

# 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

MAR 02 2022

FILED  
Delaware Co. Auditor

MAR 02 2022

Book 2022 Page 702

Document 2022 702 Type 06 002 Pages 3  
Date 3/02/2022 Time 3:41:47PM  
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

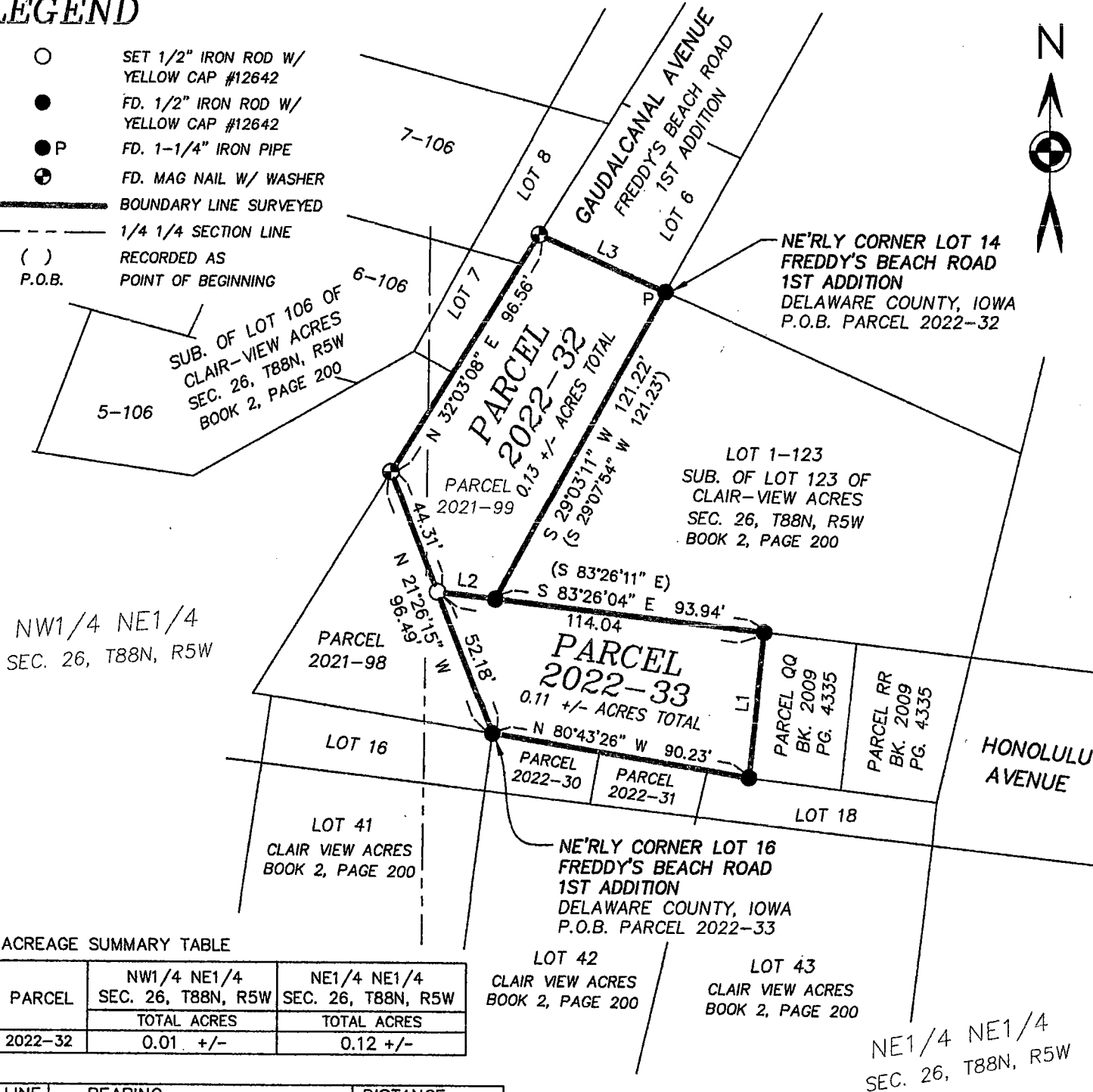
## PLAT OF SURVEY

**PARCEL 2022-32** PART OF PARCEL 2021-99 IN SECTION TWENTY-SIX (26),  
TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN,  
DELAWARE COUNTY, IOWA

**PARCEL 2022-33** PART OF PARCEL 2021-99 IN SECTION TWENTY-SIX (26),  
TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN,  
DELAWARE COUNTY, IOWA

## LEGEND

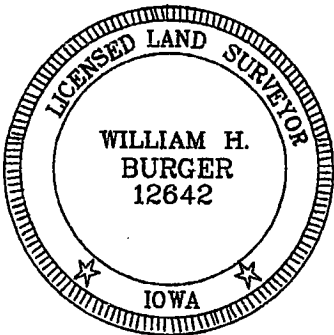
- SET 1/2" IRON ROD W/  
YELLOW CAP #12642
- FD. 1/2" IRON ROD W/  
YELLOW CAP #12642
- P FD. 1-1/4" IRON PIPE
- ⊙ FD. MAG NAIL W/ WASHER
- BOUNDARY LINE SURVEYED
- - - 1/4 1/4 SECTION LINE
- ( ) RECORDED AS  
P.O.B. POINT OF BEGINNING



ACREAGE SUMMARY TABLE

| PARCEL  | NW1/4 NE1/4<br>SEC. 26, T88N, R5W | NE1/4 NE1/4<br>SEC. 26, T88N, R5W |
|---------|-----------------------------------|-----------------------------------|
|         | TOTAL ACRES                       | TOTAL ACRES                       |
| 2022-32 | 0.01 +/-                          | 0.12 +/-                          |

| LINE | BEARING                       | DISTANCE        |
|------|-------------------------------|-----------------|
| L1   | S 05°53'31" W (N 05°52'47" E) | 50.34' (50.31') |
| L2   | N 83°26'04" W                 | 20.10'          |
| L3   | S 66°05'12" E (N 66°05'14" W) | 47.89' (48.04') |



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

*William H. Burger*  
WILLIAM H. BURGER #12642

*3/2/22*  
DATE

**Wm. Burger**  
**LandSurveyor**

510 3rd Street West Court  
Worthington, Iowa 52078

**LEGAL DESCRIPTION**

**PARCEL 2022-32** – part of Parcel 2021-99 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 0.13 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 Parcel 2021-99 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 2021, Page 2587;

**Thence** South 29°-03'-11" West 121.22 feet along an Easterly line of said Parcel 2021-99;

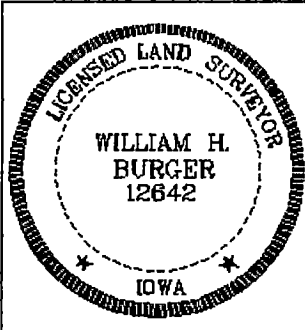
**Thence** North 83°-26'-04" West 20.10 feet.

**Thence** North 21°-26'-16" West 44.31 feet to the Westerly line of said Parcel 2021-99;

**Thence** North 32°-03'-08" East 96.56 feet along the Westerly line and to the Northwestern corner of said Parcel 2021-99;

**Thence** South 66°-05'-12" East 47.89 feet along the Northerly line of said Parcel 2021-99 to the **POINT OF BEGINNING**, containing a total of 0.13 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 Parcel 2021-99 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 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* 3/2/22  
\_\_\_\_\_  
William H. Burger Date Reg. No. 12642  
Sheet No. **2** covered by this seal

**LEGAL DESCRIPTION**

**PARCEL 2022-33** – part of Parcel 2021-99 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 0.11 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 16 of Freddy's Beach Road 1<sup>st</sup> 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;

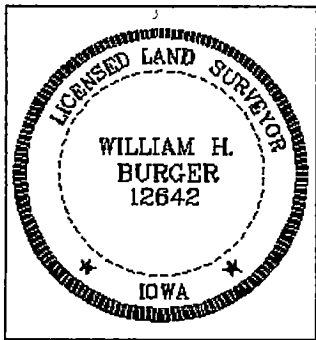
**Thence** North 21°-26'-15" West 52.18 feet;

**Thence** South 83°-26'-04" East 114.04 feet to the Northwestern corner of Parcel QQ as recorded in the Office of the Delaware County Recorder Book 2009, Page 4335;

**Thence** South 05°-53'-31" West 50.34 feet along a Westerly line of said Parcel QQ to the Northerly line of Lot 18 of said Freddy's Beach Road 1<sup>st</sup> Addition;

**Thence** North 80°-43'-26" West 90.23 feet along the Northerly line of said Lot 18 and along the Northerly lines of Parcels 2022-31 and 2022-30 to the **POINT OF BEGINNING**, containing a total of 0.11 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 18 of Freddy's Beach Road 1<sup>st</sup> 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 80°-43'-26" West.

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>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;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 3/2/22<br/>_____<br/>William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p> |
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