

INDEX LEGEND

LOCATION: NE1/4, SECTION 26, T88N, R5W

REQUESTOR: CHRIS COOEY

PROPRIETOR: T & C LAND, LLC

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

BILL BURGER, 510 3RD STREET WEST COURT,
RETURN TO: WORTHINGTON, IA 52078 1 (563) 855-2028FILED
Delaware Co. Assessor

AUG 30 2021

FILED
Delaware Co. Auditor

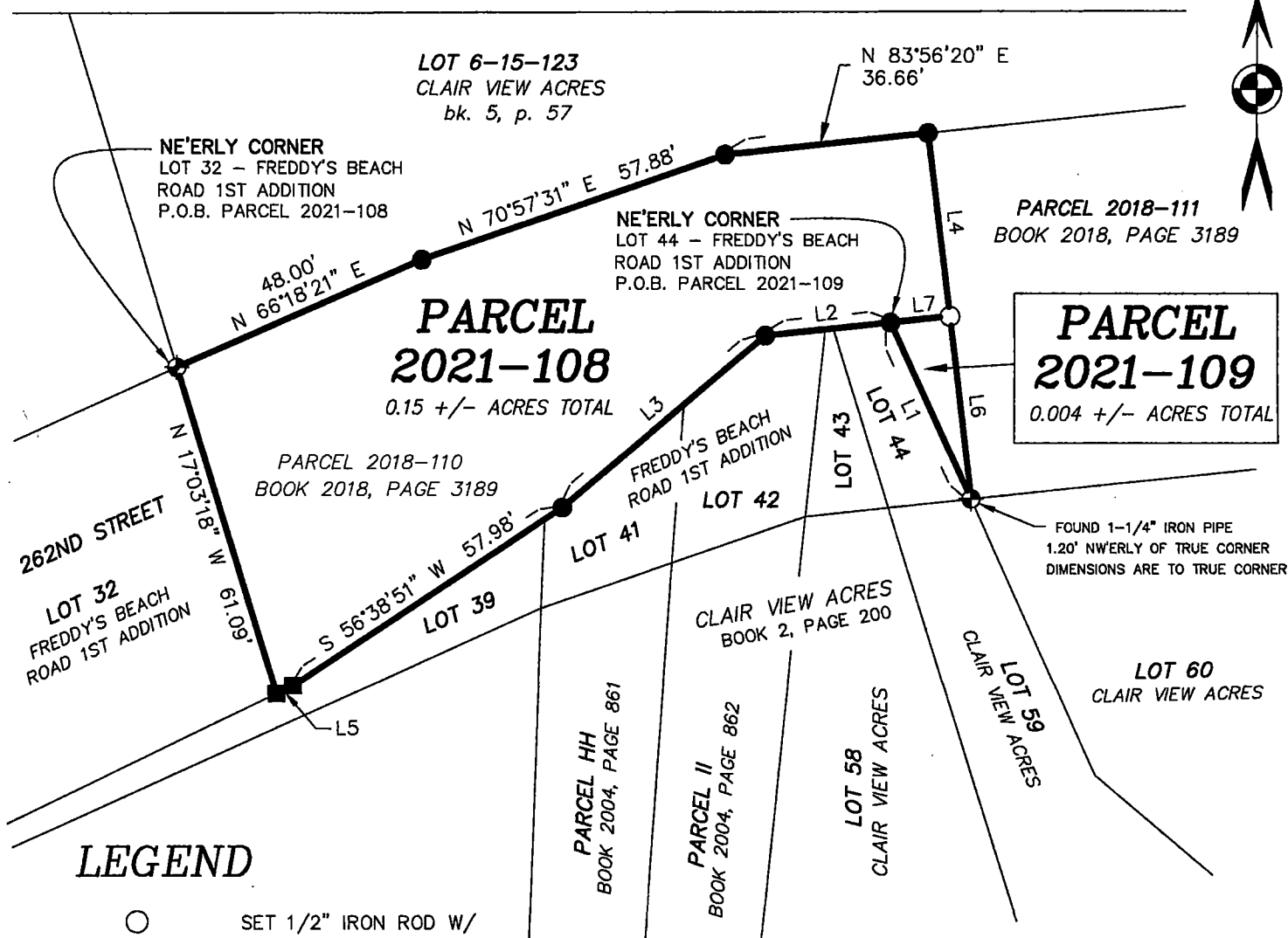
AUG 30 2021



Book 2021 Page 3090

Document 2021 3090 Type 06 002 Pages 3
Date 8/30/2021 Time 10:31:13AM
Rec Amt \$17.00Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

