

#4085

Fee \$26.00

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August 04, 2000

INSTR. NO. 004085

BK _____ PAGE _____

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JAN HOFFMANN WELLEN
RECORDER
DICKINSON COUNTY, IOWA
FEE \$ 26.00

AFFIDAVIT

STATE OF IOWA, COUNTY OF DICKINSON, ss.

RE: That part of Government Lot 1 in the Northeast Quarter (NE¼) of Section 14, Township 99 North, Range 37 West of the 5th P.M., Dickinson County, Iowa, described as follows: Commencing at the North quarter corner of said Section 14; thence South 88°55'12" East 1834.14 feet along the northerly line of the Northeast Quarter (NE¼) of said Section 14; thence South 1°32'24" West 62.57 feet to the point of beginning; thence South 0°18'18" East 237.92 feet; thence North 89°54'53" East 84.92 feet; thence South 15°26'08" East 123.05 feet; thence South 0°49'42" East 16.35 feet; thence North 88°19'05" East 379.96 feet to the Iowa State Conservation Commission Master Property Platted West Okoboji Lake westerly shoreline; thence North 4°26'18" West 49.78 feet along said shoreline; thence North 14°12'36" West 55.32 feet along said shoreline; thence North 24°51'36" West 91.18 feet along said shoreline; thence North 30°26'54" West 197.98 feet along said shoreline; thence North 17°54'24" West 2.46 feet along said shoreline; thence North 89°33'48" West 342.14 feet to the point of beginning, containing 3.37 acres.

I, Robert V. Bendixen being first duly sworn depose and state as follow:

1. That I am a duly licensed land surveyor authorized to practice as such in the State of Iowa, and that I prepared the attached 6-9-00 sketch of the above-described property depicting the property if it were divided into "Tract 1" and "Tract 2" shown thereon and so described (Said sketch is hereto attached, marked Exhibit A).

2. I have reviewed the 3-23-89 Sunrise Cove Dedication to Time-share filed 3-29-89 in the office of the Dickinson County Recorder at Misc. Rec. Book 2, Page 167 and Amendments 1 through 16, listed on the attached Exhibit B. Upon said review of this Dedication and Amendments 1 through 16, and of my own personal knowledge of the property, I have determined: i) Only the property designated Tract 2 on the attached sketch, was included in the metes and bounds as property on which 42 townhouse units were located in the description of the property attached to the 1989 Dedication. ii) That neither Tract 1 as a whole or part thereof, was referenced or included in the description of property set out in the Dedication or any of the 16 Amendments. iii) That the real estate metes and bounds descriptions recited in the 16 amendments and the location of the additional units added to the time-share Declaration by said 16 amendments are properties and locations lying outside of Tract 2. There are no townhouse units built on either Tract 1 or Tract 2.

3. Attached hereto as Exhibit C is the James R. Blum, February 5, 1999, survey of Parts of Govt. Lots 1 and 2 and the West ½ of the Northeast ¼, Section 14-99-37, Dickinson County, Iowa, which includes the property and shows the existing location of the Time-Share Units as of said date. James R. Blum is my associate in our firm known as Jacobson-Westergard & Associates, Inc.

IN WITNESS WHEREOF, I have hereunto set my name this 3rd day of July, 2000.

