°05'12" E (N 66°05'14" W)	47.89' (48.04')

50 0 50 100



NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 5/19/2021

SCALE: 1" = 50'

SHEET 1 OF 3

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, 2022

Wm. H. Burger
WILLIAM H. BURGER #12642

7/19/21
DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2021-98 – part of Lot 14 of Freddy’s Beach Road 1st Addition in Sections Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.08 acres more or less, all being located in road right of way, **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:

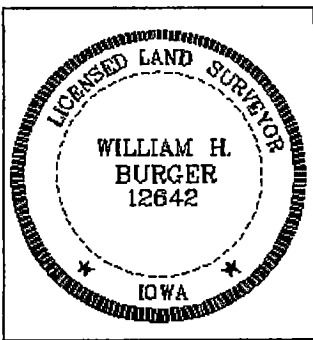
BEGINNING at the Southwesterly corner of Lot 14 of Freddy’s Beach Road 1st Addition in Sections Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

Thence North 32°-03'-08" East 89.97 feet along the Westerly line of said Lot 14;

Thence South 21°-26'-16" East 96.49 feet to the Southerly line of said Lot 14;

Thence North 80°-43'-26" West 84.11 feet along the Southerly line of said Lot 14 to the **POINT OF BEGINNING**, containing a total of 0.08 acres more or less, all being located in road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Westerly line of Lot 14 of Freddy’s Beach Road 1st Addition in Sections Twenty-three (23) and 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 32°-03'-08" East.

	<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, 2022 <i>William H. Burger</i> 7/19/21 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>2</u> covered by this seal
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LEGAL DESCRIPTION

PARCEL 2021-99 – part of Lot 14 of Freddy’s Beach Road 1st Addition in Sections Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.25 acres more or less, all being located in road right of way, **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 Northeasterly corner of Lot 14 of Freddy’s Beach Road 1st Addition in Sections Twenty-three (23) and 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 29°-03'-11" West 121.22 feet along an Easterly line of said Lot 14;

Thence South 83°-26'-04" East 93.94 feet along a Northerly line of said Lot 14;

Thence South 05°-53'-31" West 50.34 feet along an Easterly line and to the Southeasterly corner of said Lot 14;

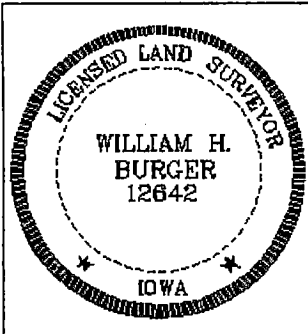
Thence North 80°-43'-26" West 90.23 feet along a Southerly line of said Lot 14;

Thence North 21°-26'-16" West 96.49 feet to the Westerly line of said Lot 14;

Thence North 32°-03'-08" East 96.56 feet along the Westerly line and to the Northwestern corner of said Lot 14;

Thence South 66°-05'-12" East 47.89 feet along the Northerly line of said Lot 14 to the **POINT OF BEGINNING**, containing a total of 0.25 acres more or less, all being located in road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Westerly line of Lot 14 of Freddy’s Beach Road 1st Addition in Sections Twenty-three (23) and 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 32°-03'-08" 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 7/19/21

William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal