

INDEX LEGEND

LOCATION: LOT 17 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

MAR 02 2022

FILED
Delaware Co. Auditor

MAR 02 2022



Book 2022 Page 701

Document 2022 701 Type 06 002 Pages 3
Date 3/02/2022 Time 3:41:29PM
Rec Amt \$17.00

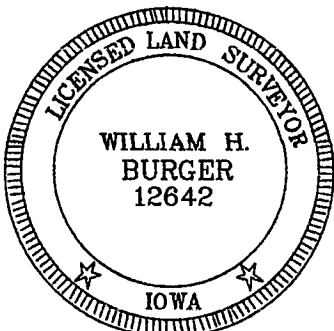
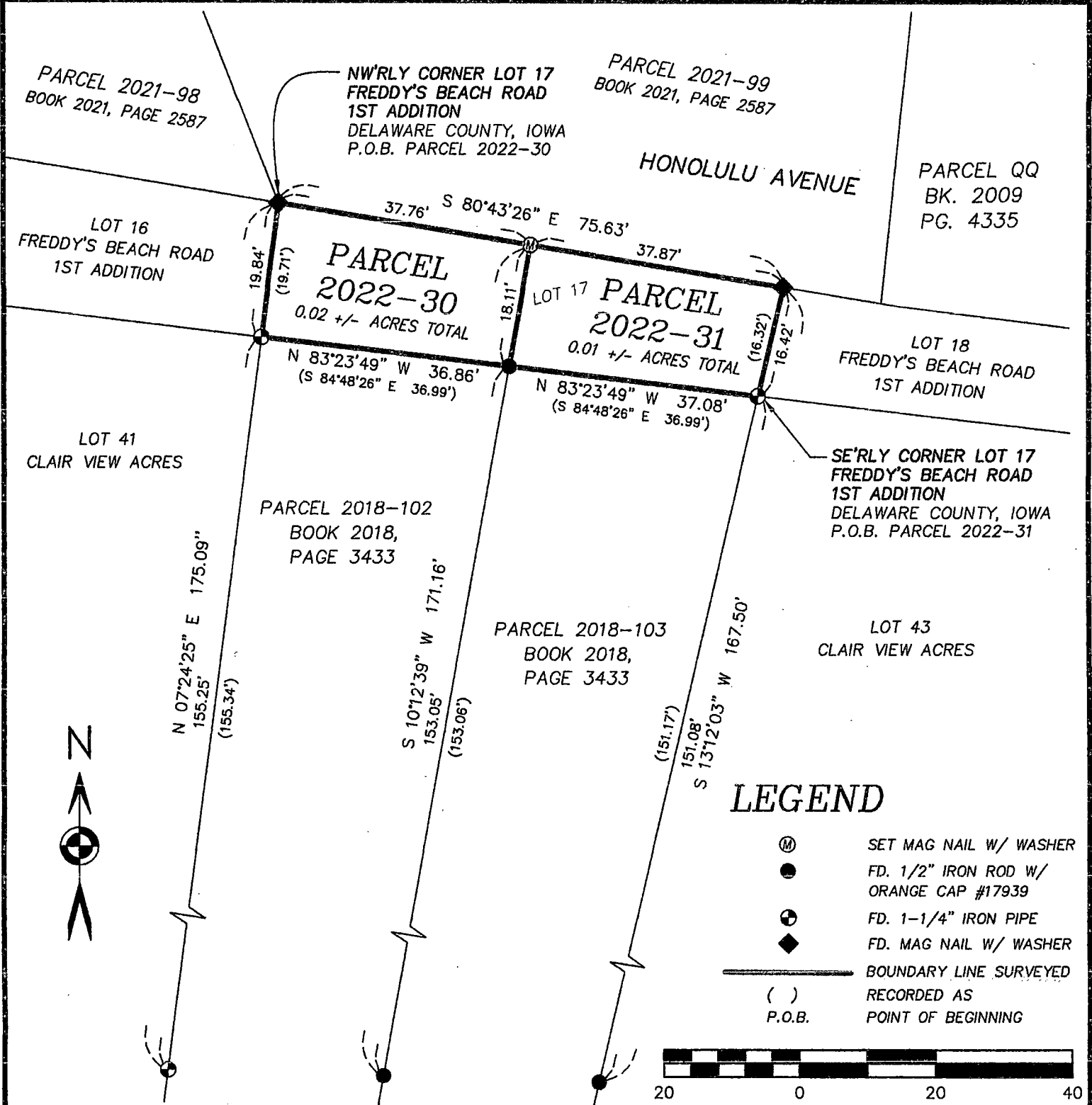
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2022-30 PART OF LOT 17 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

PARCEL 2022-31 PART OF LOT 17 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



DATE OF SURVEY: 12/23/2021

SCALE: 1" = 20'

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. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

William H. Burger 3/2/22
WILLIAM H. BURGER #12642 DATE

LEGAL DESCRIPTION

PARCEL 2022-30 – Part of Lot 17 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 0.02 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 Northwesterly corner of Lot 17 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 Book 2009, Page 3100 in the Office of the Delaware County Recorder;

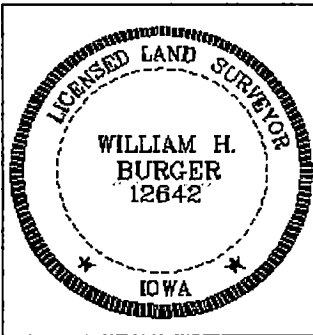
Thence South 80°-43'-26" East 37.76 feet along the Northerly line of said Lot 17;

Thence South 10°-12'-39" West 18.11 feet to the Southerly line of said Lot 17, also being the Northeasterly corner of Parcel 2018-102 as recorded in Book 2018, Page 3433 in the Office of the Delaware County Recorder;

Thence North 83°-23'-49" West 36.86 feet along the Southerly line and to the Southwesterly corner of said Lot 17;

Thence North 07°-24'-25" East 19.84 feet along the Westerly line of said Lot 17 to the **POINT OF BEGINNING**, containing a total of 0.02 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 Northerly line of Lot 17 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 is assumed to bear South 80°-43'-26" 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 3/2/22

William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-31 – Part of Lot 17 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 0.01 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 Southeasterly corner of Lot 17 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 Book 2009, Page 3100 in the Office of the Delaware County Recorder;

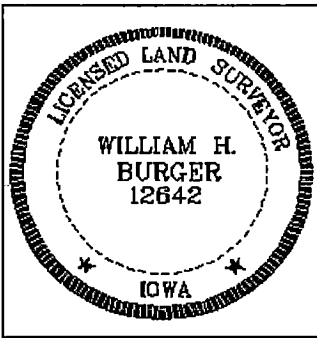
Thence North 83°-23'-49" West 37.08 feet along the Southerly line of said Lot 17, also being the Northerly line of Parcel 2018-103 as recorded In Book 2018, Page 3433 in the Office of the Delaware County Recorder to the Northwesternly corner of said Parcel 2018-103;

Thence North 10°-12'-39" East 18.11 feet along the Northerly extension of the Westerly line of said Parcel 2018-103 to the Northerly line of said Lot 17;

Thence South 80°-43'-26" East 37.87 feet along the Northerly line and to the Northeasterly corner of said Lot 17;

Thence South 13°-12'-03" West 16.42 feet along the Easterly line of said Lot 17 to the **POINT OF BEGINNING**, containing a total of 0.01 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 Southerly line of Lot 17 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 is assumed to bear North 83°-23'-49" 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> 3/2/22 _____ William H. Burger Date Reg. No. 12642 Sheet No. 3 covered by this seal
---	--