

RECORD DESCRIPTIONS:

(TOWN LOT DEED BOOK 126, PAGE 423)

LOTS 16, 17, 18, 19 AND 29 AND THE NORTH HALF OF LOT 20, BLOCK 1, TOWN OF OKOBOJI, TOWN OF ARNOLDS PARK; AND LOTS 9, 10, AND 11 AUDITOR'S PLAT NO. 112, IN THE CITY OF ARNOLDS PARK, DICKINSON COUNTY, IOWA; AND THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S ABANDONED 60 FOOT WIDE RIGHT-OF-WAY ACROSS LOT 15, OF ARNOLDS SUBDIVISION OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 99, RANGE 36 AND ACROSS LOTS M AND Q, OF AUDITOR'S PLAT OF SAID GOVERNMENT LOT 5, LYING NORTHERLY OF A LINE DRAIN RADIALLY TO THE CENTER LINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S MAIN TRACK, AS FORMERLY LAID, THROUGH A POINT ON SAID CENTERLINE 35 FEET SOUTHERLY OF THE INTERSECTION OF SAID CENTERLINE WITH THE NORTH LINE OF SAID LOT Q, MEASURED ALONG SAID CENTERLINE AND LYING SOUTHERLY OF A LINE 217.2 NORTHERLY OF MEASURED ALONG THE CENTERLINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S MAIN TRACK AS FORMERLY THERE LAID AND PARALLEL TO THE NORTH LINE OF SAID LOT M; ALSO THE EASTERLY 30 FEET OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S ABANDONED 60 FOOT WIDE RIGHT-OF-WAY, AND LYING NORTHERLY OF A WESTERLY PRODUCTION OF THE EAST-WEST CENTER LINE OF LOT 21, BLOCK 1, IN THE PLAT OF TOWN OF OKOBOJI, IN SAID LOT Q;

EXCEPTING FROM SAID TRACT THE FOLLOWING:

(1) ALL THAT PART OF THE EASTERLY 30 FEET OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S 60 FOOT WIDE RIGHT-OF-WAY ACROSS LOT Q, OF AUDITOR'S PLAT OF GOVERNMENT LOT 5, SECTION 20, TOWNSHIP 99, RANGE 36, WEST 5TH P.M., LYING SOUTHERLY OF AN EASTERLY PRODUCTION OF THE LOT LINE BETWEEN LOTS 6 AND 7, OF AUDITOR'S PLAT 112, AND NORTHERLY OF A WESTERLY PRODUCTION OF THE EAST-WEST CENTERLINE OF LOT 21, BLOCK 1, IN THE PLAT OF THE TOWN OF OKOBOJI, IN SAID LOT Q;

(2) PARTS OF LOTS 9 AND 11 OF AUDITOR'S PLAT NO. 112, AND PART OF THE ABANDONED C.M. ST. PAUL AND P.R.R. PROPERTY ADJACENT TO SAID LOTS 9 AND 10, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 17°41'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF U. S. HIGHWAY NO. 71, A DISTANCE OF 104.10 FEET; THENCE SOUTH 15°09'40" EAST ALONG SAID WESTERLY RIGHT-OF-WAY OF U. S. HIGHWAY NO. 71, A DISTANCE OF 72.10 FEET; THENCE SOUTH 13°31'50" EAST ALONG SAID WESTERLY RIGHT-OF-WAY OF U. S. HIGHWAY NO. 71, A DISTANCE OF 22.04 FEET; THENCE NORTH 84°55'05" WEST A DISTANCE OF 117.18 FEET; THENCE NORTH 5°00'35" EAST A DISTANCE OF 21.17 FEET; THENCE NORTH 84°37'20" WEST A DISTANCE OF 38.16 FEET; THENCE NORTH 4°47'40" EAST A DISTANCE OF 107.94 FEET; THENCE NORTH 88°25'50" WEST A DISTANCE OF 29 FEET, MORE OR LESS, TO THE EASTERLY SHORELINE OF WEST OKOBOJI LAKE; THENCE NORTHERLY ALONG SAID EASTERLY SHORELINE OF WEST OKOBOJI LAKE TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 11 PROLONGED WESTERLY, SAID POINT LIES NORTH 88°25'50" WEST A DISTANCE OF 105.0 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 88°25'50" EAST A DISTANCE OF 105.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

