Book 2009 Page 3100

Document 2009 3100 Type 06 002 Pages 16
Date 8/07/2009 Time 10:44:07AM
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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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CARLA K. BECKER
DELAWARE COUNTY AUDITOR

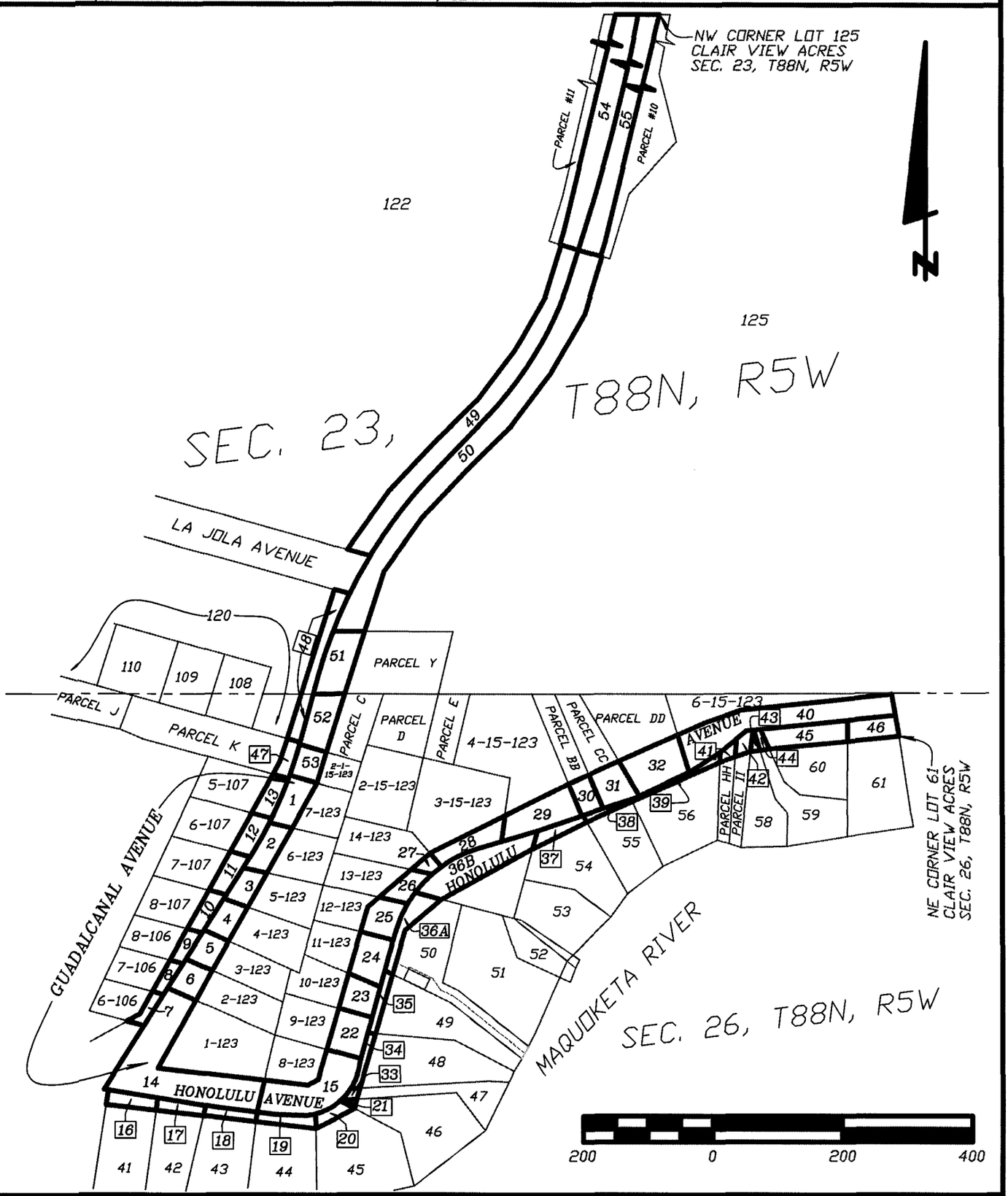
DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

FINAL PLAT

FREDDY'S BEACH ROAD 1ST ADDITION

COMPRISED OF GUADALCANAL AVENUE AND PART OF HONOLULU AVENUE OF CLAIR VIEW ACRES AT DELHI, IOWA IN SECTION TWENTY-THREE (23) AND TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA



DATE OF SURVEY: 5/7/2008, 5/8/2008, 7/25/2008, 8/12/2008 | SHEET 1 OF 15

PROPRIETORS: FREDERICK R. "ROSS" THOMAS & KRISTINE ANN THOMAS COOEY | SCALE: 1" = 200'

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

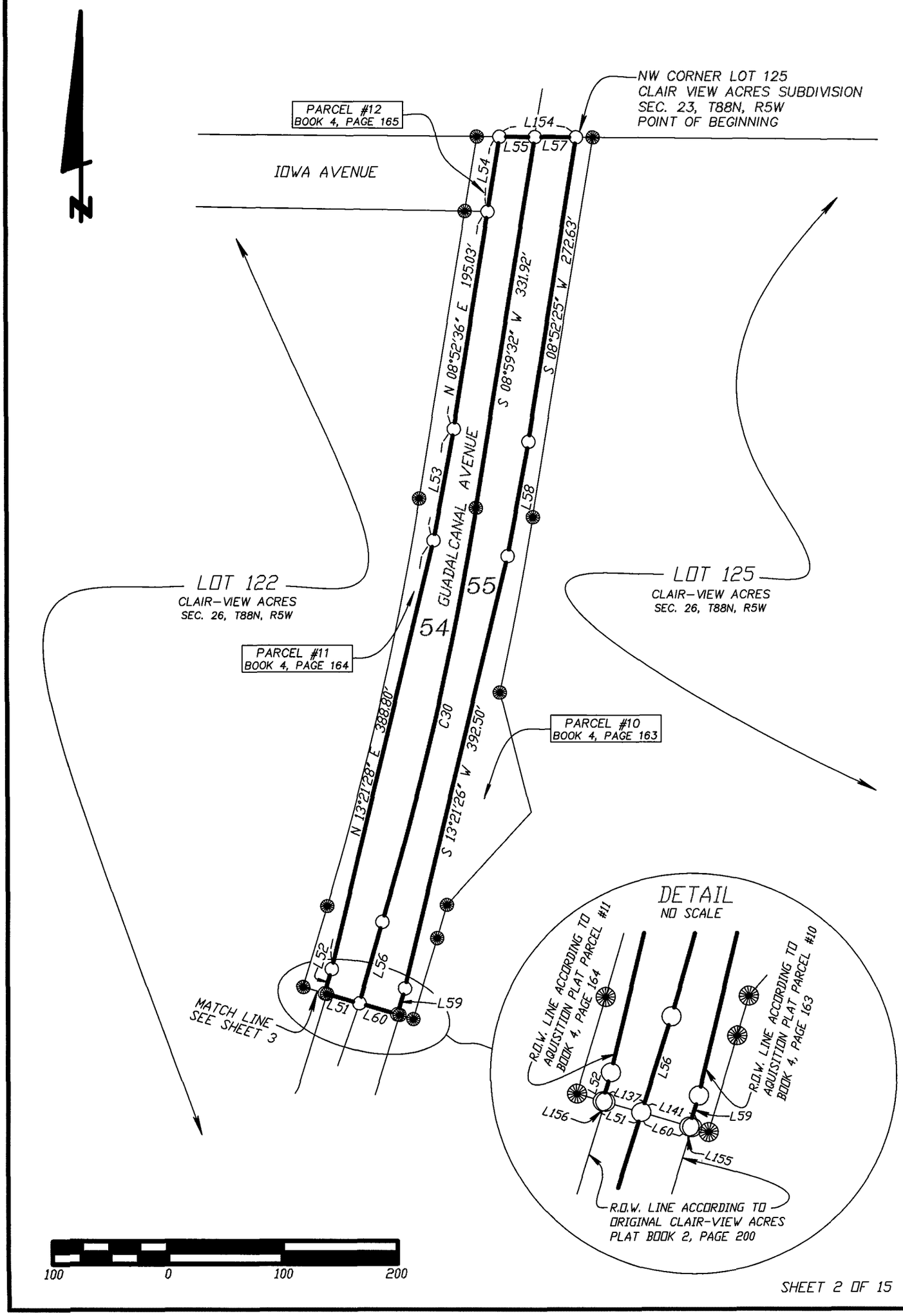
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010

William H. Burger 8/7/09
WILLIAM H. BURGER #12642 DATE

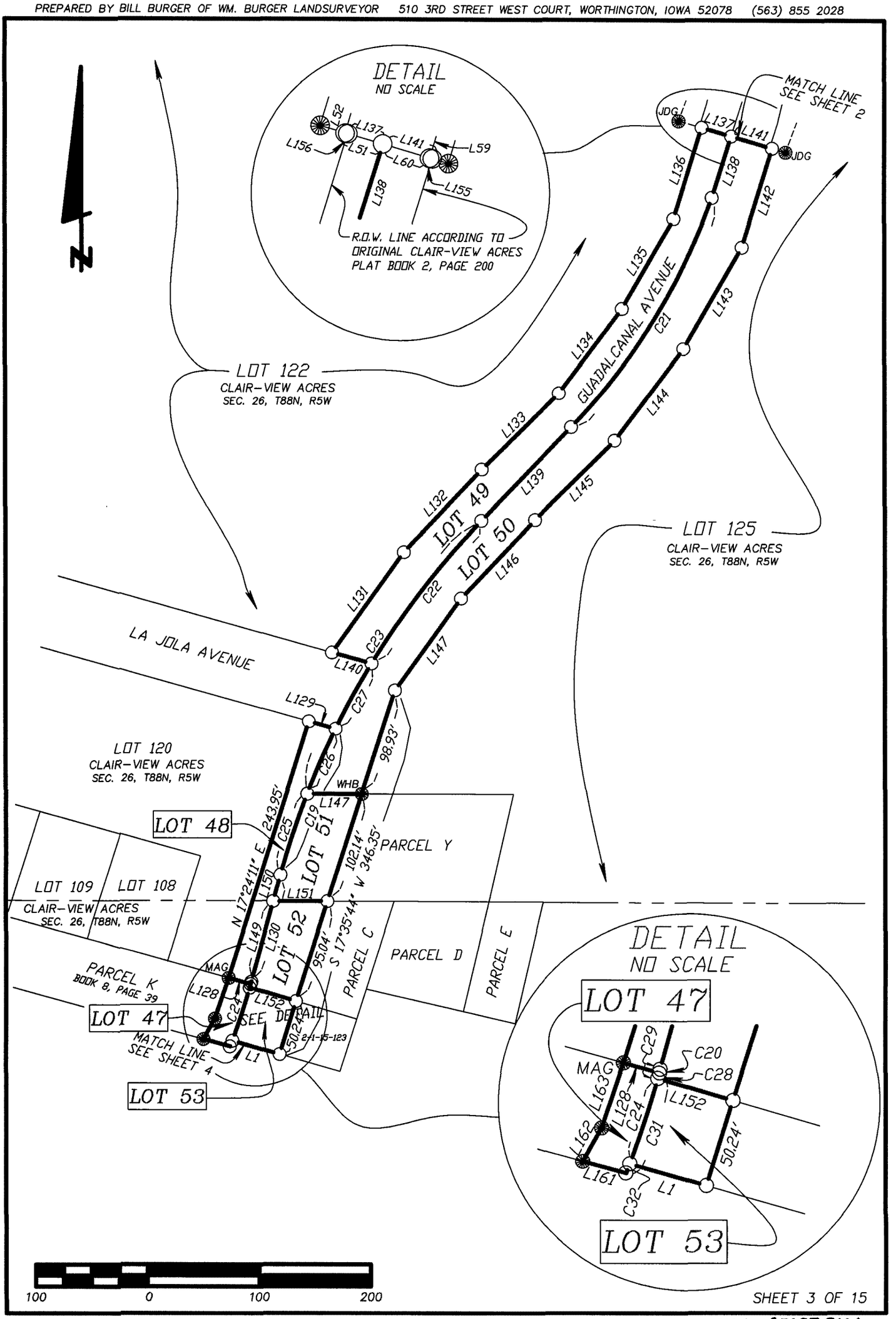
NO. OF SHEETS COVERED BY THIS SEAL: 10

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

BOOK 2009 PAGE 3100

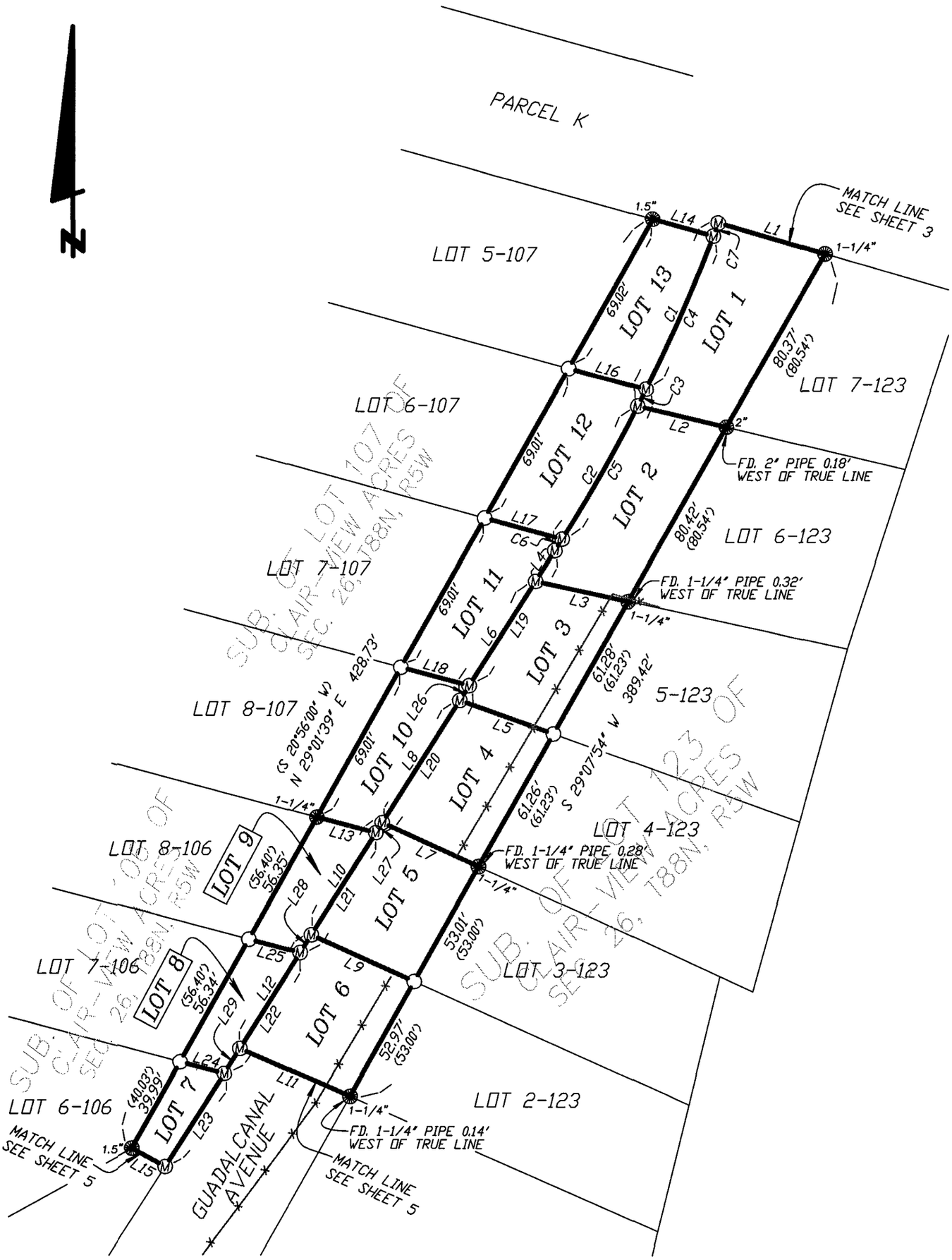

N
NW CORNER LOT 125
CLAIR VIEW ACRES SUBDIVISION
SEC. 23, T88N, R5W
POINT OF BEGINNING
PARCEL #12
BOOK 4, PAGE 165
IOWA AVENUE
L154
L55
L57
L54
N 08°52'36" E 195.03'
S 08°59'32" W 331.92'
S 08°52'25" W 272.63'
GUADALCANAL AVENUE
L53
L58
55
54
LOT 122
CLAIR-VIEW ACRES
SEC. 26, T88N, R5W
LOT 125
CLAIR-VIEW ACRES