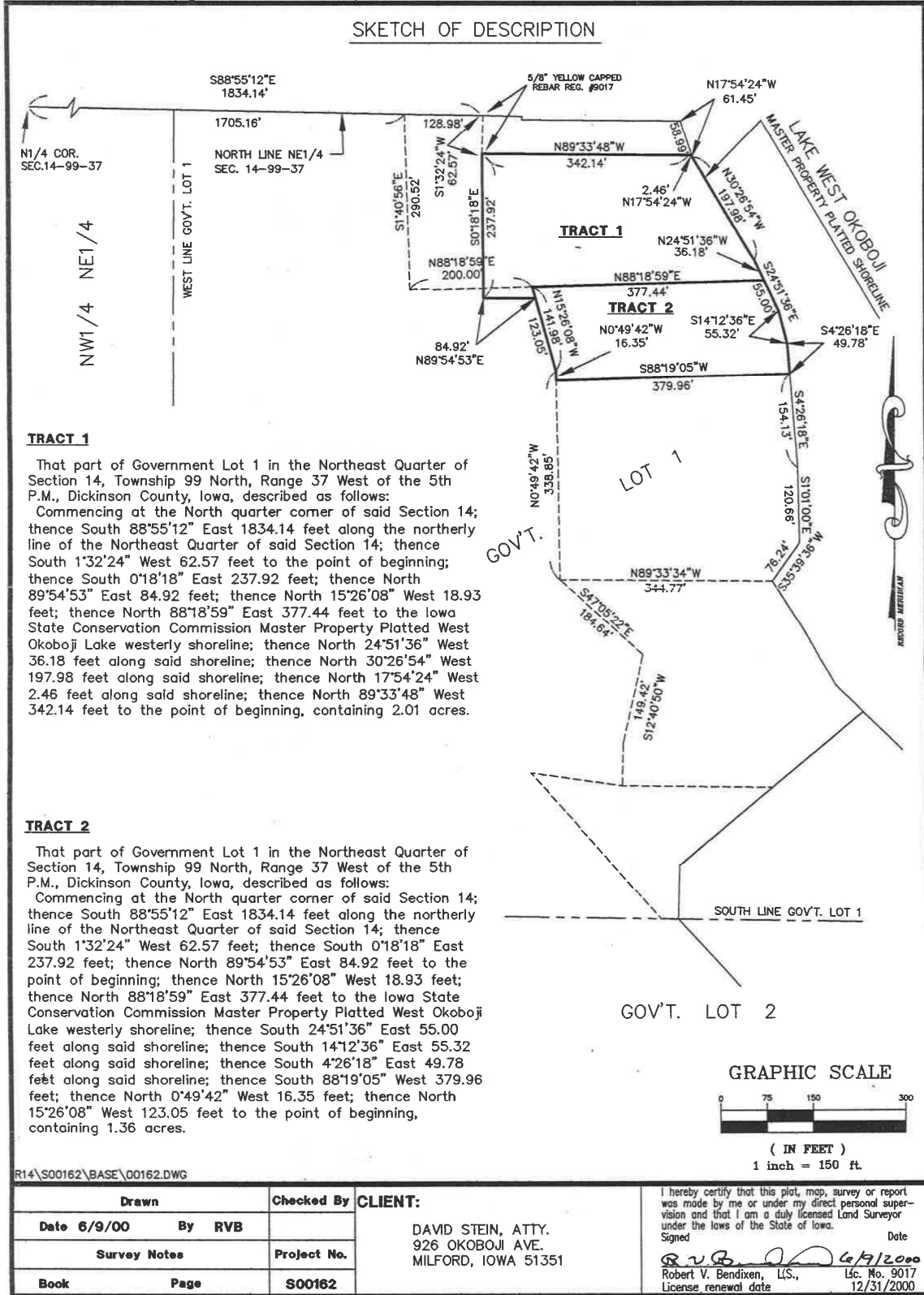
Robert V. Bendixen
Robert V. Bendixen
Licensed Surveyor

Sworn to and subscribed before me by Robert V. Bendixen on this 3rd day of July, 2000.

Lori L. Smith
Notary Public



SKETCH OF DESCRIPTION

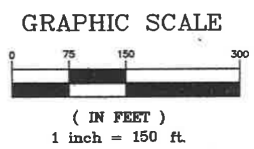


TRACT 1

That part of Government Lot 1 in the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th P.M., Dickinson County, Iowa, described as follows:
 Commencing at the North quarter corner of said Section 14; thence South 88°55'12" East 1834.14 feet along the northerly line of the Northeast Quarter of said Section 14; thence South 1°32'24" West 62.57 feet to the point of beginning; thence South 0°18'18" East 237.92 feet; thence North 89°54'53" East 84.92 feet; thence North 15°26'08" West 18.93 feet; thence North 88°18'59" East 377.44 feet to the Iowa State Conservation Commission Master Property Platted West Okoboji Lake westerly shoreline; thence North 24°51'36" West 36.18 feet along said shoreline; thence North 30°26'54" West 197.98 feet along said shoreline; thence North 17°54'24" West 2.46 feet along said shoreline; thence North 89°33'48" West 342.14 feet to the point of beginning, containing 2.01 acres.

TRACT 2

That part of Government Lot 1 in the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th P.M., Dickinson County, Iowa, described as follows:
 Commencing at the North quarter corner of said Section 14; thence South 88°55'12" East 1834.14 feet along the northerly line of the Northeast Quarter of said Section 14; thence South 1°32'24" West 62.57 feet; thence South 0°18'18" East 237.92 feet; thence North 89°54'53" East 84.92 feet to the point of beginning; thence North 15°26'08" West 18.93 feet; thence North 88°18'59" East 377.44 feet to the Iowa State Conservation Commission Master Property Platted West Okoboji Lake westerly shoreline; thence South 24°51'36" East 55.00 feet along said shoreline; thence South 14°12'36" East 55.32 feet along said shoreline; thence South 4°26'18" East 49.78 feet along said shoreline; thence South 88°19'05" West 379.96 feet; thence North 0°49'42" West 16.35 feet; thence North 15°26'08" West 123.05 feet to the point of beginning, containing 1.36 acres.