(3) EXCEPT A PART OF LOT 9, OF AUDITOR'S PLAT NO. 112 AND THE FORMER RAILROAD RIGHT-OF-WAY, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 7 FEET; THENCE EASTERLY ON A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 9 AND A PROLONGATION THEREOF, TO A POINT OF 50 FEET EASTERLY OF THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY ALONG A LINE PARALLEL TO AND 10 FEET RADIALY DISTANT FROM THE EASTERLY LINE OF THE FORMER RIGHT OF WAY TO THE WESTERLY PRODUCTION OF THE EAST-WEST CENTER LINE OF LOT 20, BLOCK 1, PLAT OF THE TOWN OF OKOBOJI; THENCE WESTERLY ON SAID LAST-NAMED PRODUCTION A DISTANCE OF 20 FEET; THENCE NORTHERLY ALONG THE CENTERLINE OF THE FORMER RAILROAD RIGHT-OF-WAY A DISTANCE OF 51.5 FEET TO A POINT ON THE EASTERLY PRODUCTION OF THE LOT LINE BETWEEN LOT 7 AND 8 OF AUDITOR'S PLAT NO. 112; THENCE WESTERLY ALONG SAID LAST-NAMED PRODUCTION TO THE WESTERLY RIGHT OF WAY LINE OF SAID FORMER RAILROAD; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 9 TO THE POINT OF BEGINNING.

(TOWN LOT DEED BOOK 99, PAGE 312)

LOTS 7 TO 15, BOTH INCLUSIVE, EAST 23 FEET OF THE S 1/2 OF LOT 20; EAST 23 FEET OF THE NORTH 9 FEET OF LOT 21; EAST 47 FEET OF THE SOUTH 35 FEET OF LOT 22, ALL IN BLOCK 1 IN THE PLAT OF THE TOWN OF OKOBOJI, IN THE INCORPORATED TOWN OF ARNOLDS PARK, IOWA; ALSO LOTS SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), AND THE SOUTH ONE-HALF (S1/2) OF LOT THIRTEEN (13), BLOCK ONE (1), TOWN OF OKOBOJI, IN THE CITY OF ARNOLDS PARK, DICKINSON COUNTY, IOWA.

(TOWN LOT DEED BOOK 135, PAGE 952)

THE SOUTH 22 FEET EXCEPT THE EAST 23 FEET THEREOF OF LOT 20, AND THE NORTH 9 FEET, EXCEPT THE EAST 23 FEET THEREOF OF LOT 21, ALL IN BLOCK 1, PLAT OF OKOBOJI TOWN, IN THE INCORPORATED TOWN OF ARNOLDS PARK, DICKINSON COUNTY, IOWA.

(TOWN LOT DEED BOOK 146, PAGE 21)

PARCEL 10, PARCEL 11, AND PARCEL 18 OF PLAT OF SURVEY FOR ALLEY VACATION DATED JANUARY 12, 1996, AND FILED MARCH 1, 1996, AT SURVEY BOOK 5, PAGE 111, DICKINSON COUNTY RECORDERS OFFICE.

(TOWN LOT DEED BOOK 145, PAGE 1000)

PARCEL EIGHT (8) AND NINE (9) OF THE PLAT OF SURVEY OF A VACATED PORTION OF LAKE STREET IN THE CITY OF ARNOLDS PARK, IOWA, AS SHOWN BY A SURVEY DATED SEPTEMBER 22, 1993, AND FILED SEPTEMBER 29, 1993, IN BOOK 4 OF SURVEYS AT PAGES 175-6, DICKINSON COUNTY RECORDERS OFFICE.

