**INDEX LEGEND**

Location: Lots 49 and 54 of Freddy's Beach Road First Addition in Section 23 and 26, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa
Proprietors: T & C Land, LLC
Requestor: Kristine Cooey
Surveyor: Bill Burger
Surveyor Company: Wm. Burger Land Surveyor
Return to: Bill Burger, 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855-2028

Book 2025 Page 481
Document 2025 481 Type 06 002 Pages 6
Date 2/24/2025 Time 12:50:45PM
Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
FEB 24 2025

FILED
Delaware Co. Assessor
FEB 24 2025

Prepared by Bill Burger 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855 2028

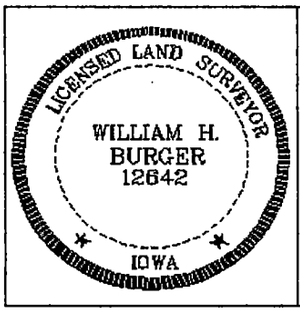
# PLAT OF SURVEY

**PARCEL 2025-16** – Part of Lot 54 of Freddy's Beach Road First Addition 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.

**PARCEL 2025-17** – Part of Lot 54 of Freddy's Beach Road First Addition 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.

**PARCEL 2025-18** – Part of Lots 49 and 54 of Freddy's Beach Road First Addition 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.

**PARCEL 2025-19** – Part of Lot 49 of Freddy's Beach Road First Addition 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.




**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, 2026

William H. Burger 2/24/25
William H. Burger Date Reg. No. 12642
Sheet No. 1 & 2 covered by this seal

# PLAT OF SURVEY

**PARCEL 2025–16** PART OF LOT 54 OF FREDDY'S BEACH ROAD FIRST ADDITION IN SECTIONS 23 AND 26, T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

**PARCEL 2025–17** PART OF LOT 54 OF FREDDY'S BEACH ROAD FIRST ADDITION IN SECTIONS 23 AND 26, T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

**PARCEL 2025–18** PART OF LOTS 49 AND 54 OF FREDDY'S BEACH ROAD FIRST ADDITION IN SECTIONS 23 AND 26 T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

**PARCEL 2025–19** PART OF LOT 49 OF FREDDY'S BEACH ROAD FIRST ADDITION IN SECTIONS 23 AND 26, T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

ACREAGE SUMMARY TABLE

| PARCEL | SE1/4 SE1/4 SEC. 23, T88N, R5W<br>TOTAL ACRES ALL IN R.O.W. | NE1/4 SE1/4 SEC. 23, T88N, R5W<br>TOTAL ACRES ALL IN R.O.W. |
|---|---|---|
| 2025–16 | 0.32 +/- | 0.07 +/- |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 77°13'16" W | 37.77' |
| L2 | N 13°21'28" E | 175.64' |
| L3 | N 10°23'28" E | 99.80' |
| L4 | N 08°50'18" E | 48.57' |
| L5 | S 89°14'00" E | 30.65' |
| L6 | N 16°41'37" E | 22.29' |
| L7 | N 13°21'28" E | 53.28' |
| L8 | N 13°21'28" E | 159.88' |
| L9 | N 77°13'16" W | 33.53' |
| L10 | N 74°17'35" W | 36.88' |
| L11 | N 35°21'18" E | 111.57' |
| L12 | N 43°02'10" E | 102.74' |
| L13 | N 44°49'19" E | 98.12' |
| L14 | N 36°31'28" E | 95.61' |
| L15 | N 29°36'13" E | 94.33' |
| L16 | N 16°51'38" E | 86.32' |
| L17 | N 73°29'22" W | 1.97' |
| L18 | S 17°13'32" W | 132.58' |
| L19 | S 43°25'53" W | 117.57' |
| L20 | S 74°29'02" E | 33.45' |

NOTE:

Parcel's 2024–75, 2024–76, 2024–80 do not comply with Delaware County, Iowa zoning ordinances due to they are less than 0.50 acre requirement for lake district and therefore non–buildable unto itself.

Delaware County will only allow said parcel's to be transferred to an adjacent parcel or lot.

