

JUN 27 2024

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JUN 27 2024

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

INDEX LEGEND	
LOCATION:	LOTS 94 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 2024-49** PART OF LOT 94 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

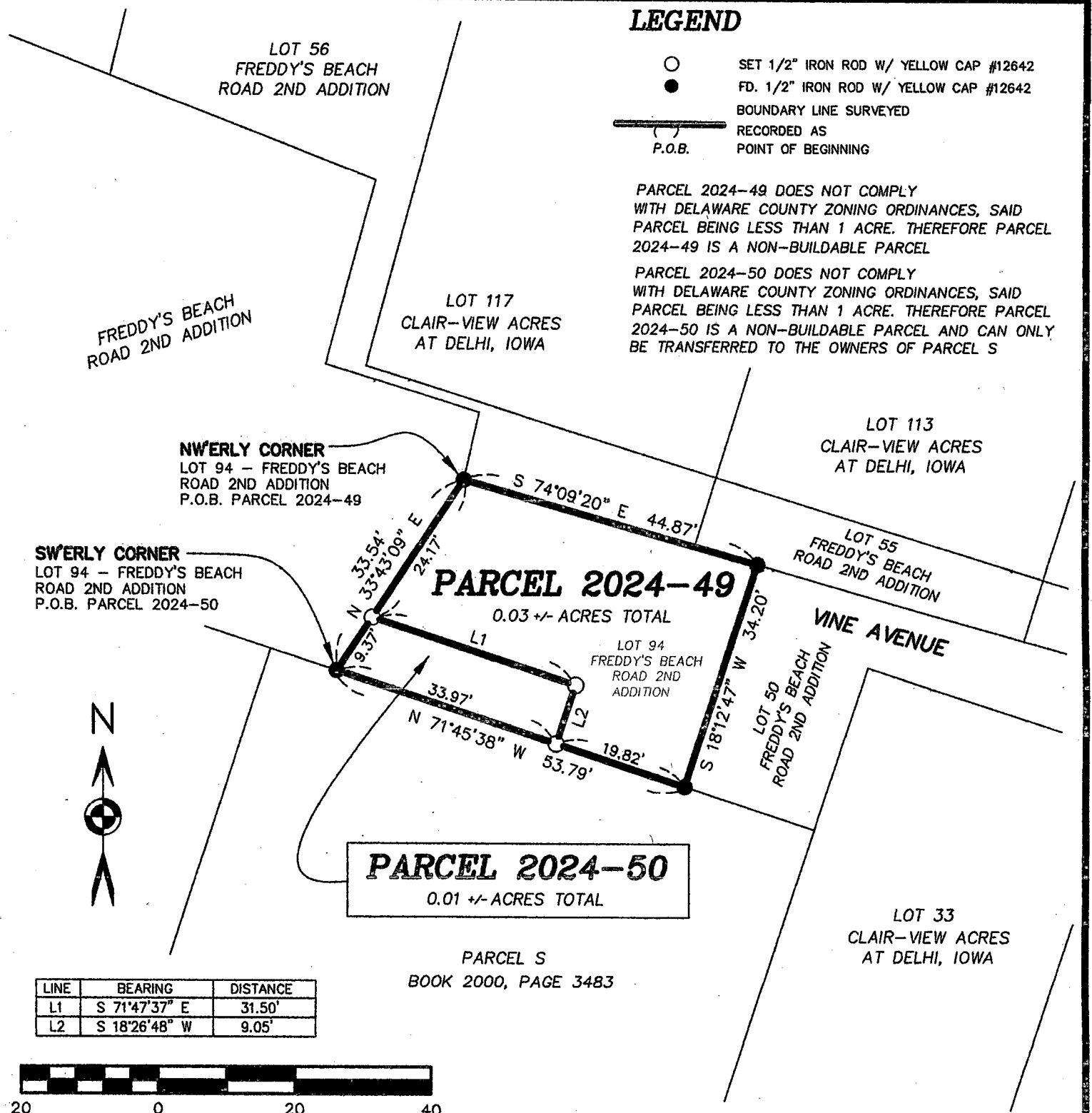
**PARCEL 2024-50** PART OF LOT 94 OF FREDDY'S BEACH ROAD 2ND ADDITION IN SECTIONS TWENTY-THREE (23) AND TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

**LEGEND**

- 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.

PARCEL 2024-49 DOES NOT COMPLY WITH DELAWARE COUNTY ZONING ORDINANCES, SAID PARCEL BEING LESS THAN 1 ACRE. THEREFORE PARCEL 2024-49 IS A NON-BUILDABLE PARCEL

PARCEL 2024-50 DOES NOT COMPLY WITH DELAWARE COUNTY ZONING ORDINANCES, SAID PARCEL BEING LESS THAN 1 ACRE. THEREFORE PARCEL 2024-50 IS A NON-BUILDABLE PARCEL AND CAN ONLY BE TRANSFERRED TO THE OWNERS OF PARCEL S



**PARCEL 2024-50**  
0.01 +/- ACRES TOTAL

PARCEL S  
BOOK 2000, PAGE 3483

DATE OF SURVEY: 6/10/2024

SCALE: 1" = 20'

SHEET 1 OF 3

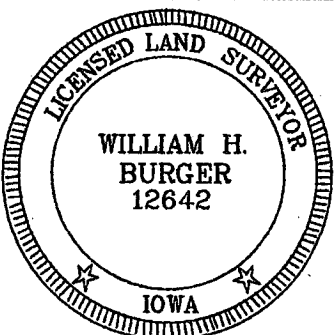
PROPRIETORS: SEE INDEX LEGEND

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, 2024

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

510 3rd Street West Court  
Worthington, Iowa 52078

*William H. Burger* 4/27/24  
WILLIAM H. BURGER #2642 DATE



**LEGAL DESCRIPTION**

**PARCEL 2024-49** – Part of Lot 94 of Freddy’s Beach Road 2<sup>nd</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; 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 Northwesterly corner of Lot 94 of Freddy’s Beach Road 2<sup>nd</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 2021, Page 2517;

**Thence** South 74°-09'-20" East 44.87 feet along the Northerly line and to the Northeasterly corner of said Lot 94;

**Thence** South 18°-12'-47" West 34.20 feet along the Easterly line and to the Southeasterly corner of said Lot 94;

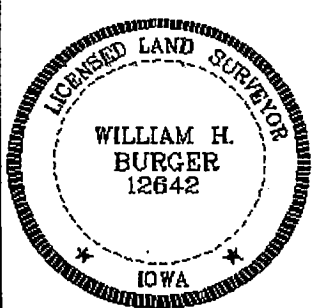
**Thence** North 71°-45'-38" West 19.82 feet along the Southerly line of said Lot 94;

**Thence** North 18°-26'-48" East 9.05 feet;

**Thence** North 71°-47'-37" West 31.50 feet to the Westerly line of said Lot 94;

**Thence** North 33°-43'-09" East 24.17 feet along the Westerly line of said Lot 94 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 94 of Freddy’s Beach Road 2<sup>nd</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 South 74°-09'-20" East.

	<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, 2024</p> <p><i>William H. Burger</i> 6/27/24 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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**LEGAL DESCRIPTION**

**PARCEL 2024-50** – Part of Lot 94 of Freddy’s Beach Road 2<sup>nd</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; 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 Southwesterly corner of Lot 94 of Freddy’s Beach Road 2<sup>nd</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 2021, Page 2517;

**Thence** North 33°-43'-09" East 9.37 feet along the Westerly line of said Lot 94;

**Thence** South 71°-47'-37" East 31.50 feet;

**Thence** South 18°-26'-48" West 9.05 feet to the Southerly line of said Lot 94;

**Thence** North 71°-45'-38" West 33.97 feet along the Southerly line of said Lot 94 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 94 of Freddy’s Beach Road 2<sup>nd</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 33°-43'-09" East.

	<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, 2024</p> <p><i>William H. Burger</i> 6/27/24 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p>
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