NOTE: INSTRUMENT NO. 06-05219 IN THE OFFICE OF THE DICKINSON COUNTY RECORDER STATES THAT THE PRIOR CONTRACT RECORDED IN DEED RECORD BOOK 110, PAGE 219 BETWEEN DEAN W. MITCHELL, KATHRYN M. MITCHELL AND H.N. HIRSCH AND MARILYN L. HIRSCH STATES "ANY OTHER PROPERTY OWNED BY THE FIRST PARTY AND HIS SPOUSE IN FRONT OF THE APARTMENT BUILDING SHALL EVER BE LEFT FREE AND CLEAR OF ANY BUILDING OR ANY OTHER STRUCTURE THAT WOULD IN ANY WAY OBSCURE THE VIEW OF THE LAKE FROM ANY UNIT IN THE APARTMENT BUILDING"

EASEMENT FOR SANITARY SEWER RECORDED AS MISCELLANEOUS RECORD BOOK R, PAGE 31 BETWEEN THE THEN CHICAGO MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND THE THEN IOWA STATE CONSERVATION COMMISSION, ACTING FOR THE STATE OF IOWA, THE EASEMENT DOCUMENT MAKES REFERENCE TO A PLAT MARKED EXHIBIT "A" BUT NO PLAT WAS FILED WITH THE EASEMENT; THERE IS NO INDICATION AS TO LOCATION OR WIDTH OF THE SANITARY SEWER EASEMENT. THE SANITARY SEWER LINE WAS LATER TRANSFERRED TO THE IOWA GREAT LAKES SANITARY DISTRICT. THE SANITARY DISTRICT STATES THE LINE HAS BEEN ABANDONED, BUT THAT THE CITY OF ARNOLDS PARK HAS LINES IN THE AREA.

ELECTRIC LINE EASEMENT DATED 4/29/1970 AND RECORDED IN MISC. BOOK "N", PAGE 635, IN THE OFFICE OF THE DICKINSON COUNTY RECORDER, CALLS FOR AN EASEMENT OVER AND ACROSS THAT PART OF LOTS 9 AND 11, AUDITOR'S PLAT NO. 112, AND LOTS 16, 17, 18, 19, 29, AND THE N1/2 OF LOT 20, BLOCK 1, PLAT OF THE TOWN OF OKOBOJI, ALL IN THE INCORPORATED TOWN OF ARNOLDS PARK, IOWA; FOR A TRANSFORMER POLE, GUY WIRES, AND TRANSMISSION LINE. THE LOCATION OF THE EASEMENT IS NOT ASCERTAINABLE GIVEN THE ONLY REFERENCES TO THE LOCATION ARE TO PHYSICAL OBJECTS THAT DO NOT EXIST TODAY.

BULK REGULATIONS

LOT AREA	DISTRICT C-2		DISTRICT R-3	
	7,000 sq. ft. +2,000 sq. ft. FOR EACH ADDITIONAL DWELLING UNIT	SINGLE FAM. 7,000 sq. ft. TWO FAM. 10,000 sq. ft. +4,000 FOR EACH DWELLING UNIT	80 FEET	100 FEET
LOT WIDTH	75 FEET	80 FEET		
HEIGHT	35 FEET	35 FEET		
FRONT YARD	25 FEET	25 FEET		
LAKE SHORE YARD	25 FEET	25 FEET		
REAR YARD	25 FEET	30 FEET		
STREET SIDE YARD	25 FEET	25 FEET		
SIDE YARD	MULTI FAMILY 3-12 UNITS 5 FEET OPERATOR, 10 FEET MAX.	5 FEET OR 10% OF LOT WIDTH, WHICHEVER IS GREATER, 10 FEET MAX.		
GROUND COVERAGE	75% MAXIMUM	65% MAXIMUM		

THE UTILITIES SHOWN ARE THOSE REPORTED BY THE IOWA STATE CALL DESIGN INFORMATION REQUEST UTILITY. MAPS PROVIDED BY THE PARENT UTILITY COMPANIES, PRIOR PROJECTS BY JACOBSON-WESTERGARD & ASSOCIATES AND THOSE OBSERVABLE ON THE GROUND AT THE TIME OF THE SURVEY.

