

INDEX LEGEND

LOCATION: LOT 48 OF FREDDY'S BEACH ROAD 2ND ADDITION
DELAWARE COUNTY, IOWA

REQUESTOR: KRIS COOEY

PROPRIETOR: T & C LAND LLC

SURVEYOR: BILL BURGER

SURVEYOR
COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 I (563) 855-2028

FILED
Delaware Co. Assessor

DEC 09 2022

FILED
Delaware Co. Auditor

DEC 09 2022

Book 2022 Page 3604

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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 2022-143

PART OF LOT 48 OF FREDDY'S BEACH ROAD

2ND ADDITION IN DELAWARE COUNTY, IOWA

PARCEL 2022-144

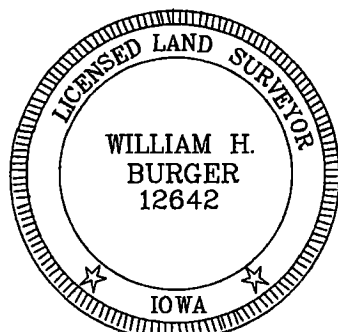
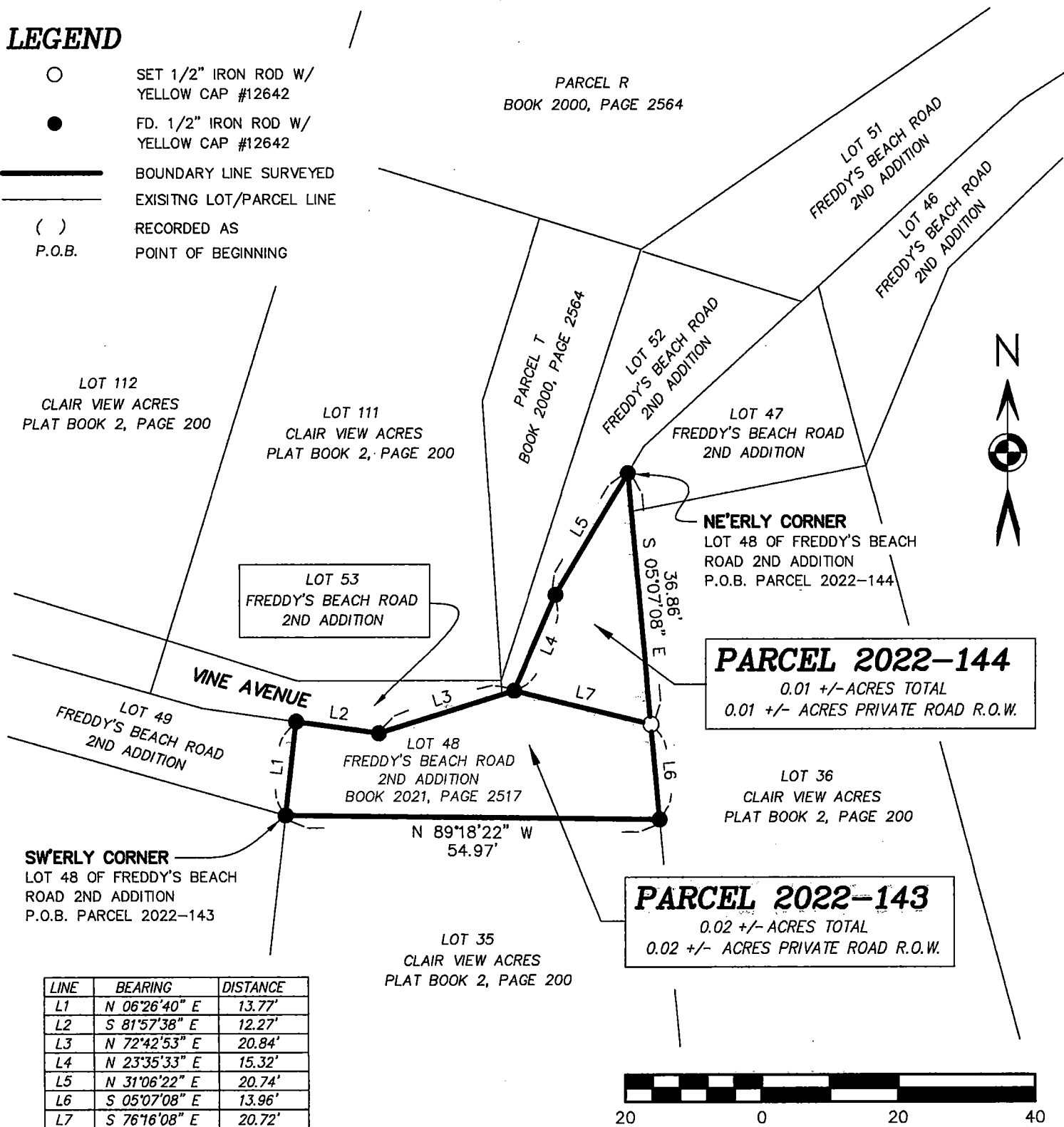
PART OF LOT 48 OF FREDDY'S BEACH ROAD