SEC. 26, T88N, R5W
PARCEL #11
BOOK 4, PAGE 164
PARCEL #10
BOOK 4, PAGE 163
N 13°21'28" E 388.80'
C30
S 13°21'26" W 392.50'
L52
L56
L51
L60
L59
MATCH LINE
SEE SHEET 3
DETAIL
NO SCALE
R.O.W. LINE ACCORDING TO
AQUISITION PLAT PARCEL #11
BOOK 4, PAGE 164
R.O.W. LINE ACCORDING TO
AQUISITION PLAT PARCEL #10
BOOK 4, PAGE 163
L137
L141
L156
L155
R.O.W. LINE ACCORDING TO
ORIGINAL CLAIR-VIEW ACRES
PLAT BOOK 2, PAGE 200
100
0
100
200

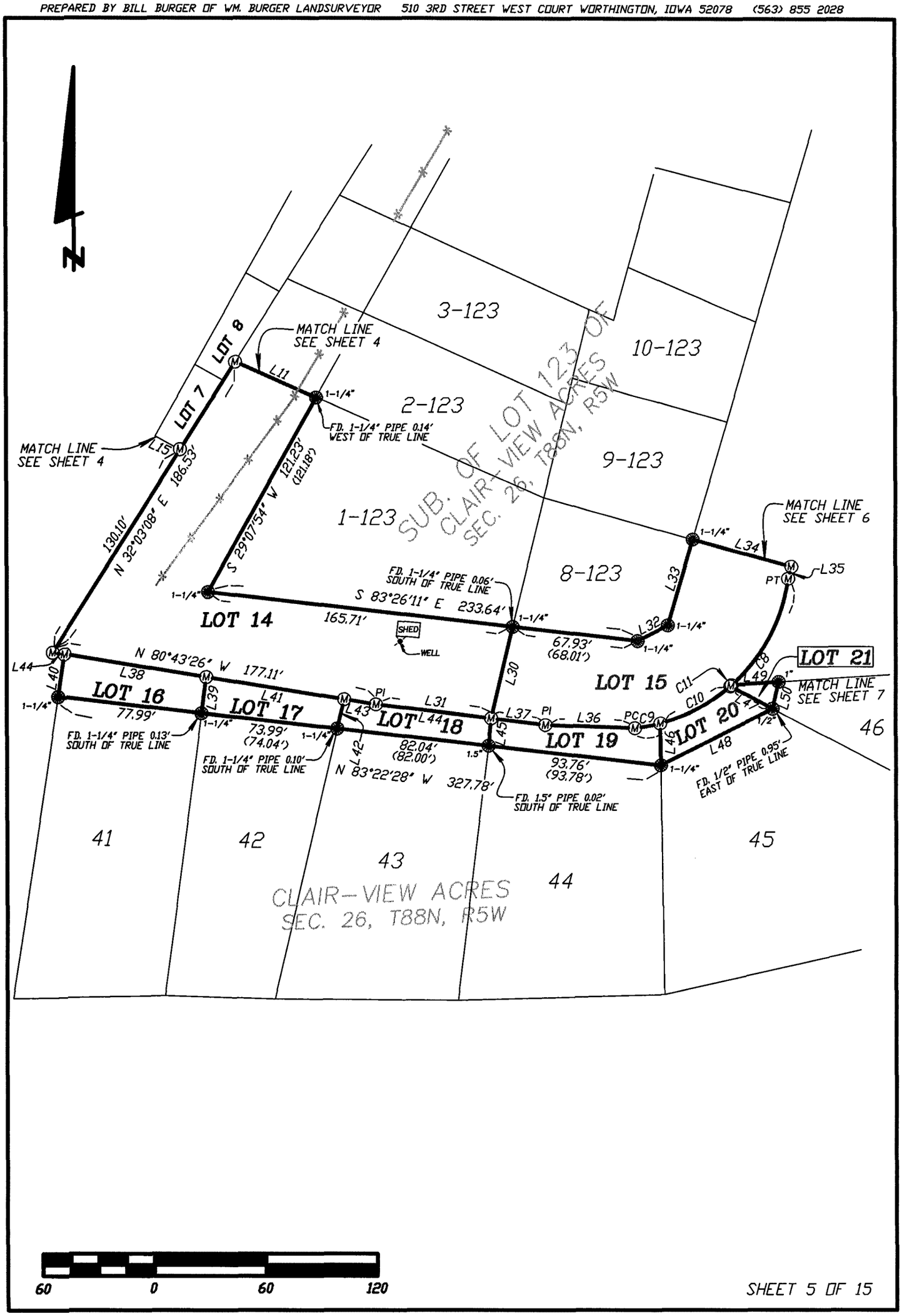
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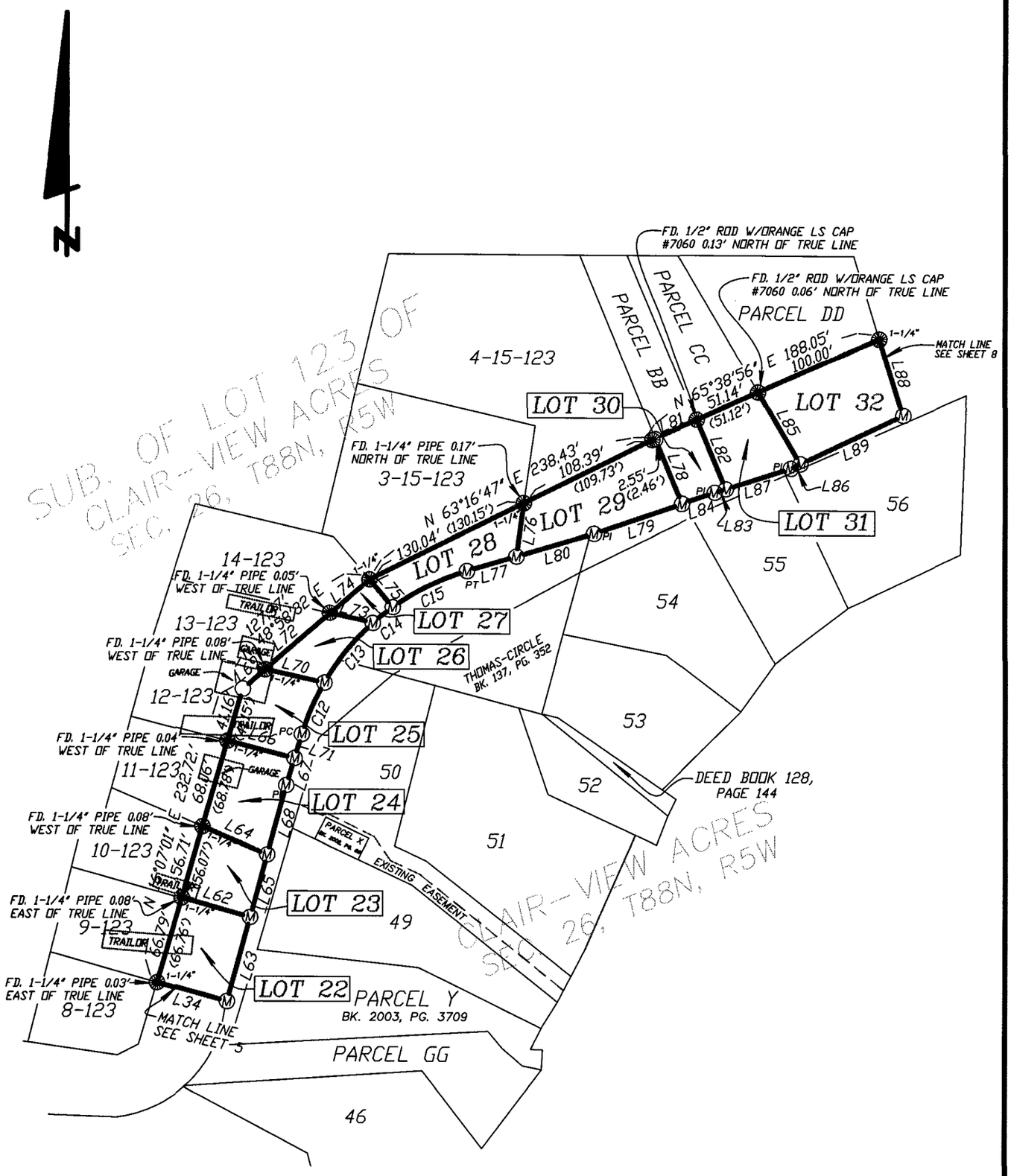


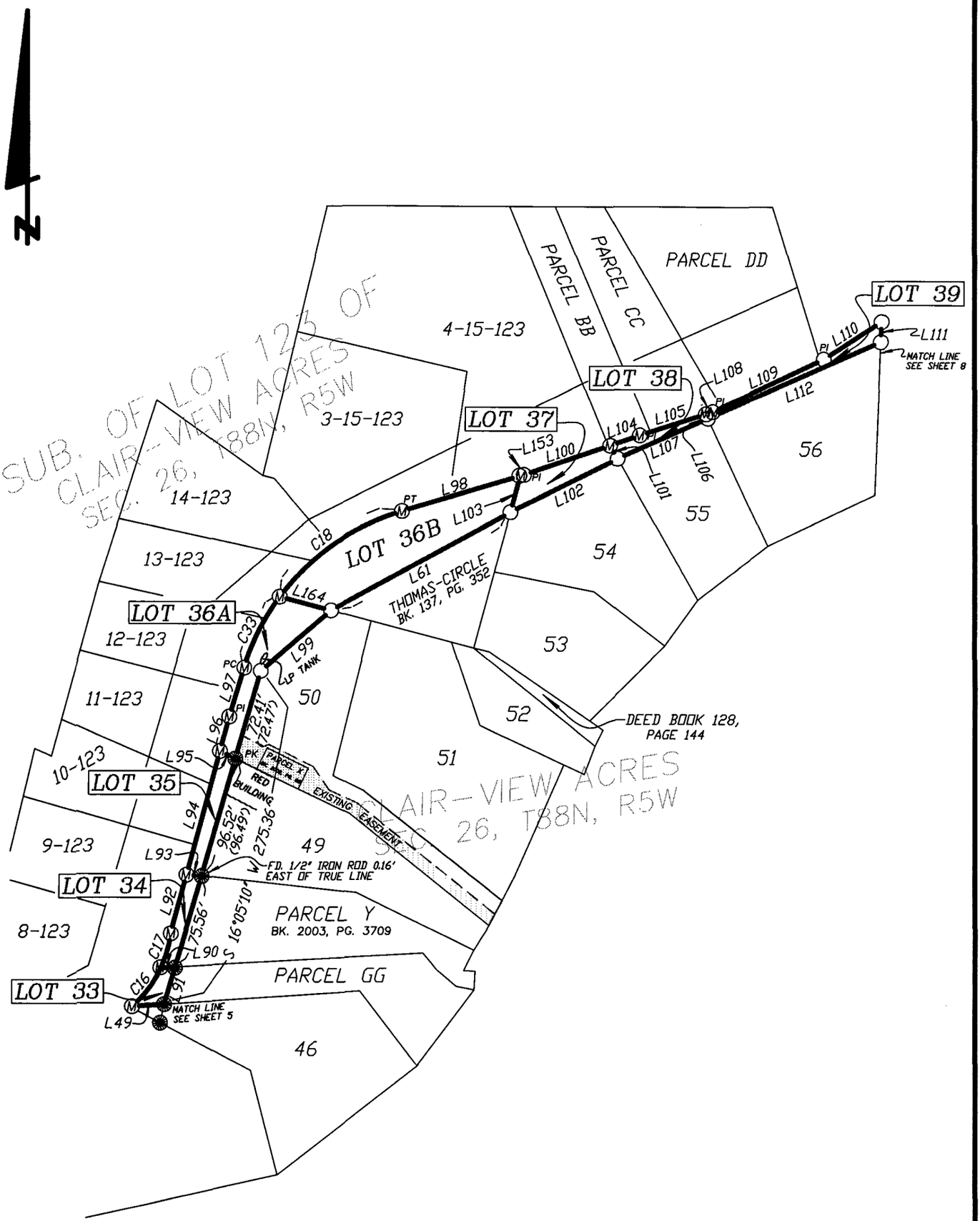
SHEET 3 OF 15

BOOK 2009 PAGE 3100

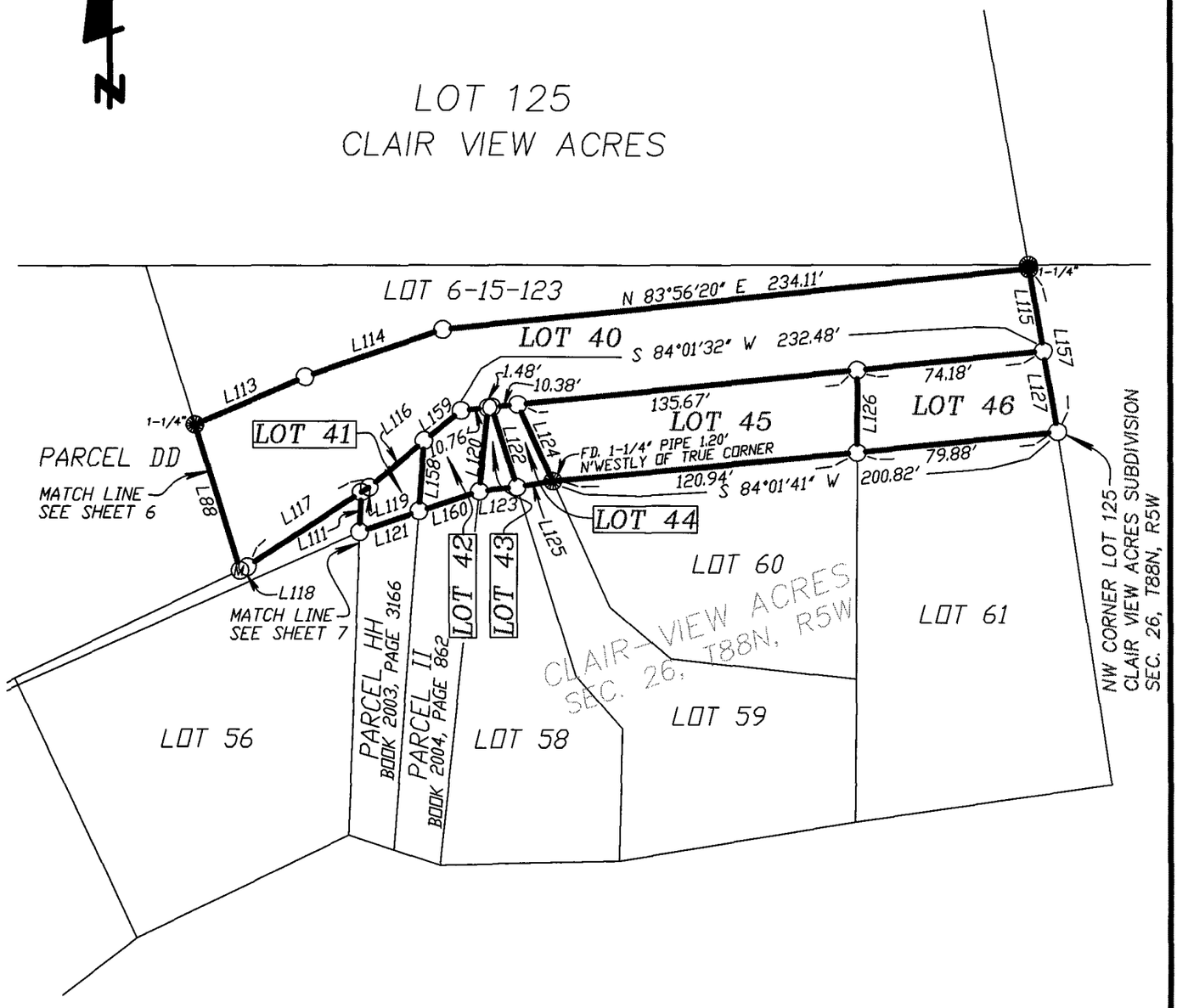

N
PARCEL K
LOT 5-107
LOT 6-107
LOT 7-107
LOT 8-107
LOT 8-106
LOT 7-106
LOT 6-106
LOT 7-123
LOT 6-123
5-123
LOT 4-123
LOT 3-123
LOT 2-123
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 5
MATCH LINE SEE SHEET 5
GUADALCANAL AVENUE
FD. 2" PIPE 0.18' WEST OF TRUE LINE
FD. 1-1/4" PIPE 0.32' WEST OF TRUE LINE
FD. 1-1/4" PIPE 0.28' WEST OF TRUE LINE
FD. 1-1/4" PIPE 0.14' WEST OF TRUE LINE
SUB. OF LOT 107 OF CLAIR-VIEW ACRES SEC. 26, T88N, R5W
SUB. OF LOT 123 OF CLAIR-VIEW ACRES SEC. 26, T88N, R5W
SUB. OF LOT 106 OF CLAIR-VIEW ACRES SEC. 26, T88N, R5W
(S 20°56'00" W) N 29°01'39" E 428.73'
S 29°07'54" W 389.42'
69.02'
69.01'
80.37' (80.54')
80.42' (80.54')
61.28' (61.23')
61.26' (61.23')
53.01' (53.00')
52.97' (53.00')
(56.40') 56.35'
(56.40') 56.34'
(40.03') 39.99'
50 0 50 100


N
3-123
10-123
2-123
9-123
1-123
8-123
SUB. OF LOT 123 OF CLAIR-VIEW ACRES SEC. 26, T88N, R5W
MATCH LINE SEE SHEET 4
LOT 8
LOT 7
L11
1-1/4"
FD. 1-1/4" PIPE 0.14' WEST OF TRUE LINE
MATCH LINE SEE SHEET 4
L15
130.10'
N 32°03'08" E 186.53'
S 29°07'54" W 121.23' (121.18')
MATCH LINE SEE SHEET 6
L34
L35
PT
L33
FD. 1-1/4" PIPE 0.06' SOUTH OF TRUE LINE
S 83°26'11" E 233.64'
LOT 14
165.71'
SHED
WELL
67.93' (68.01')
L32
L44
L40
N 80°43'26" W 177.11'
L38
LOT 16
77.99'
L39
L41
LOT 17
73.99' (74.04')
FD. 1-1/4" PIPE 0.13' SOUTH OF TRUE LINE
FD. 1-1/4" PIPE 0.10' SOUTH OF TRUE LINE
L43
LOT 18
L42
82.04' (82.00')
N 83°22'28" W 327.78'
L45
1.5"
FD. 1.5" PIPE 0.02' SOUTH OF TRUE LINE
L30
L31
PI
L37
PI
L36
PCC
LOT 15
C11
C10
C9
LOT 19
L46
LOT 20
L47
L48
93.76' (93.78')
FD. 1/2" PIPE 0.95' EAST OF TRUE LINE
C8
L49
L50
LOT 21
MATCH LINE SEE SHEET 7
46
41
42
43
44
45
CLAIR-VIEW ACRES
SEC. 26, T88N, R5W
60
0
60
120


N
FD. 1/2" ROD W/ORANGE LS CAP #7060 0.13' NORTH OF TRUE LINE
FD. 1/2" ROD W/ORANGE LS CAP #7060 0.06' NORTH OF TRUE LINE
PARCEL DD
PARCEL CC
PARCEL BB
4-15-123
LOT 30
LOT 32
1-1/4"
MATCH LINE SEE SHEET 8
N 65°38'56" E 188.05' 100.00'
51.14' (51.12')
FD. 1-1/4" PIPE 0.17' NORTH OF TRUE LINE
3-15-123
N 63°16'47" E 238.43' 108.39' (109.73')
130.04' (130.15')
LOT 29
2.55' (2.46')
LOT 28
LOT 31
56
55
54
53
52
50
51
49
46
14-123
FD. 1-1/4" PIPE 0.05' WEST OF TRUE LINE
13-123
FD. 1-1/4" PIPE 0.08' WEST OF TRUE LINE
LOT 27
LOT 26
THOMAS-CIRCLE BK. 137, PG. 352
12-123
FD. 1-1/4" PIPE 0.04' WEST OF TRUE LINE
LOT 25
11-123
LOT 24
DEED BOOK 128, PAGE 144
FD. 1-1/4" PIPE 0.08' WEST OF TRUE LINE
10-123
PARCEL X
EXISTING EASEMENT
FD. 1-1/4" PIPE 0.08' EAST OF TRUE LINE
9-123
LOT 23
FD. 1-1/4" PIPE 0.03' EAST OF TRUE LINE
8-123
LOT 22
PARCEL Y
BK. 2003, PG. 3709
MATCH LINE SEE SHEET 5
PARCEL GG
SUB. OF LOT 123 OF CLAIR-VIEW ACRES SEC. 26, T88N, R5W
CLAIR-VIEW ACRES SEC. 26, T88N, R5W
100 0 100 200


N
SUB. OF LOT 123 OF CLAIR-VIEW ACRES SEC. 26, T88N, R5W
4-15-123
3-15-123
14-123
13-123
12-123
11-123
10-123
9-123
8-123
PARCEL BB
PARCEL CC
PARCEL DD
LOT 39
LOT 38
LOT 37
LOT 36B
LOT 36A
LOT 35
LOT 34
LOT 33
L111
L110
L109
L108
L112
L105
L104
L153
L100
L107
L106
L101
L102
L103
L98
C18
L164
L61
THOMAS-CIRCLE
BK. 137, PG. 352
56
55
54
53
52
50
51
49
46
L99
LP TANK
C33
L97
L96
L95
L94
L93
L92
C17
L90
C16
L91
L49
96.52' (96.49')
275.36'
S 16°05'10" W
75.56'
RED BUILDING
PARCEL X
EXISTING EASEMENT
FD. 1/2" IRON ROD 0.16' EAST OF TRUE LINE
PARCEL Y
BK. 2003, PG. 3709
PARCEL GG
DEED BOOK 128, PAGE 144
MATCH LINE SEE SHEET 8
MATCH LINE SEE SHEET 5
CLAIR-VIEW ACRES SEC. 26, T88N, R5W
100 0 100 200

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60 0 60 120

			RECORDED AS	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L1	S 73°52'12" E	43.75		
L2	N 76°46'13" W	36.50		
L3	N 77°39'37" W	38.06		
L4	N 32°03'08" E	14.71		
L5	N 70°12'23" W	39.88		
L6	N 32°03'08" E	56.83		
L7	N 65°14'47" W	42.46		
L8	N 32°03'08" E	58.10		
L9	N 65°39'27" W	45.24		
L10	N 32°03'08" E	53.61		
L11	N 66°05'14" W	48.04		
L12	N 32°03'08" E	53.63		
L13	N 75°05'10" W	24.37		
L14	S 74°32'10" E	25.06		
L15	N 60°57'58" W	15.27		
L16	S 74°41'57" E	31.99		
L17	S 74°48'42" E	31.97		
L18	S 74°41'31" E	25.07		
L19	S 32°03'08" W	64.50		
L20	S 32°03'08" W	69.97		
L21	S 32°03'08" W	57.19		
L22	S 32°03'08" W	57.18		
L23	S 32°03'08" W	44.48		
L24	S 75°04'34" E	18.16		
L25	S 75°04'34" E	21.26		
L26	S 32°03'08" W	7.04		
L27	S 32°03'08" W	4.83		
L28	S 32°03'08" W	8.40		
L29	S 32°03'08" W	11.95		
L30	S 13°06'47" W	51.29		
L31	N 82°59'26" W	62.59		
L32	N 62°39'06" E	18.40		18.34
L33	N 16°07'01" E	48.90		48.97
L34	S 74°23'35" E	55.10		
L35	S 15°06'25" W	6.83		
L36	N 87°57'16" W	48.46		

			RECORDED AS	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L37	N 82°59'26" W	29.49		
L38	S 80°43'26" E	77.71		
L39	S 07°36'46" W	19.71		
L40	N 08°20'34" E	23.31		
L41	S 80°43'26" E	75.63		
L42	S 13°16'59" W	16.32		
L43	S 80°43'26" E	17.37		
L44	N 80°43'26" W	6.40		
L45	N 05°51'50" E	14.99		
L46	S 00°35'59" E	22.97		
L47	S 61°36'33" E	24.94		
L48	S 62°14'58" W	67.26		66.82
L49	N 86°11'09" E	25.38		
L50	S 16°05'10" W	14.74		15.28
L51	N 73°29'19" W	29.67		
L52	N 16°41'36" E	22.29		
L53	N 10°23'28" E	99.80		
L54	N 08°50'18" E	66.76		
L55	S 89°43'10" E	30.73		
L56	S 17°13'32" W	74.36		
L57	S 89°43'10" E	36.00		
L58	S 10°23'27" W	102.40		
L59	S 16°41'53" W	23.92		
L60	N 73°29'19" W	36.29		
L61	N 60°58'05" E	161.41		
L62	S 74°03'29" E	53.93		
L63	S 15°06'25" W	66.48		
L64	S 66°29'57" E	53.49		
L65	S 15°06'25" W	49.68		
L66	S 75°29'06" E	52.38		
L67	S 16°51'01" W	21.51		
L68	S 15°06'25" W	54.90		
L69	N 48°58'32" E	22.60		22.56
L70	S 77°22'20" E	45.84		
L71	S 16°51'01" W	19.13		
L72	N 48°58'32" E	65.54		65.45

			RECORDED AS	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L73	S 77°39'54" E	33.36		
L74	N 48°58'32" E	39.23		39.37
L75	S 39°56'40" E	27.47		
L76	S 07°38'14" W	40.90		
L77	S 73°11'11" W	38.94		
L78	S 22°10'32" E	53.81		
L79	S 71°01'53" W	70.28		
L80	S 73°11'11" W	61.02		
L81	N 65°38'56" E	34.37		33.00
L82	S 22°41'30" E	57.21		
L83	S 71°58'15" W	8.79		
L84	S 71°01'53" W	26.13		
L85	S 30°10'16" E	62.99		
L86	S 64°15'55" W	7.99		
L87	S 71°58'15" W	51.50		
L88	S 17°03'18" E	61.09		
L89	S 64°15'55" W	85.88		
L90	N 86°48'39" E	11.27		
L91	S 16°05'10" W	30.87	S 16°15'07" W	30.88
L92	N 15°06'25" E	48.80		
L93	S 83°40'35" E	11.73		
L94	N 15°06'25" E	100.95		
L95	S 63°34'02" E	13.50		
L96	N 15°06'25" E	28.13		
L97	N 16°51'01" E	40.65		
L98	N 73°11'11" E	96.95		
L99	S 49°08'16" W	73.63		
L100	N 71°01'53" E	71.75		
L101	S 29°03'38" E	12.03		
L102	S 63°18'34" W	94.29		94.30
L103	S 14°57'50" W	29.68		
L104	N 71°01'53" E	24.66		
L105	N 71°58'15" E	54.61		
L106	S 24°39'53" E	3.79		
L107	S 65°44'43" W	77.86		77.85
L108	N 71°58'15" E	5.69		

			RECORDED AS	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L109	N 64°15'55" E	97.15		
L110	N 56°38'51" E	54.21		
L111	S 02°22'56" W	15.94		
L112	S 65°44'32" W	149.14		
L113	N 66°18'21" E	48.00		
L114	N 70°57'31" E	57.88		
L115	S 09°40'22" E	33.42		
L116	S 49°51'02" W	28.26		
L117	S 56°38'51" W	57.98		
L118	S 64°15'55" W	3.28		
L119	N 56°38'51" E	3.77		
L120	S 05°57'30" W	33.73		
L121	S 70°57'31" W	24.99		
L122	S 17°12'25" E	33.64		
L123	S 84°00'05" W	15.01		15.00
L124	S 24°16'08" E	33.65		
L125	S 84°01'29" W	14.99		15.00
L126	S 00°11'33" W	33.19		
L127	S 09°40'22" E	33.07		
L128	N 74°17'40" W	20.56		
L129	S 74°17'40" E	24.96		
L130	S 15°20'20" W	100.73		
L131	N 35°21'18" E	111.57		
L132	N 43°02'10" E	102.74		
L133	N 44°49'20" E	98.12		
L134	N 36°31'28" E	95.61		
L135	N 29°36'13" E	94.33		
L136	N 16°51'38" E	86.32		
L137	S 73°29'19" E	27.70		
L138	S 17°13'32" W	58.22		
L139	S 43°25'53" W	117.57		
L140	N 74°17'40" W	36.88		
L141	S 73°29'19" E	38.30		
L142	S 16°51'38" W	94.09		
L143	S 29°36'21" W	105.68		
L144	S 36°31'18" W	104.39		