PARCEL 2024–75 BOOK 2024, PAGE 2587

PARCEL 2024–80 BOOK 2024, PAGE 2587

PARCEL 2024–79 BOOK 2024, PAGE 2587

PARCEL 2022–142 BOOK 2022, PAGE 3805

LOT 5 LEDGE VIEW SUBDIVISION BK. 2020, P. 3099

RE PLAT LOT 4 LEDGE VIEW SUBDIVISION BK. 2021 P. 4480

PARCEL 2019–93 BK.2019 P. 3091

**NE'ERLY CORNER** OF LOT 54 OF FREDDY'S BEACH ROAD FIRST ADD. P.O.B. PARCEL 2025–16

**SW'ERLY CORNER** OF LOT 54 OF FREDDY'S BEACH ROAD FIRST ADD.

**SE'ERLY CORNER** OF LOT 49 OF FREDDY'S BEACH ROAD FIRST ADD. P.O.B. PARCEL 2025–19

P.O.B. PARCEL 2025–17

P.O.B. PARCEL 2025–18

SEE DETAIL

NE1/4 SE1/4 SEC. 23, T88N, R5W

SE1/4 SE1/4 SEC. 23, T88N, R5W

N 08°52'36" E 195.03'

S 08°59'32" W 313.47'

210TH AVENUE

FREDDY'S BEACH ROAD 1ST ADD.

FREDDY'S BEACH ROAD FIRST ADDITION

LEDGE DRIVE

LOT 54

LOT 55

LOT 49

LOT 50

72.13'

23.48'

**PARCEL 2025–16**
0.39 +/- ACRES TOTAL

**PARCEL 2025–17**
0.13 +/- ACRES TOTAL

**PARCEL 2025–18**
0.22 +/- ACRES TOTAL

**PARCEL 2025–19**
0.24 +/- ACRES TOTAL

N

## LEGEND

- SET MAG NAIL W/ WASHER
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- FD, MAG NAIL W/ WASHER
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING
- LOT 54 AS PLATTED FREDDY'S BEACH RD, 1ST ADD. BK. 2009, P.3100
- LOT 49 AS PLATTED FREDDY'S BEACH RD, 1ST ADD. BK. 2009, P.3100

DETAIL

NO SCALE

DATE OF SURVEY: 11/16/2024

SCALE: 1" = 100'

100 0 100 200

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 212.12' | 2851.15' | 04°15'45" | S 11°08'11" W | 212.07' |
| C2 | 160.00' | 2851.15' | 03°12'55" | S 14°52'31" W | 159.98' |
| C3 | 3.32' | 2851.15' | 00°04'00" | S 16°30'58" W | 3.32' |
| C4 | 192.29' | 580.01' | 18°59'44" | S 28°36'19" W | 191.41' |
| C5 | 162.91' | 759.44' | 12°17'27" | S 37°17'09" W | 162.60' |
| C6 | 53.94 | 580.01' | 5°19'43" | S 40°46'02" W | 53.92' |

## LEGAL DESCRIPTION

**PARCEL 2025-16** – part of Lot 54 of Freddy's Beach Road First 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 0.39 acres more or less, all within public 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 54 of Freddy's Beach Road First 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 Book 2009, Page 3100 in the Office of the Delaware County Recorder said point also being the Northwesterly corner of Lot 55 of said Freddy's Beach Road First Addition;

**Thence** South 08°-59'-32" West 313.47 feet along a Westerly line of said Lot 55;

**Thence** Southwesterly along the Westerly line of said Lot 55 and along a circular curve concaved Northwesterly for an Arc length of 212.12 feet, said circular curve having a Radius of 2851.15 feet, a Chord Bearing of South 11°-08'-11" West, a Chord Length of 212.07 feet;

**Thence** North 77°-13'-16" West 37.77 feet to the Northeasterly corner of Parcel 2022-142 as recorded in Book 2022, Page 3805 in the Office of the Delaware County Recorder, said point also being a corner of Parcel 2024-79 as recorded in the Office of the Delaware County Recorder Book 2024, Page 2587;

**Thence** North 13°-21'-28" East 175.64 feet along an Easterly line of said Parcel 2024-79;

**Thence** continuing along the Easterly line of said Parcel 2024-79 North 10°-23'-28" East 99.80 feet;

**Thence** North 08°-52'-36" East 195.03 feet along an Easterly line of said Parcel 2024-79 and Parcels 2024-80 and 2024-75 both parcels recorded in the Office of the Delaware County Recorder Book 2024, Page 2587;

**Thence** North 08°-50'-18" East 48.57 feet along the Easterly line and to the Northeasterly corner of said Parcel 2024-75 said point also being the Northwesterly corner of Lot 54 of said Freddy's Beach Road First Addition;

