



Book 2024 Page 1468

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDEX LEGEND	
LOCATION:	LOTS 93 OF FREDDY'S BEACH ROAD 2ND ADDITION IN SECTION 23 AND 26, T88N, R5W
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

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

PLAT OF SURVEY

PARCEL 2024-51 PART OF LOT 93 OF FREDDY'S BEACH ROAD 2ND 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 2024-52 PART OF LOT 93 OF FREDDY'S BEACH ROAD 2ND 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 2024-53 PART OF LOT 93 OF FREDDY'S BEACH ROAD 2ND 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

SEE ZONING NOTE SHEET 2

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

PARCEL 2024-53

0.01 +/- ACRES TOTAL

BALANCE OF LOT 29
CLAIR-VIEW ACRES
AT DELHI, IOWA

LOT 93
FREDDY'S BEACH
ROAD 2ND ADDITION

PARCEL 2024-52
0.13 +/- ACRES TOTAL

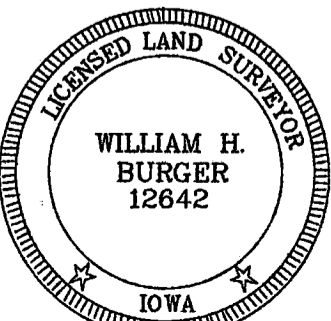
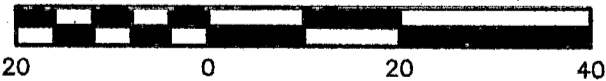
PARCEL 2024-51
0.03 +/- ACRES TOTAL

BEACH AVENUE

HOLLYWOOD AVENUE

VINE AVENUE

LINE	BEARING	DISTANCE
L1	S 15°25'03" W	27.93'
L2	S 12°35'55" W	10.15'



DATE OF SURVEY: 6/10/2024

SCALE: 1" = 20'

SHEET 1 OF 4

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, 2024

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

William H. Burger 6/27/24
WILLIAM H. BURGER #12642 DATE

ZONING NOTE:

Parcel 2024-51, Parcel 2024-52 and Parcel 2024-53 do not comply with Delaware County Zoning Ordinances all being less than 1 acre, therefore said Parcels are non-buildable Parcels.

LEGAL DESCRIPTION

PARCEL 2024-51 – Part of Lot 93 of Freddy’s Beach Road 2nd 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 0.03 acres more or less, **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 93 of Freddy’s Beach Road 2nd 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 2021, Page 2517;

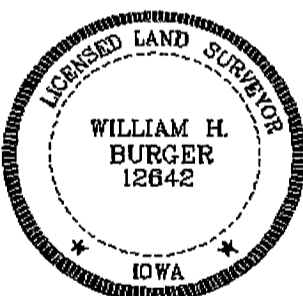
Thence South 15°-25'-03" West 27.93 feet along an Easterly line of said Lot 93;

Thence North 72°-51'-53" West 41.26 feet;

Thence North 14°-47'-16" East 30.93 feet to the Northerly line of said Lot 93;

Thence South 68°-46'-10" East 41.80 feet along the Northerly line of said Lot 93 to the **POINT OF BEGINNING**, containing a total of 0.03 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Northerly line of Lot 93 of Freddy’s Beach Road 2nd 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 68°-46'-10" East.

 <p>LICENSED LAND SURVEYOR WILLIAM H. BURGER 12642 IOWA</p>	<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, 2024</p> <p><i>William H. Burger</i> 6/27/24 William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2024-52 – Part of Lot 93 of Freddy’s Beach Road 2nd 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 0.13 acres more or less, **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 93 of Freddy’s Beach Road 2nd 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 2021, Page 2517;

Thence North 71°-46'-08" West 76.16 feet along a Southerly line and to a Southerly corner of said Lot 93;

Thence North 71°-44'-35" West 30.94 feet along a Southerly line of said Lot 93;

Thence North 26°-46'-34" East 74.83 feet to the Northerly line of said Lot 93;

Thence South 68°-46'-10" East 37.32 feet along the Northerly line of said Lot 93 to the Southeasterly corner of Lot 92 of said Freddy’s Beach Road 2nd Addition;

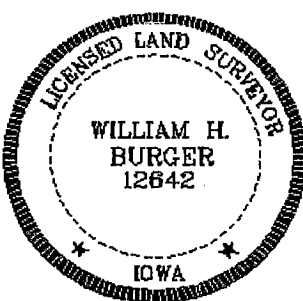
Thence South 14°-47'-16" West 30.93 feet;

Thence South 72°-51'-53" East 64.83 feet to an Easterly corner of said Lot 93;

Thence South 12°-35'-55" West 10.15 feet along an Easterly line and to an Easterly corner of said Lot 93;

Thence South 33°-43'-09" West 33.54 feet to the **POINT OF BEGINNING**, containing a total of 0.13 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Northerly line of Lot 93 of Freddy’s Beach Road 2nd 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 68°-46'-10" 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, 2024</p> <p><i>William H. Burger</i> 6/23/24 William H. Burger / Date Reg. No. 12642 Sheet No. 3 covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2024-53 – Part of Lot 93 of Freddy’s Beach Road 2nd 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, **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 93 of Freddy’s Beach Road 2nd 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 2021, Page 2517;

Thence South 68°-46'-10" East 6.00 feet along the Northerly line of said Lot 93;

Thence South 26°-46'-34" West 74.83 feet to the Southerly line of said Lot 93;

Thence North 71°-44'-35" West 6.00 feet along the Southerly line and to the Southwesterly corner of said Lot 93;

Thence North 26°-44'-49" East 75.14 feet along the Westerly line of said Lot 93 to the **POINT OF BEGINNING**, containing a total of 0.01 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Westerly line of Lot 93 of Freddy’s Beach Road 2nd 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 26°-44'-49" 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, 2024</p> <p><i>William H. Burger</i> 6/27/24 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>4</u> covered by this seal</p>
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