2ND ADDITION IN DELAWARE COUNTY, IOWA

LEGEND

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

PARCEL R
BOOK 2000, PAGE 2564



NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 11/23/2022

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

William H. Burger
WILLIAM H. BURGER #12642

12/9/22
DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-143 – Part of Lot 48 of Freddy’s Beach Road 2nd Addition in Delaware County, Iowa; containing a total of 0.02 acres more or less, including 0.02 acres more or less of private 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 48 of Freddy’s Beach Road 2nd Addition in Delaware County, Iowa as recorded in Book 2021, Page 2517 in the Office of the Delaware County Recorder;

Thence North 06°-26'-40" East 13.77 feet along the Westerly line and to the Northwesternly corner of said Lot 48;

Thence South 81°-57'-38" East 12.27 feet along a Northerly line of said Lot 48;

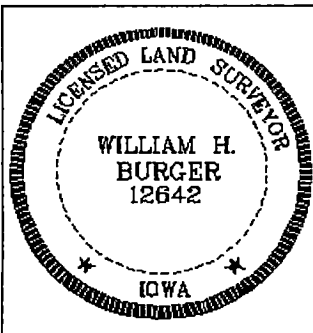
Thence North 72°-42'-53" East 20.84 feet along a Northerly line of said Lot 48;

Thence South 76°-16'-08" East 20.72 feet to the Easterly line of said Lot 48;

Thence South 05°-07'-08" East 13.96 feet along the Easterly line and to the Southeasterly corner of said Lot 48;

Thence North 89°-18'-22" West 54.97 feet along the Southerly line of said Lot 48 to the **POINT OF BEGINNING**, containing a total of 0.02 acres more or less, including 0.02 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Southerly line of Lot 48 of Freddy’s Beach Road 2nd Addition in Delaware County, Iowa is assumed to bear North 89°-18'-22" West.



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 *12/9/22*

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

LEGAL DESCRIPTION

PARCEL 2022-144 – Part of Lot 48 of Freddy’s Beach Road 2nd Addition in Delaware County, Iowa; containing a total of 0.01 acres more or less, including 0.01 acres more or less of private 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 48 of Freddy’s Beach Road 2nd Addition in Delaware County, Iowa as recorded in Book 2021, Page 2517 in the Office of the Delaware County Recorder;

Thence South 05°-07'-08" East 36.86 feet along the Easterly line of said Lot 48;

Thence North 76°-16'-08" West 20.72 feet to a Northerly corner of said Lot 48;

Thence North 23°-35'-33" East 15.32 feet along a Northerly line of said Lot 48;

Thence North 31°-06'-22" East 20.74 feet along a Northerly line of said Lot 48 to the **POINT OF BEGINNING**, containing a total of 0.01 acres more or less, including 0.01 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Easterly line of Lot 48 of Freddy’s Beach Road 2nd Addition in Delaware County, Iowa is assumed to bear South 05°-07'-08" East.

	<p><u>SURVEYORS CERTIFICATE</u></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> <u>12/9/22</u> William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p>
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