**Thence** South 89°-14'-00" East 30.65 feet along the Northerly line of said Lot 54 to the **POINT OF BEGINNING**, containing a total of 0.39 acres more or less, all within public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Northerly line of Lot 54 of Freddy's Beach Road First 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 89°-14'-00" East.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

**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, 2026

William H. Burger 2/24/25

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

## LEGAL DESCRIPTION

**PARCEL 2025-17** – part of Lot 54 of Freddy's Beach Road First 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, all within public 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:

**COMMENCING** at the Northeasterly corner of Lot 54 of Freddy's Beach Road First 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 Book 2009, Page 3100 in the Office of the Delaware County Recorder said point also being the Northwesterly corner of Lot 55 of said Freddy's Beach Road First Addition;

**Thence** South 08°-59'-32" West 313.47 feet along an Westerly line of said Lot 55;

**Thence** continuing along the Westerly line of said Lot 55 and along a circular curve concaved Northwesterly for an Arc length of 212.12 feet, said circular curve having a Radius of 2851.15 feet, a Chord Bearing of South 11°-08'-11" West, a Chord Length of 212.07 feet to the **POINT OF BEGINNING**;

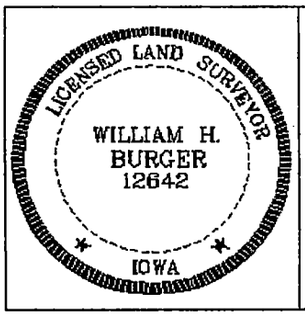
**Thence** continuing along the Westerly line of said Lot 55 and along a circular curve concaved Northwesterly for an Arc length of 160.00 feet, said circular curve having a Radius of 2851.15 feet, a Chord Bearing of South 14°-52'-31" West, a Chord Length of 159.98 feet;

**Thence** North 77°-13'-16" West 33.53 feet to the Southeasterly corner of Parcel 2022-142 as recorded in the Office of the Delaware County Recorder Book 2022, Page 3805;

**Thence** North 13°-21'-28" East 159.88 feet along an Easterly line and to the Northeasterly corner of said Parcel 2022-142;

**Thence** South 77°-13'-16" East 37.77 feet to the **POINT OF BEGINNING**, containing a total of 0.13 acres more or less, all within public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Northerly line of Lot 54 of Freddy's Beach Road First 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 89°-14'-00" 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, 2026

William H Burger 2/24/25

William H. Burger Date Reg. No. 12642

Sheet No. 4 covered by this seal

## LEGAL DESCRIPTION

**PARCEL 2025-18** – part of Lot 49 and Lot 54 of Freddy's Beach Road First 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 0.22 acres more or less, all within public 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:

**COMMENCING** at the Southeasterly corner of Lot 49 of Freddy's Beach Road First 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 Book 2009, Page 3100 in the Office of the Delaware County Recorder;

**Thence** Northerly along an Easterly line of said Lot 49 and along a circular curve concave Southeasterly for an Arc length of 162.91 feet said circular curve having a radius of 759.44 feet, a chord bearing of North 37°-17'-09" East and a chord length of 162.60 feet;

**Thence** continuing along said Easterly line of Lot 49 North 43°-25'-53" East 117.57 feet;

**Thence** continuing along said Easterly line of said Lot 49 and along a circular curve concave Northwesterly for an arc length of 53.94 feet, said circular curve having a radius of 580.01 feet, a chord bearing of North 40°-46'-02" East and a chord length of 53.92 feet to the **POINT OF BEGINNING;**

**Thence** North 74°-29'-02" West 33.45 feet to the Southeasterly corner of Parcel 2024-79 as recorded in the Office of the Delaware County Recorder Book 2024, Page 2587;

**Thence** North 36°-31'-28" East 72.13 feet along an Easterly line of said Parcel 2024-79;

**Thence** continuing along said Easterly line of Parcel 2024-79 North 29°-36'-13" East 94.33 feet

**Thence** continuing along said Easterly line of Parcel 2024-79 North 16°-51'-38" East 86.32 feet to the Southerly line of Lot 54 of said Freddy's Beach Road First Addition;

**Thence** North 73°-29'-22" West 1.97 feet along the Southerly line and to the Southwesterly corner of said Lot 54;

**Thence** continuing along the Easterly line of said Parcel 2024-79 North 16°-41'-37" East 22.29;

**Thence** continuing along said Easterly line of Parcel 2024-79 North 13°-21'-28" East 53.28 feet to the Southeasterly corner of Parcel 2022-142 as recorded in the Office of the Delaware County Recorder Book 2022, Page 3805;

