

INDEX LEGEND

LOCATION: LOT 13 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

DEC 29 2022

FILED

Delaware Co. Auditor

DEC 29 2022



Book 2022 Page 3803

Document 2022 3803 Type 06 002 Pages 3

Date 12/29/2022 Time 3:22:18PM

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 2022-124 PART OF LOT 13 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 2022-125 PART OF LOT 13 OF FREDDY'S BEACH ROAD 1ST ADDITION

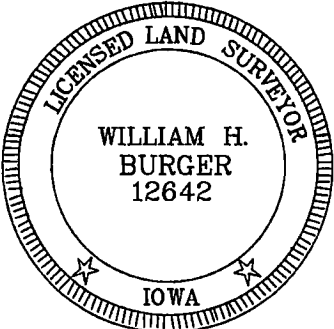
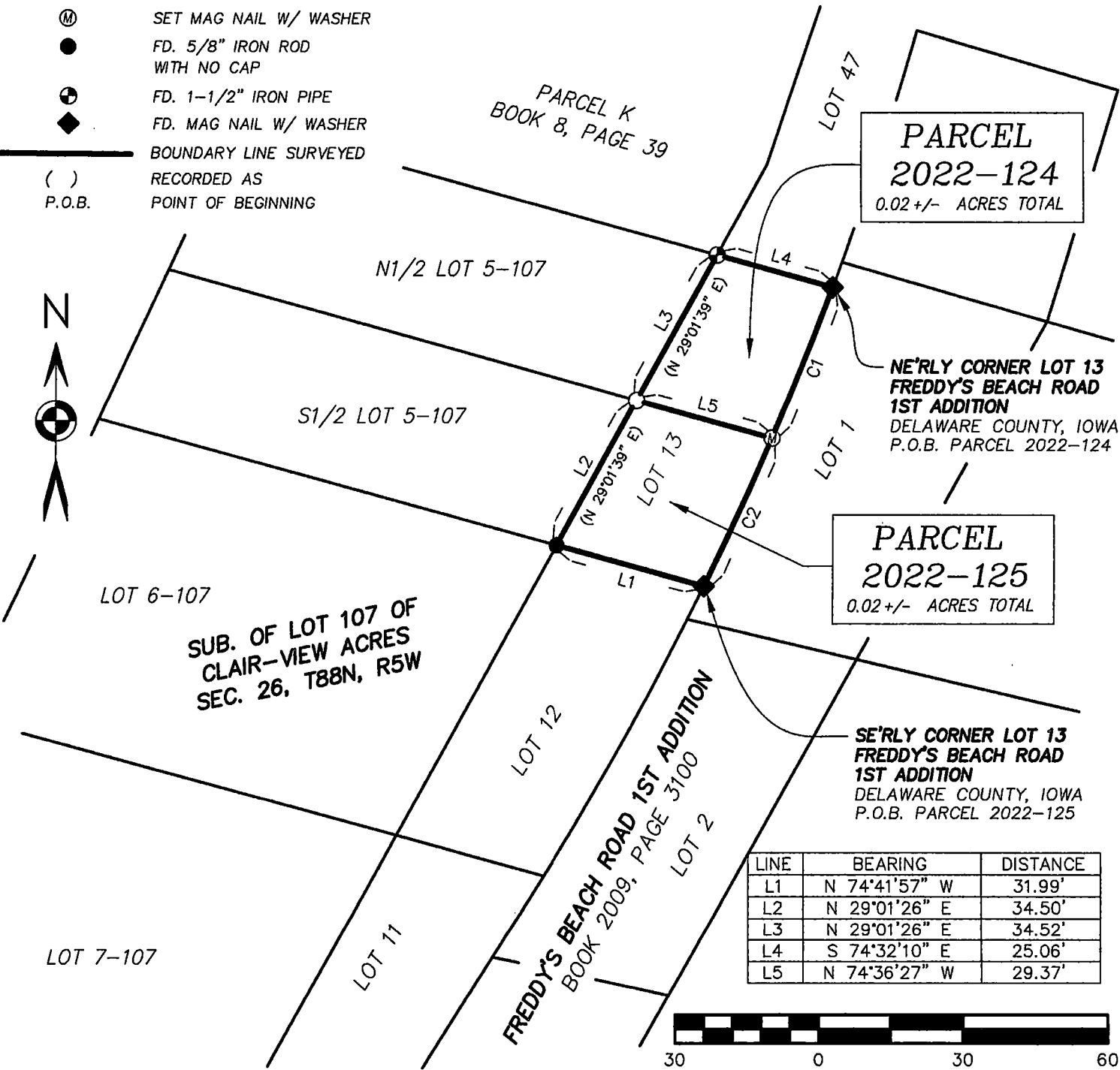
IN SECTIONS TWENTY-THREE (23) AND TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N),

RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	33.74'	684.12'	02°49'33"	S 21°54'32" W	33.74'
C2	33.93'	684.12'	02°50'30"	S 24°44'33" W	33.93'

- SET MAG NAIL W/ WASHER
- FD. 5/8" IRON ROD
WITH NO CAP
- FD. 1-1/2" IRON PIPE
- FD. MAG NAIL W/ WASHER
- BOUNDARY LINE SURVEYED
- () RECORDED AS
P.O.B. POINT OF BEGINNING



DATE OF SURVEY: 12/21/2022

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

Wm. Burger

LandSurveyor

510 3rd Street West Court

Worthington, Iowa 52078

12/29/22

WILLIAM H. BURGER #12642 DATE

LEGAL DESCRIPTION

PARCEL 2022-124 – Part of Lot 13 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 5th Principal Meridian Delaware County, Iowa; containing a total of 0.02 acres, 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 Northeasterly corner of Lot 13 of Freddy's Beach Road 1st Addition in Delaware County, Iowa as recorded in Book 2009, Page 3100 in the Office of the Delaware County Recorder;

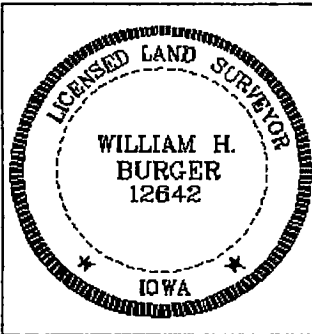
Thence in a Southwesterly direction along a circular curve concave Northwesterly for an arc length of 33.74 feet said arc having a radius if 684.12 feet, a chord bearing of South 21°-54'-32" West and a chord length of 33.74 feet;

Thence North 74°-36'-27" West 29.37 feet to the Westerly line of said Lot 13;

Thence North 29°-01'-26" East 34.52 feet along said Westerly line to the Northwesterly corner of said Lot 13;

Thence South 74°-32'-10" East 25.06 feet along the Northerly line of said Lot 13 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 Westerly line of Lot 13 of Freddy's Beach Road 1st Addition in Delaware County, Iowa is assumed to bear North 29°-01'-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 12/29/22

William H. Burger

Date

Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-125 – Part of Lot 13 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 5th Principal Meridian Delaware County, Iowa, containing a total of 0.02 acres, 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 Southeasterly corner of Lot 13 of Freddy’s Beach Road 1st Addition in Delaware County, Iowa as recorded in Book 2009, Page 3100 in the Office of the Delaware County Recorder;

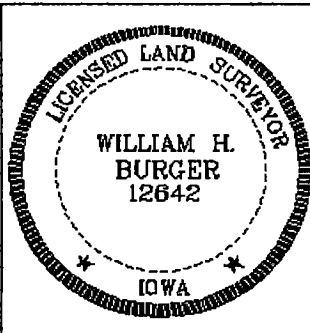
Thence North 74°-41'-57" West 31.99 feet to the Southwesterly corner of said Lot 13;

Thence North 29°-01'-26" East 34.50 feet along the Westerly line of said Lot 13;

Thence South 74°-36'-27" East 29.37 feet to the Easterly line of said Lot 13;

Thence in a Southwesterly direction along a circular curve concave Northwesterly for an arc length of 33.93 feet, said arc having a radius if 684.12 feet, a chord bearing of South 24°-44'-33" West and a chord length of 33.39 feet 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 Westerly line of Lot 13 of Freddy’s Beach Road 1st Addition in Delaware County, Iowa is assumed to bear North 29°-01'-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 12/29/22
William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal