

PLAT OF SURVEY

NORTHEAST 1/4 SECTION 14-99-37,
DICKINSON COUNTY, IOWA

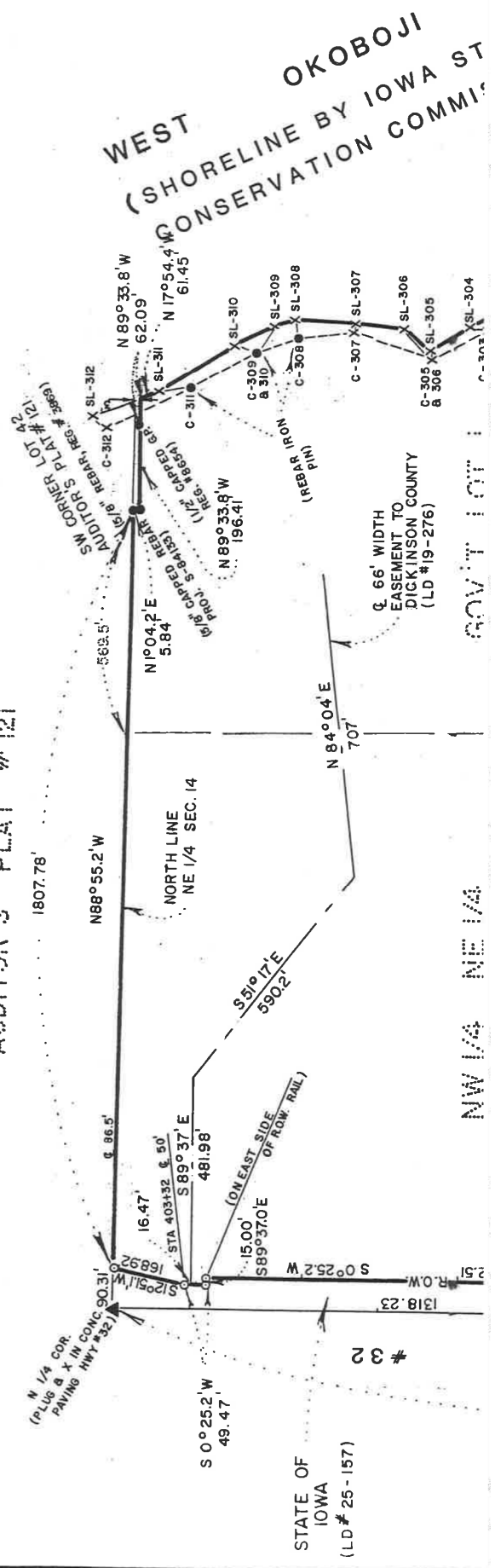
NOTES:

- 1) No investigation concerning zoning/land use was made as a part of this survey.
- 2) Not all improvements on site are shown.
- 3) Bearings refer to an assumed meridian.
- 4) Distances measured in this survey varying from distances of record are inclusive of excesses/deficiencies of former surveys.
- 5) No search of the records for easements or encumbrances was made as a part of this survey. Easements as shown hereon are only those observed by Surveyor.

INSTR. NO. 2582
 BK *one* PAGE 143
 1965 FEB 26 PM 3:38
 LICKHUISER SURVEYING ILLINOIS
 FEES 10.00

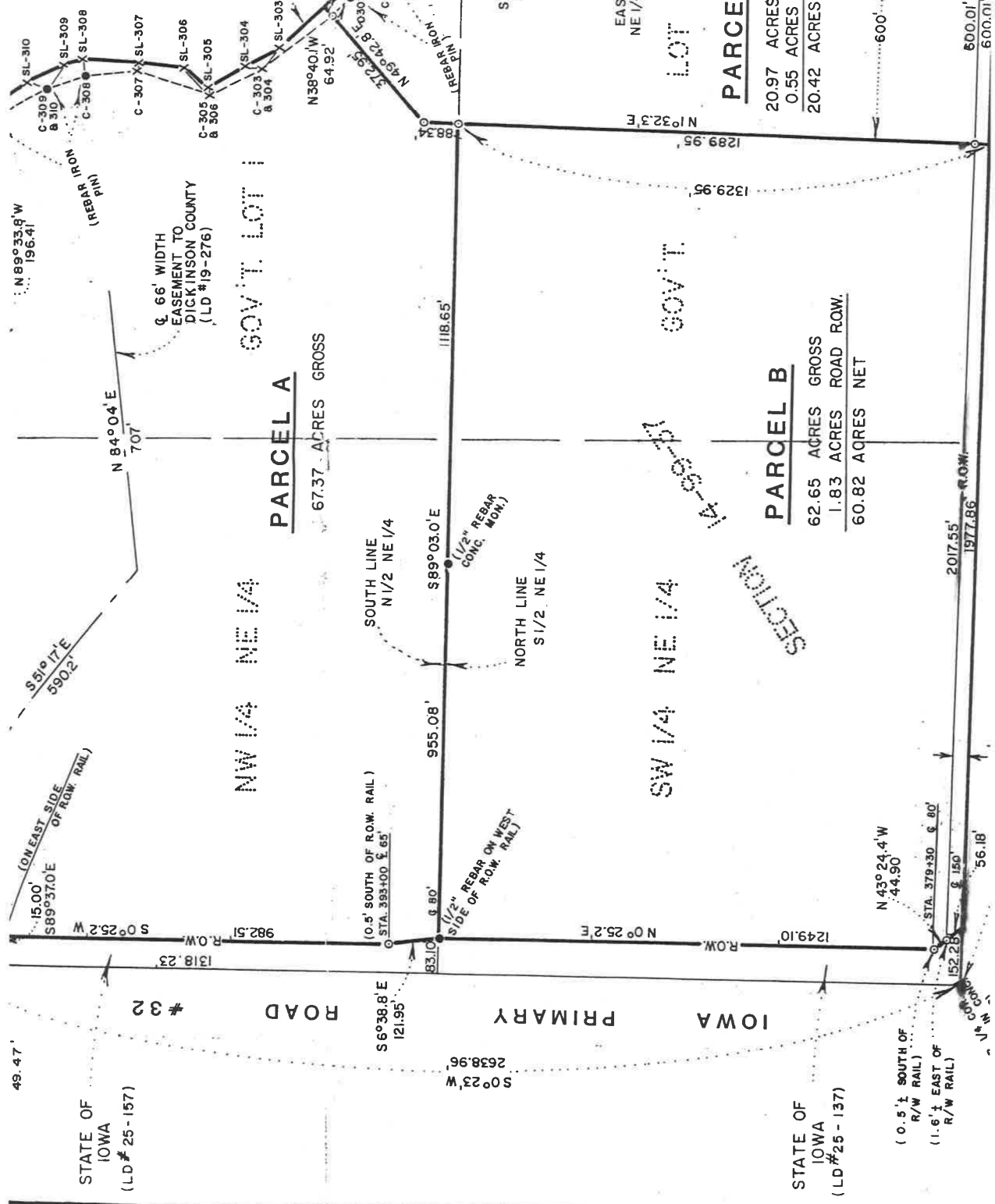
RECORDED ON MICRO-FILM
 25 IMAGE(S) 224-237

AUDITOR'S PLAT # 121



337

OKOBOJI LAKE
LINE BY IOWA STATE
SERVATION COMMISSION)



STATE OF IOWA (LD # 25 - 157)

STATE OF IOWA (LD # 25 - 137)

ROAD # 32

IOWA PRIMARY ROAD

SECTION 14-59-27

GOV'T. LOT 1

GOV'T.

PARCEL A

PARCEL B

PARCEL C

LOT 2

MANHATTAN BEACH

(ON EAST SIDE OF R.O.W. RAIL)

(0.5' SOUTH OF R.O.W. RAIL)

(1/2" REBAR ON WEST SIDE OF R.O.W. RAIL)

(0.5' SOUTH OF R/W RAIL)

(1.6' EAST OF R/W RAIL)

S 89°33.8' W 196.41'

N 84°04' E 707'

S 59°17' E 590.2'

N 45°23.4' W 61.53'

N 37°39.8' W 19.19'

S 89°03.0' E 1118.65'

N 43°24.4' W 44.90'

N 38°40.1' W 64.92'

N 47°5' W 78.35'

N 32°3' E 826.53'

S 89°03.0' E 955.08'

N 43°24.4' W 44.90'

N 38°40.1' W 64.92'

N 47°5' W 78.35'

N 32°3' E 826.53'