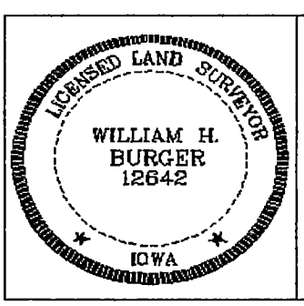
**Thence** South 77°-13'-16" East 33.53 feet to a Westerly line of Lot 55 of said Freddy's Beach Road First Addition;

**Thence** Southwesterly along a Westerly line of said Lot 55 and along a circular curve concave Northwesterly for an Arc length of 3.32 feet said circular curve having a radius of 2851.15 feet, a chord bearing of South 16°-30'-58" West and a chord length of 3.32 feet;

**Thence** South 17°-13'-32" West 132.58 feet along a Westerly line of said Lot 55 and Lot 50 of said Freddy's Beach Road First Addition;

**Thence** Southwesterly along a Westerly line of said Lot 50 and along a circular curve concave Northwesterly for an Arc length of 192.29 feet said circular curve having a radius of 580.01 feet, a chord bearing of South 28°-36'-19" West and a chord length of 191.41 feet to the **POINT OF BEGINNING**, containing a total of 0.22 acres more or less, all within public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Southerly line of Lot 49 of Freddy's Beach Road First 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 74°-17'-35" 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, 2026

William H. Burger 2/24/25

William H. Burger Date Reg. No. 12642

Sheet No. 5 covered by this seal

## LEGAL DESCRIPTION

**PARCEL 2025-19** – part of Lot 49 of Freddy's Beach Road First 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 0.24 acres more or less, all within public 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 49 of Freddy's Beach Road First 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 Book 2009, Page 3100 in the Office of the Delaware County Recorder;

**Thence** North 74°-17'-35" West 36.88 feet along a Southerly line and to the Southwesterly corner of said Lot 49 said point being on the Easterly line of Lot Four (4) of the replat of Lot Four (4) of Ledge View Subdivision as recorded in the Office of the Delaware County Recorder Book 2021, Page 4480 ;

**Thence** North 35°-21'-18" East 111.57 feet along the Easterly line of said Lot Four (4) and the Easterly line of Lot Five (5) of Ledge View Subdivision as recorded in the Office of the Delaware County Recorder Book 2020, Page 3099;

**Thence** North 43°-02'-10" East 102.74 feet along the Easterly line of said Lot Five (5);

**Thence** continuing along the Easterly line of said Lot Five (5) North 44°-49'-19" East 98.12 feet;

**Thence** continuing along the Easterly line of said Lot Five (5) North 36°-31'-28" East 23.48 feet to the Northeasterly corner of said Lot Five (5);

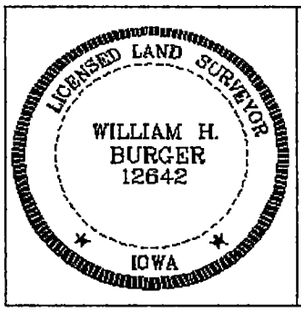
**Thence** South 74°-29'-02" East 33.45 feet to the Westerly line of Lot (50) of Freddy's Beach Road first Addition as recorded in the Office of the Delaware County Recorder Book 2009, Page 3100;

**Thence** Southwesterly along said Westerly line of said Lot 50 and along a circular curve concave Northwesterly for an arc length of 53.94 feet, said circular curve having a radius of 580.01 feet, a chord bearing of South 40°-46'-02" West and a chord length of 53.92 feet;

**Thence** continuing along the said Westerly line of said Lot 50 South 43°-25'-53" West 117.57 feet;

**Thence** Southwesterly along said Westerly line of said Lot 50 and along a circular curve concave Southeasterly for an arc length of 162.91 feet, said circular curve having a radius of 759.44 feet, a chord bearing of South 37°-17'-09" West and a chord length of 162.60 feet to the **POINT OF BEGINNING**, containing a total of 0.24 acres more or less, all within public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Southerly line of Lot 49 of Freddy's Beach Road First 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 74°-17'-35" 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, 2026

William H. Burger 2/24/25

William H. Burger Date Reg. No. 12642

Sheet No. 6 covered by this seal