R14\S00162\BASE\00162.DWG

Drawn	Checked By	CLIENT:
Date 6/9/00 By RVB		DAVID STEIN, ATTY. 926 OKOBOJI AVE. MILFORD, IOWA 51351
Survey Notes	Project No.	
Book	Page	S00162

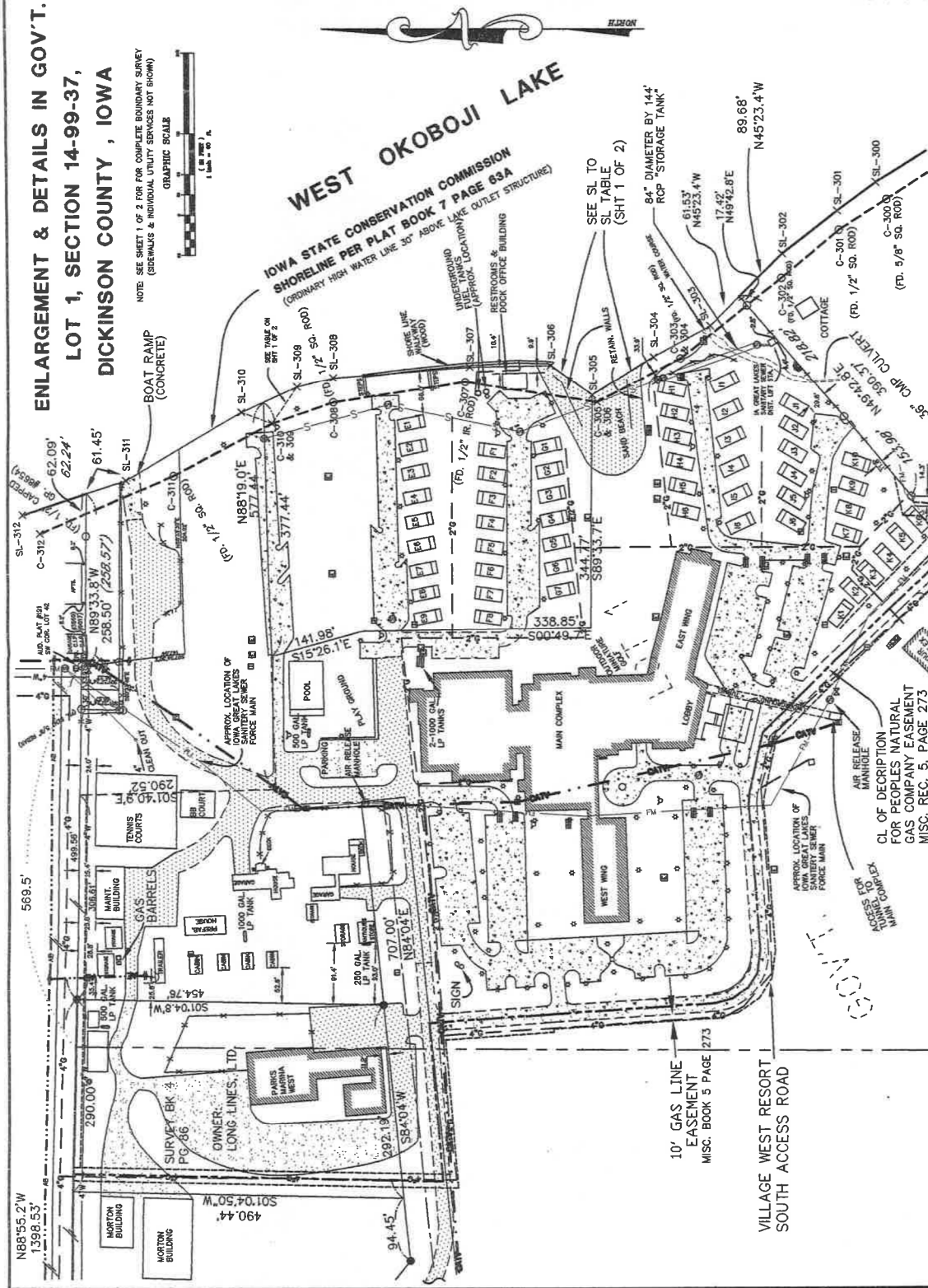
I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: *RVB* Date: 6/9/2000
 Robert V. Bendixen, L.S., Lic. No. 9017
 License renewal date: 12/31/2000