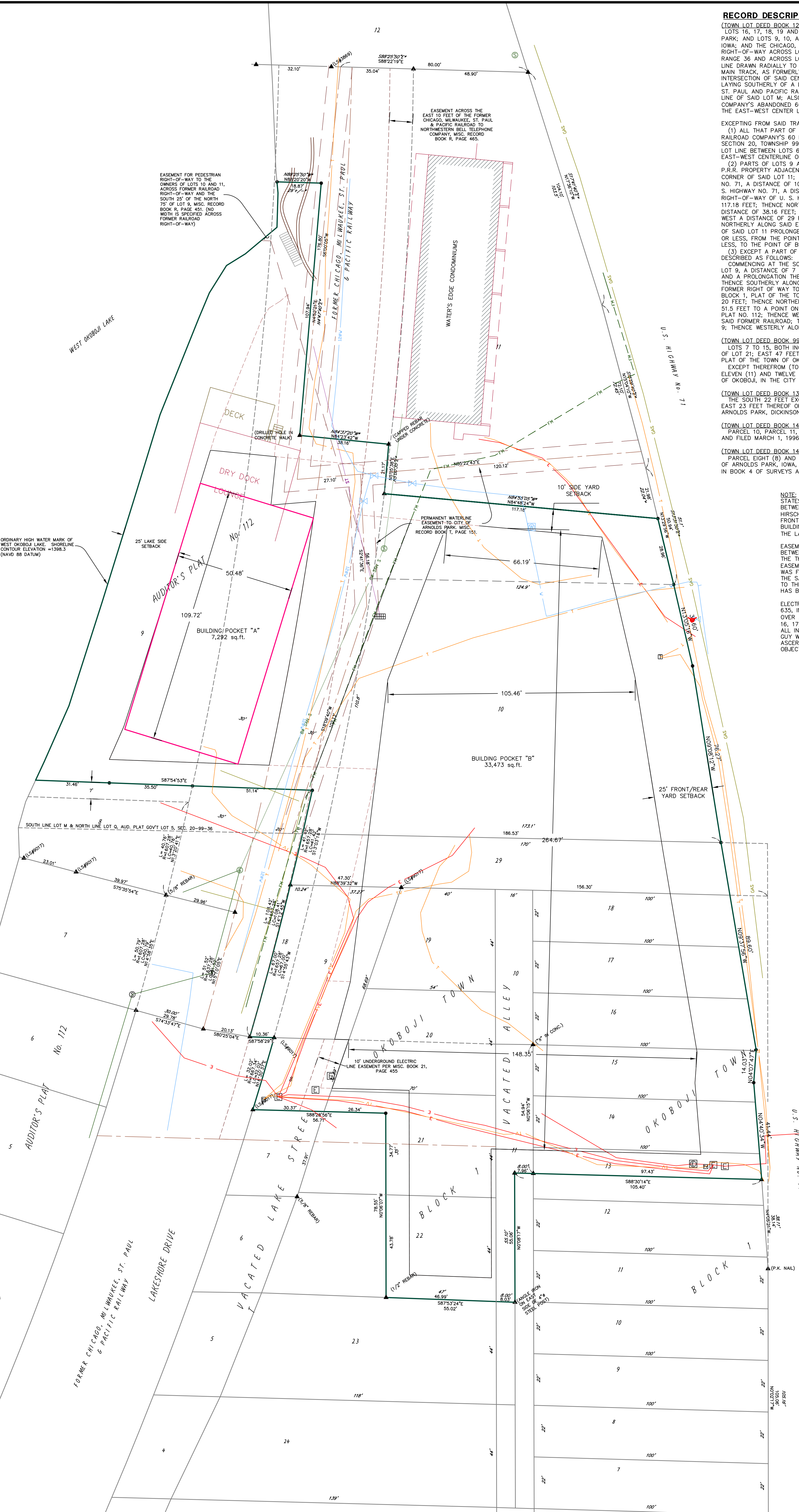
LEGEND

- ▲ FOUND 5/8" YELLOW CAPPED REBAR LS#9179 OR AS NOTED
- SET 5/8" YELLOW CAPPED REBAR LS#22848
- FM — FORCE MAIN
- G — GAS LINE
- INTAKE GRATE—RECTANGULAR
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ST — STORM SEWER LINE
- T — TELEPHONE CABLE
- W — WATER LINE
- WATER METER PIT
- WATER VALVE
- RECORD DIMENSION

GRAPHIC SCALE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.
Date
Patrick N. Boggess, L.S.
License number 22848
My license renewal date is December 31, 2022
Pages or sheets covered by this seal: _____



1 OF 1
Sheet
Project Number S20159
Date 4/1/21
Designer
Draftsman PNB
Checker PNB

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CONSULTING ENGINEERS LAND SURVEYING

REVISIONS	BY	DATE