			RECORDED AS	
LINE	BEARING	DISTANCE	(BEARING)	(DISTANCE)
L145	S 44°49'21" W	101.88		
L146	S 43°02'16" W	97.27		
L147	S 35°31'56" W	102.57		
L148	N 89°49'55" W	48.98		
L149	N 15°20'20" E	75.87		
L150	N 15°20'20" E	24.86		
L151	S 89°50'14" E	48.88		
L152	S 73°29'39" E	43.46		
L153	N 73°11'11" E	3.01		
L154	S 89°43'10" E	66.73		
L155	S 73°29'19" E	2.01		
L156	N 73°29'19" W	1.97		
L157	S 09°40'22" E	66.49		
L158	S 04°14'03" W	28.40		
L159	N 49°51'02" E	19.18		
L160	S 70°57'31" W	25.35		
L161	N 74°41'31" W	25.07		
L162	N 28°56'39" E	21.52		
L163	N 18°37'03" E	38.58		
L164	S 75°23'45" E	41.98		

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	80.98	06°46'55"	684.12	80.93	N 23°25'00" E
C2	66.75	05°35'24"	684.12	66.72	N 29°36'22" E
C3	7.69	00°38'40"	684.12	7.69	S 26°29'07" W
C4	67.67	05°40'02"	684.12	67.64	S 23°19'46" W
C5	68.98	05°46'39"	684.12	68.95	S 29°03'07" W
C6	5.46	00°27'25"	684.12	5.46	S 32°12'46" W
C7	5.55	00°27'53"	684.12	5.55	S 20°15'28" W
C8	125.15	76°26'15"	93.81	116.08	S 45°22'59" W
C9	13.91	08°29'51"	93.81	13.90	N 79°20'45" E
C10	43.27	26°25'41"	93.81	42.89	N 61°53'25" E
C11	0.93	00°34'11"	93.81	0.93	N 48°23'29" E
C12	42.78	13°07'30"	186.75	42.69	S 23°24'39" W
C13	59.41	18°13'37"	186.75	59.16	S 39°05'19" W
C14	18.82	05°46'30"	186.75	18.81	S 51°05'22" W
C15	62.61	19°12'34"	186.75	62.32	S 63°34'59" W
C16	38.42	23°28'06"	93.81	38.16	N 36°22'20" E
C17	28.61	17°28'26"	93.81	28.50	N 15°54'17" E
C18	120.43	36°56'58"	186.75	118.36	N 54°42'44" E
C19	141.72	10°41'31"	759.44	141.51	S 20°41'51" W
C20	2.14	00°10'44"	684.12	2.14	S 15°19'01" W
C21	246.23	24°19'26"	580.01	244.39	S 31°16'10" W
C22	162.91	12°17'27"	759.44	162.60	S 37°17'13" W
C23	295.05	22°15'35"	759.44	293.19	S 32°18'08" W
C24	50.54	04°13'59"	684.12	50.53	N 17°54'32" E
C25	77.31	05°49'58"	759.44	77.28	N 18°15'11" E
C26	64.41	04°51'33"	759.44	64.39	N 23°36'05" E
C27	67.73	05°06'34"	759.44	67.70	N 28°35'09" E
C28	3.28	00°16'28"	684.12	3.28	N 15°39'19" E
C29	5.41	00°27'12"	684.12	5.41	N 15°31'18" E
C30	375.43	07°32'40"	2851.15	375.16	S 12°46'36" W
C31	59.37	04°58'20"	684.12	59.35	S 18°00'15" W
C32	5.55	00°27'53"	684.12	5.55	S 20°15'28" W
C33	63.19	19°23'12"	186.75	62.89	N 26°32'33" E

LOT	ACREAGE TOTAL	SQUARE FT.
1	0.07	3104.48
2	0.06	2830.82
3	0.05	2223.81
4	0.05	2429.05
5	0.05	2323.84
6	0.06	2469.47
7	0.02	691.29
8	0.02	1076.91
9	0.03	1246.73
10	0.04	1757.89
11	0.05	2012.56
12	0.05	2182.26
13	0.04	1949.92
14	0.41	17748.48
15	0.20	8743.23
16	0.04	1674.17
17	0.03	1344.64
18	0.03	1242.53
19	0.04	1551.24
20	0.02	1062.17
21	0.0043	186.79
22	0.08	3632.41
23	0.06	2843.45
24	0.09	3788.02
25	0.07	3134.57
26	0.05	1998.21
27	0.02	780.46
28	0.07	3207.77
29	0.13	5482.96
30	0.04	1918.46
31	0.08	3326.18
32	0.13	5726.65
33	0.01	484.11
34	0.02	849.49
35	0.03	1225.79
36A	0.06	2740.12
36B	0.17	7265.53
37	0.03	1484.06
38	0.01	626.88
39	0.02	931.79
40	0.30	12928.97
41	0.01	512.26
42	0.02	790.60
43	0.0062	272.12
44	0.0096	418.42
45	0.10	4233.66
46	0.06	2541.88
47	0.03	1305.69
48	0.10	4560.25
49	0.41	17897.07
50	0.59	25676.99
51	0.11	4867.46
52	0.09	3981.08
53	0.05	2180.30
54	0.59	25567.88
55	0.60	26011.99

LEGEND

○	SET 1/2" IRON ROD W/YELLOW LS CAP #12642
Ⓜ	SET MAG NAIL W/WASHER
●	FD. EXISTING MONUMENT
———	BOUNDARY LINE SURVEYED
( )	RECORDED AS
WHB	FD. 1/2" IRON ROD W/YELLOW LS CAP #12642
JDG	FD. 1/2" IRON ROD W/ORANGE LS CAP #8419
1-1/4"	FD. 1-1/4" IRON PIPE
1.5"	FD. 1.5" IRON PIPE
2"	FD. 2" IRON PIPE
1"	FD. 1" IRON PIPE
1/2"	FD. 1/2" IRON PIPE
PK	FD. PK NAIL W/LS DISK #8419
MAG	FD. MAG NAIL W/WASHER
1/2" ROD	FD. 1/2" IRON ROD IN CONCRETE
P.O.B.	POINT OF BEGINNING

LEGAL DESCRIPTION

FREDDY'S BEACH ROAD FIRST ADDITION – Comprised of Guadalcanal Avenue and part of Honolulu Avenue of Clair View Acres at Delhi, Iowa in Section Twenty-three (23) or 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 Plat Book 2, Page 200, containing a total of 5.6101 acres, all being public road right of way, divided into 56 Lots and numbered Lot 1 through Lot 55, including Lot 36A and Lot 36B as shown on the attached plats; **subject to easements of record and not of record,** and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of Lot 125 of said Clair View Acres at Delhi, Iowa, Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 08°-52'-25" West 272.63 feet;

Thence South 10°-23'-27" West 102.40 feet;

Thence South 13°-21'-26" West 392.50 feet;

Thence South 16°-41'-53" West 23.92 feet;

Thence South 73°-29'-19" East 2.01 feet;

Thence South 16°-51'-38" West 94.09 feet;

Thence South 29°-36'-21" West 105.68 feet;

Thence South 36°-31'-18" West 104.39 feet;

Thence South 44°-49'-21" West 101.88 feet;

Thence South 43°-02'-16" West 97.27 feet;

Thence South 35°-31'-56" West 102.57 feet;