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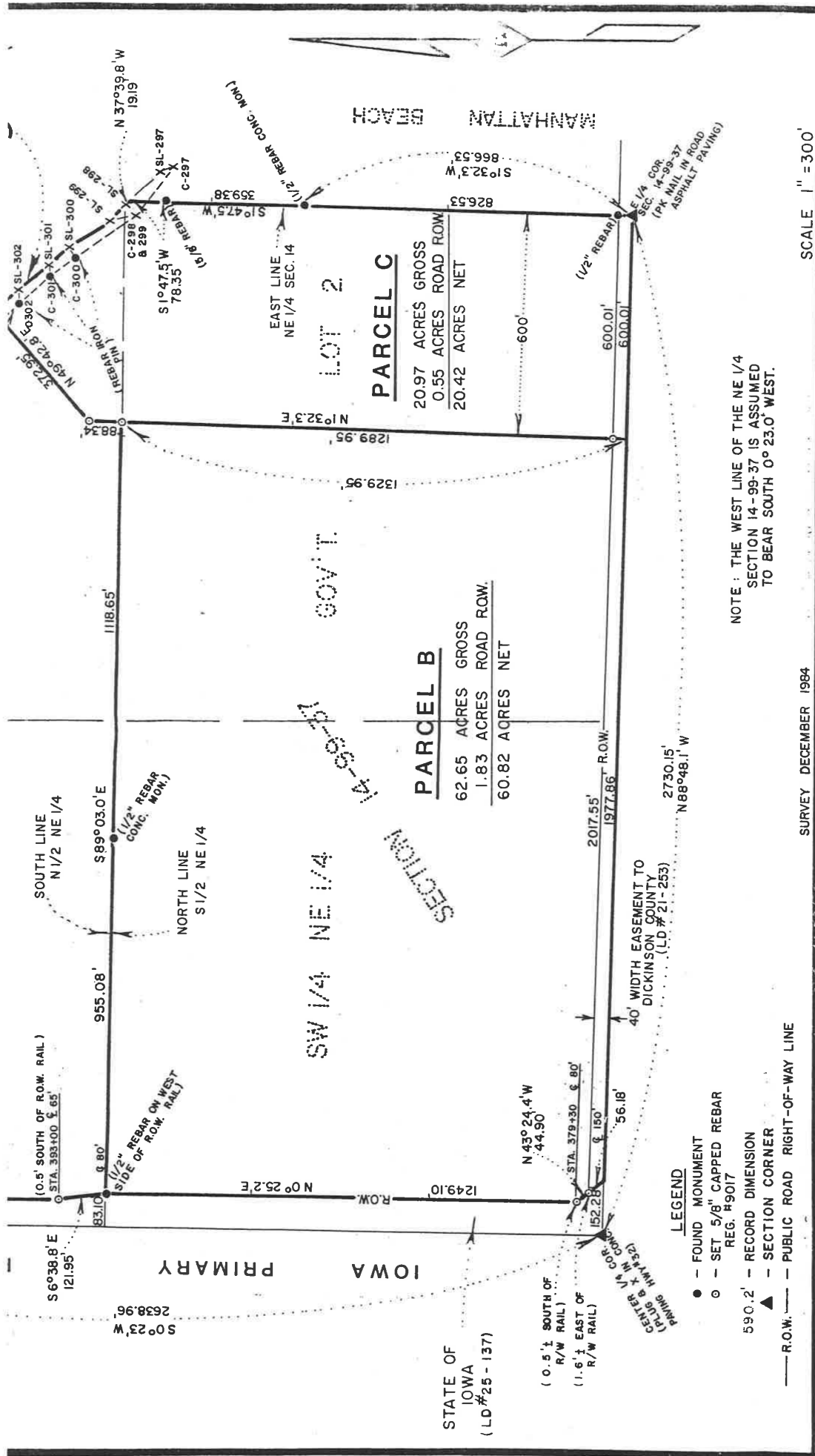
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N 47°5' W 78.35'

N 32°3' E 826.53'



SCALE 1" = 300'

SURVEY DECEMBER 1984

CLIENT: ROBERT V. ROSS	Checked By
VACATION VILLAGE	Date: 12/26/84 By: C.E.H.
R.R. BOX 9191	Survey Notes
WEST LAKE OKOBOJI,	Project No.

Jacobson-Westergard & Assoc., Inc.
 12 1/2 South 6th
 Estherville, Iowa 51334
 (712) 362-2647