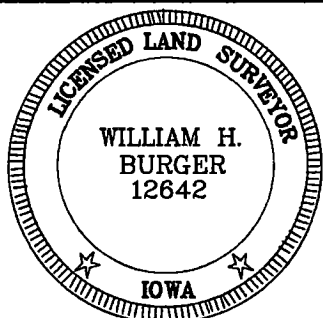
PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF
SURVEY**PARCEL 2021-108** PART OF PARCEL 2018-110 LOCATED IN THE NORTHEAST
QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE
WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA**PARCEL 2021-109** PART OF PARCEL 2018-110 LOCATED IN THE NORTHEAST
QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE
WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWANOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD INCLUDING AN
ELECTRIC LINE EASEMENT RECORDED IN BOOK 2019, PAGE 3537 IN THE OFFICE OF THE COUNTY RECORDER

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- FD. MAG NAIL W/ WASHER
- FD. 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊕ FD. 1-1/4" IRON PIPE
- BOUNDARY LINE SURVEYED
- - - EXISTING PARCEL LINE OR LOT LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

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 06°46'01" E	33.06'
L5	S 64°15'55" W	3.28'
L6	S 06°46'01" E	32.99'
L7	N 84°01'32" E	10.71'



DATE OF SURVEY: 8/23/2021

SCALE: 1" = 30'

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

William H. Burger
WILLIAM H. BURGER #126428/30/21
DATE**Wm. Burger**
LandSurveyor510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2021-108 – part of Parcel 2018-110 located in the Northeast Quarter (NE1/4) of 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, 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 32 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 66°-18'-21" East 48.00 feet along a Northerly line of Parcel 2018-110 as recorded in the Office of the Delaware County Recorder in Book 2018, Page 3189;

Thence North 70°-57'-31" East 57.88 feet along a Northerly line of said Parcel 2018-110;

Thence North 83°-56'-20" East 36.66 feet along a Northerly line and to the Northeasterly corner of said Parcel 2018-110;

Thence South 06°-46'-01" East 33.06 feet along an Easterly line of said Parcel 2018-110;

Thence South 84°-01'-32" West 10.71 feet to a Southerly corner of said Parcel 2018-110;

Thence South 84°-01'-32" West 22.62 feet along a Southerly line and to a Southerly corner of said Parcel 2018-110;

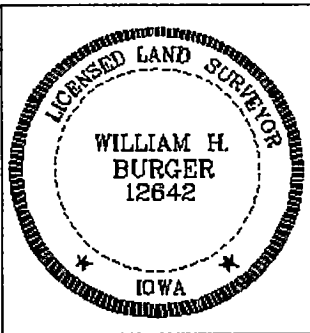
Thence South 49°-51'-02" West 47.85 feet along a Southerly line and to a Southerly corner of said Parcel 2018-110;

Thence South 56°-38'-51" West 57.98 feet along a Southerly line and to a Southerly corner of said Parcel 2018-110;

Thence South 64°-15'-55" West 3.28 feet along a Southerly line and to the Southwesterly corner of said Parcel 2018-110, corner also being the Southeasterly corner of Lot 32 of said Freddy’s Beach Road 1st Addition;

Thence North 17°-03'-18" West 61.09 feet along the Westerly line of said Parcel 2018-110, also being the Easterly line of said Lot 32 to the **POINT OF BEGINNING**, containing a total of 0.15 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 Easterly line of Lot 32 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 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, 2022 <i>William H. Burger</i> 8/30/21 William H. Burger Date Reg. No. 12642 Sheet No. <u>2</u> covered by this seal
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LEGAL DESCRIPTION

PARCEL 2021-109 – part of Parcel 2018-110 located in the Northeast Quarter (NE1/4) of 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 0.004 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:

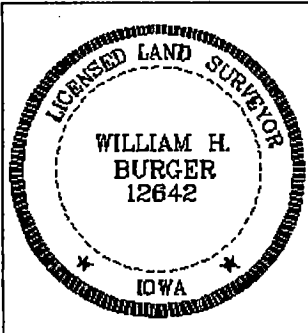
BEGINNING at the Northeasterly corner of Lot 44 of Freddy's Beach Road 1st Addition in Sections Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

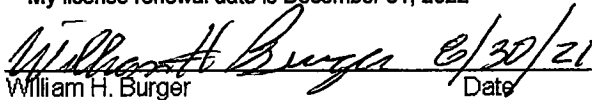
Thence North 84°-01'-32" East 10.71 feet to the Easterly line of Parcel 2018-110 as recorded in Book 2018, Page 3189 in the Office of the Delaware County Recorder;

Thence South 06°-46'-01" East 32.99 feet along the Easterly line and to the Southeasterly corner of said Parcel 2018-110, corner also being the Southeasterly corner of said Lot 44;

Thence North 24°-40'-27" West 34.83 feet along the Easterly line of said Lot 44 to the **POINT OF BEGINNING**, containing a total of 0.004 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 Easterly line of Lot 44 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 24°-40'-27" 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, 2022	
	<u>6/30/21</u>
William H. Burger	Date
Sheet No. covered by this seal	Reg. No. 12642