Thence South 17°-35'-44" West 346.35 feet;

Thence South 29°-07'-54" West 389.42 feet;

Thence South 29°-07'-54" West 121.23 feet;

Thence South 83°-26'-11" East 233.64 feet;

Thence North 62°-39'-06" East 18.40 feet;

Thence North 16°-07'-01" East 48.90 feet;

Thence North 16°-07'-01" East 232.72 feet;

Thence North 48°-58'-32" East 127.37 feet;

Thence North 63°-16'-47" East 238.43 feet;

Thence North 65°-38'-56" East 188.05 feet;

Thence North 66°-18'-21" East 48.00 feet;

Thence North 70°-57'-31" East 57.88 feet;

Thence North 83°-56'-20" East 234.11 feet;

Thence South 09°-40'-22" East 66.49 feet;

Thence South 84°-01'-41" West 200.82 feet;

Thence South 84°-01'-29" West 14.99 feet;

Thence South 84°-00'-05" West 15.01 feet;

Thence South 70°-57'-31" West 50.34 feet;

Thence South 65°-44'-32" West 149.14 feet;

Thence South 65°-44'-43" West 77.86 feet;

Thence South 63°-18'-34" West 94.29 feet;

Thence South 60°-58'-05" West 161.41 feet;

Thence South 49°-08'-16" West 73.63 feet;

Thence South 16°-05'-10" West 275.36 feet;

Thence South 16°-05'-10" West 14.74 feet;

Thence South 62°-14'-58" West 67.26 feet;

Thence North 83°-22'-28" West 327.78 feet;

Thence North 08°-20'-34" East 23.31 feet;

Thence North 80°-43'-26" West 6.40 feet;

Thence North 32°-03'-08" East 130.10 feet;

Thence North 60°-57'-58" West 15.27 feet;

Thence North 29°-01'-39" East 428.73 feet;

Thence South 74°-32'-10" East 25.06 feet;

Thence along a circular curve concave Northwesterly for an arc length of 5.62 feet, said circular curve having a central angle of 00°-28'-13", a radius of 684.12 feet, a chord bearing of North 20°-15'-39" East and a chord length of 5.62 feet;

Thence continuing along a circular curve concave Northwesterly for an arc length of 50.54 feet, said circular curve having a central angle of 04°-13'-59", a radius of 684.12 feet, a chord bearing of North 17°-54'-32" East and a chord length of 50.53 feet;

Thence continuing along a circular curve concave Northwesterly for an arc length of 3.28 feet, said circular curve having a central angle of 00°-16'-28", a radius of 684.12 feet, a chord bearing of North 15°-39'-19" East and a chord length of 3.28 feet;

Thence North 74°-17'-40" West 20.56 feet;

Thence North 17°-24'-11" East 243.95 feet;

Thence South 74°-17'-40" East 24.96 feet;

Thence along a circular curve concave Southeasterly for an arc length of 67.73 feet, said circular curve having a central angle of 05°-06'-34", a radius of 759.44 feet, a chord bearing of North 28°-35'-09" East and a chord length of 67.70 feet;

Thence North 74°-17'-40" West 36.88 feet;

Thence North 35°-21'-18" East 111.57 feet;

Thence North 43°-02'-10" East 102.74 feet;

Thence North 44°-49'-20" East 98.12 feet;

Thence North 36°-31'-28" East 95.61 feet;

Thence North 29°-36'-13" East 94.33 feet;

Thence North 16°-51'-38" East 86.32 feet;

Thence North 73°-29'-19" West 1.97 feet;

Thence North 16°-41'-36" East 22.29 feet;

Thence North 13°-21'-28" East 388.80 feet;

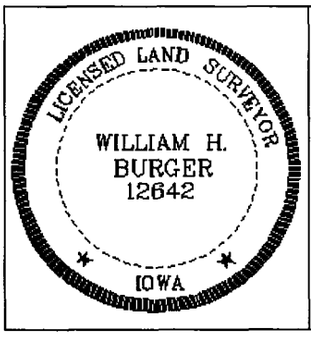
Thence North 10°-23'-28" East 99.80 feet;

Thence North 08°-52'-36" East 195.03 feet;

Thence North 08°-50'-18" East 66.76 feet;

Thence South 89°-43'-10" East 66.73 feet to the **POINT OF BEGINNING**; containing a total of 5.6101 acres all being public road right of way, divided into 56 Lots and numbered Lot 1 through Lot 55 including Lot 36A and Lot 36B as shown on the attached plats; **subject to easements of record and not of record.**

The most Northwesterly line of Lot 125 of Clair View Acres at Delhi, Iowa, Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 08°-52'-25" 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, 2010

William H Burger 8/7/09

William H. Burger Date Reg. No. 12642

Sheet No. 11-13 covered by this seal

OWNERS ACKNOWLEDGMENT

I, Frederick R. "Ross" Thomas Jr. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plats, is made with our free consent, and in accordance with our desire.

Frederick R. Ross Thomas

Frederick R. "Ross" Thomas Jr.

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 11th day of July A. D. 2009 before me, a Notary Public in and for said County, personally appeared Frederick R. "Ross" Thomas, Jr., to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

William D Werger

Notary Public in and for said County

WILLIAM D. WERGER
Commission Number 129812
My Commission Expires
October 6, 2010

ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Manchester, Delaware County, Iowa have examined the abstract of title to the land included within **Guadalcanal Avenue and part of Honolulu Avenue of Clair View Acres at Delhi, Iowa in Section Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;** Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 10th day of July, AD, 2009, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in ~~Frederick R. "Ross" Thomas Jr.~~ and Kristine Ann Thomas, Cooey Dated at Manchester, Iowa in said County, this 29th day of July. 2009

William D. Werger

Attorney at Law

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 29th day of July A. D. 2009 before me, Christy L. Hyde a Notary Public in and for the State of Iowa, personally appeared William D. Werger, to me personally known, and, who being duly sworn, did say that he/~~she~~ is a licensed Attorney in the State of Iowa.

Christy L. Hyde

Notary Public in and for said State

CHRISTY L. HYDE
Commission Number 160936
My Commission Expires
June 10, 2012

OWNERS ACKNOWLEDGMENT

I, Kristine Ann Thomas Cooey of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plats, is made with our free consent, and in accordance with our desire.

Kristine Ann Thomas Cooey

Kristine Ann Thomas Cooey

STATE OF Iowa)
) ss.
Delaware COUNTY)

On this 11th day of July A. D. 2009 before me, a Notary Public in and for said County, personally appeared Kristine Ann Thomas Cooey, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

William D. Werger

Notary Public in and for said County

WILLIAM D. WERGER
Commission Number 129812
My Commission Expires
October 6, 2010

DELAWARE COUNTY TREASURER

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Guadalcanal Avenue and part of Honolulu Avenue of Clair View Acres at Delhi, Iowa in Section Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;** have been paid and said real estate is free and clear of all taxes as of this date.

7-13-09

Carolyn A. Wilson
County Treasurer Delaware County, Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 13 day of July A. D. 2009 before me, Barb Robinson a Notary Public in and for the State of Iowa, personally appeared Carolyn A. Wilson, to me personally known, and, who being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.

BARB ROBINSON
Commission Number 742821
My Commission Expires
7-14-2009

Notary Public in and for said State

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Freddy's Beach Road,** a subdivision in Delaware County, Iowa.
1ST Addition,

Carla K Becker
Carla K. Becker, Delaware County Auditor

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 13th day of July A. D. 2009 before me, Paula Hargrafen a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Notary Public in and for said State

PAULA HARGRAFEN
Commission Number 757566
MY COMMISSION EXPIRES
MARCH 25, 2012