Northeast Quarter; thence South 89 degrees 03.0 minutes East 83.10 feet along the southerly line of the North Half of said the point of beginning at the easterly right-of-way line of Iowa Primary Road No. 32 (Iowa State Highway Commission Project F-490 Official Plans); thence continuing South 89 degrees 03.0 minutes East 2073.73 feet along said Northeast Quarter North Half southerly line; thence North 1 degree 32.3 minutes East 88.34 feet; thence North 49 degrees 42.8 minutes East 390.37 feet to the Iowa State Conservation Commission West Okoboji Lake westerly shoreline; thence North 45 degrees 23.4 minutes West 61.53 feet along said shoreline; thence North 28 degrees 53.0 minutes West 96.08 feet along said shoreline; thence North 32 degrees 02.2 minutes West 107.28 feet along said shoreline; thence North 35 degrees 39.6 minutes East 76.24 feet along said shoreline; thence North 1 degree 01.0 minute West 120.66 feet along said shoreline; thence North 4 degrees 26.3 minutes West 203.91 feet along said shoreline; thence North 14 degrees 12.6 minutes West 55.32 feet along said shoreline; thence North 24 degrees 51.6 minutes West 91.18 feet along said shoreline; thence North 30 degrees 26.9 minutes West 197.98 feet along said shoreline; thence North 17 degrees 54.4 minutes West 61.45 feet along said shoreline to a point 3 feet southerly of the northerly line of the Northeast Quarter of said Section 14; thence North 89 degrees 33.8 minutes West 258.50 feet to a point 5.84 feet southerly of the southwest corner of Lot 42 of Auditor's Plat No. 121, Dickinson County, Iowa; thence North 1 degree 04.2 minutes East 5.84 feet to the southwest corner of said Lot 42 and the northerly line of the Northeast Quarter of said Section 14; thence North 88 degrees 55.2 minutes West 1807.78 feet along said Northeast Quarter northerly line to the easterly right-of-way line of Iowa Primary Road No. 32; thence South 12 degrees 51.1 minutes West 168.92 feet along said right-of-way line; thence South 0 degrees 25.2 minutes West 49.47 feet along said right-of-way line; thence South 89 degrees 37.0 minutes East 15.00 feet along said right-of-way line; thence South 0 degrees 25.2 minutes West 982.51 feet along said right-of-way line; thence South 6 degrees 38.8 minutes East 121.95 feet along said right-of-way line to the point of beginning, containing 67.37 acres, subject to all easements of record.

PARCEL B

Those portions of Government Lot 2 and the Southwest Quarter of the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th Principal Meridian, Dickinson County, Iowa, described as follows:

Commencing at the North quarter corner of said Section 14; thence on an assumed bearing of South 0 degrees 23.0 minutes West 1318.23 feet along the westerly line of the Northeast Quarter of said Section 14 to the northerly line of the South Half of said Northeast Quarter; thence South 89 degrees 03.0 minutes East 83.10 feet along said Northeast Quarter South Half northerly line to the point of beginning at the easterly right-of-way line of Iowa Primary Road No. 32 (Iowa State Highway Commission Project F-490 Official Plans); thence continuing South 89 degrees 03.0 minutes East 2073.73 feet along said Northeast Quarter South Half northerly line; thence South 1 degree 32.3 minutes West 1329.95 feet to the southerly line of the Northeast Quarter of said Section 14 at a point South 88 degrees 48.1 minutes East 600.01 feet from the East quarter corner of said Section 14; thence North 88 degrees 48.1 minutes West 1977.86 feet along said Northeast Quarter southerly line to the easterly right-of-way line of Iowa Primary Road No. 32; thence North 43 degrees 24.4 minutes West 101.08 feet along said right-of-way line; thence North 0 degrees 25.2 minutes East 1249.10 feet along said right-of-way line to the point of beginning, containing 62.65 acres subject to all easements of record.

PARCEL C

Those portions of Government Lots 1 and 2 of the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th Principal Meridian, Dickinson County, Iowa, described as follows:

Beginning at the East quarter corner of said Section 14; thence North 88 degrees 48.1 minutes West (Section 14-99-37 Northeast Quarter westerly line assumed to bear South 0 degrees 23.0 minutes West) 600.01 feet along the southerly line of the Northeast Quarter of said Section 14; thence North 1 degree 32.3 minutes East 1418.29 feet; thence North 49 degrees 42.8 minutes East 390.37 feet to the Iowa State Conservation Commission West Okoboji Lake westerly shoreline; thence South 45 degrees 23.4 minutes East 89.68 feet along said shoreline; thence South 38 degrees 18.8 minutes East 102.78 feet along said shoreline; thence South 36 degrees 09.8 minutes East 70.90 feet along said shoreline; thence South 31 degrees 14.4 minutes East 132.15 feet along said shoreline; thence South 45 degrees 46.0 minutes East 71.67 feet along said shoreline; thence South 45 degrees 46.0 minutes East 132.15 feet along said

thence South 0 degrees 25.2 minutes West 982.51 feet along said right-of-way line; thence South 6 degrees 38.8 minutes East 121.95 feet along said right-of-way line to the point of beginning, containing 67.37 acres, subject to all easements of record.

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NOTE:

The term "certify" is defined as an expression of professional opinion based on the Surveyor's best knowledge, information, and belief, and constitutes neither a guarantee or a warranty expressed or implied. Any extension of this survey without written verification or adaptation by Surveyor for the specific purpose intended will be without liability to Surveyor.



**Jacobson-Westergard
& Assoc., Inc.**

12 1/2 South 6th
Estherville, Iowa 51334
(719) 265-2647

I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Signed
B. V. Bendigton 12/26/84
Date

CLIENT:

Drawn	Checked By
Date	R. V. B.
By	Project No.
Survey Notes	