INSTRUMENTS AND PROCEEDINGS AFFECTING TITLE:-
First Amendment to Declaration of Time-Share Program filed July 12, 1989, recorded in Misc. Rec. 2, Page 511.
Second Amendment to Declaration of Time-Share Program filed Sept. 11, 1989, recorded in Misc. Rec. 2, Page 797.
Third Amendment to Declaration of Time-Share Program filed May 25, 1990, recorded in Misc. Rec. 3, Page 373.
Fourth Amendment to Declaration of Time-Share Program filed July 31, 1991, recorded in Misc. Rec. 4, Page 693.
Fifth Amendment to Declaration of Time-Share Program filed Feb. 7, 1992, recorded in Misc. Rec. 5, Page 219.
Sixth Amendment to Declaration of Time-Share Program filed July 23, 1992, recorded in Misc. Rec. 5, Page 717.
Seventh Amendment to Declaration of Time-Share Program filed March 1, 1993, recorded in Misc. Rec. 6, Page 217.
Eighth Amendment to Declaration of Time-Share Program filed June 30, 1993, recorded in Misc. Rec. 6, Page 535.
Ninth Amendment to Declaration of Time-Share Program filed Oct. 5, 1993, recorded in Misc. Rec. 6, Page 781.
Tenth Amendment to Declaration of Time-Share Program filed Sept. 9, 1994, recorded in Misc. Rec. 7, Page 577.
Eleventh Amendment to Declaration of Time-Share Program filed Jan. 26, 1995, recorded in Misc. Rec. 8, Page 9.
Twelfth Amendment to Declaration of Time-Share Program filed Oct. 18, 1995, recorded in Misc. Rec. 8, Page 645. Re-recorded January 8, 1996, in Misc. Rec. 8, Page 815.
Thirteenth Amendment to Declaration of Time-Share Program filed June 12, 1997, recorded in Misc. Rec. 10, Page 499.
Fourteenth Amendment to Declaration of Time-Share Program filed July 24, 1998, recorded in Misc. Rec. 12, Page 361.
Fifteenth Amendment to Declaration of Time-Share Program filed Nov. 17, 1998, recorded in Misc. Rec. 12, Page 795.
Sixteenth Amendment to Declaration of Time-Share Program filed March 11, 1999, recorded in Misc. Rec. 13, Page 1.
Sixteenth Amendment (Restated) to Declaration of Time-Share Program filed May 3, 1999, recorded in Misc. Rec. 13, Page 163.

EXHIBIT B

2	10	VILLAGE LAKESHARES, LP
2	11	ALLIANT ENERGY CORPORATION
2	12	CEGAR RAPIDS, IA 52408-0261
ALTA/ACSM SURVEY OF PART OF GOVERNMENT LOTS 1 & 2 AND THE WEST HALF OF THE NE 1/4 OF SEC. 14-99-37, DICKINSON COUNTY, IOWA		



ENLARGEMENT & DETAILS IN GOV'T. LOT 1, SECTION 14-99-37, DICKINSON COUNTY, IOWA

NOTE: SEE SHEET 1 OF 2 FOR COMPLETE BOUNDARY SURVEY (SIDEWALKS & INDIVIDUAL UTILITY SERVICES NOT SHOWN)



IOWA STATE CONSERVATION COMMISSION SHORELINE PER PLAT BOOK 7 PAGE 63A
(ORDINARY HIGH WATER LINE 30' ABOVE LAKE OUTLET STRUCTURE)

10' GAS LINE EASEMENT
MISC. BOOK 5 PAGE 273

VILLAGE WEST RESORT
SOUTH ACCESS ROAD

CL OF DECEPTION FOR PEOPLES NATURAL GAS COMPANY EASEMENT
MISC. REC. 5, PAGE 273

N88°55.2'W
1398.53'

490.44'

S01°04.50'W

290.00'

501.04.8'W

454.76'

707.00'

N82°04'W

292.18'

SB-404 W

94.45'

200 GALLON LP TANK

250 GALLON LP TANK

1000 GALLON LP TANK

REPAIR HOUSE

TRAILER

GAS BARRELS

MANT. BUILDING

TRUCK COURTS

501.50' N

501.50' N

SL-312

C-312 X

62.09'

61.45'

SL-311

C-311

BOAT RAMP (CONCRETE)

SL-310

C-310

N88°19.0'E

577.44'

SL-309

C-309

1/2" SQ. ROD

SL-308

C-308

1/2" SQ. ROD

SL-307

C-307

RESTROOMS & DOCK OFFICE BUILDING

SL-306

SL-312

C-312 X

62.09'

61.45'

SL-311

C-311

BOAT RAMP (CONCRETE)

SL-310

C-310

N88°19.0'E

577.44'

SL-309

C-309

1/2" SQ. ROD

SL-308

C-308

1/2" SQ. ROD

SL-307

C-307

RESTROOMS & DOCK OFFICE BUILDING

SL-306