

**INDEX LEGEND**

LOCATION: PART OF LOTS 9,10, & 11, AUDITORS PLAT No. 112; PART OF LOTS 13-22, 29 & PART OF VACATED ALLEY, BLOCK 1, OKOBOJI TOWN; PART OF VACATED LAKE STREET; PART OF FORMER RAILROAD R.O.W. IN AUD. PLAT OF GOV'T LOT 5, SEC 20-99-36, CITY OF ARNOLDS PARK, DICKINSON COUNTY, IOWA.

PROPRIETOR: OKOBOJI FOUR SEASONS CORPORATION  
P.O. BOX 87  
333 HWY 71 NORTH  
ARNOLDS PARK IA 51331

REQUESTED BY: JONI MITCHELL  
298 HILL AVE  
SPIRIT LAKE IA 51360

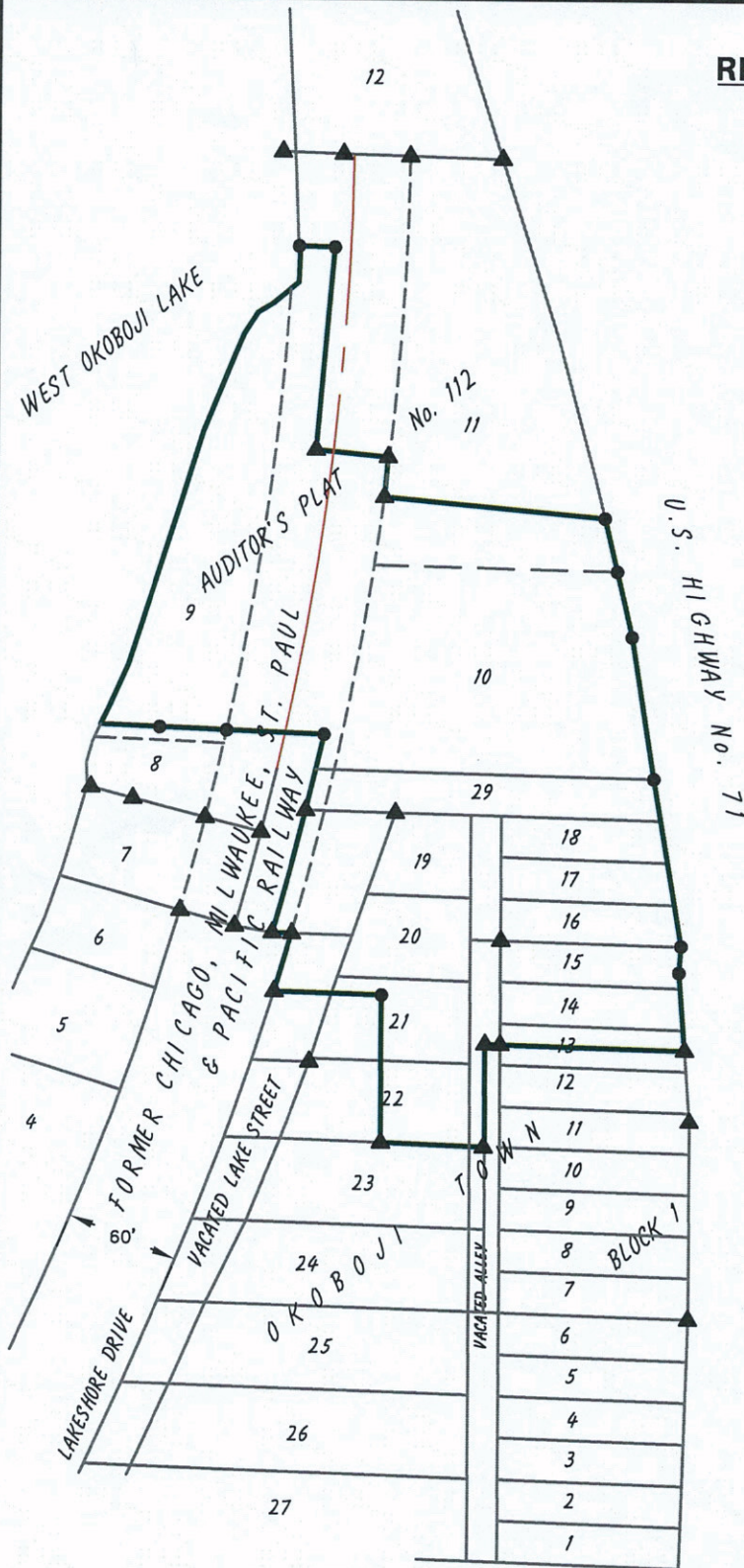
PREPARED BY: PATRICK N. BOGCESS P.L.S. #22848  
& RETURN TO:

Jacobson-Westergard & Assoc., Inc. 105 S 6th Estherville, Iowa 51334 (712)362-2647

**SHEET 1 OF 4**

**RETRACEMENT PLAT OF SURVEY**

(SEE SHEET 4 OF 4 FOR RECORD DESCRIPTIONS)



**LEGEND**

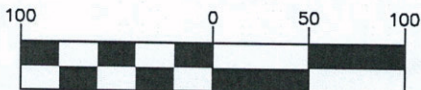
- ▲ FOUND 5/8" YELLOW CAPPED REBAR LS#9179 OR AS NOTED
- SET 5/8" YELLOW CAPPED REBAR LS#22848

*N90°00'00"E*  
100.00' RECORD DIMENSION

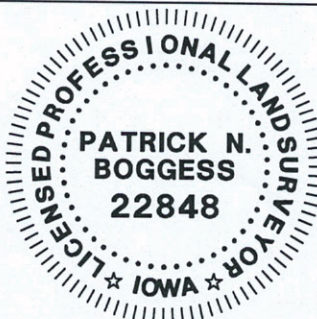
*N90°00'00"E\**  
100.00'\* RECORD DIMENSION PER TOWN LOT DEED BOOK 88, PAGE 345

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IOWA REGIONAL COORDINATE SYSTEM - ZONE 1, CONTROL FOR THE SURVEY WAS ESTABLISHED BY GPS ON THE IOWA D.O.T. REAL-TIME GPS NETWORK.

**GRAPHIC SCALE**



SCALE 1 inch = 100 ft.



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.

*Patrick N. Boggess*  
Patrick N. Boggess, L.S. Date *4/6/21*  
License number 22848

My license renewal date is December 31, 2022

Pages or sheets covered by this seal:

*1-4 of 4*



Drawn		Checked By	Project No.
Date 4/6/21	By PNB		S20159



GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

RETAINING WALLS AND CONCRETE STEPS TO ACCESS BEACH AREA AT LAKE SHORE

WEST OKOBOJI LAKE

ORDINARY HIGH WATER MARK OF WEST OKOBOJI LAKE. SHORELINE CONTOUR ELEVATION = 1398.3 (NAVD 88 DATUM)

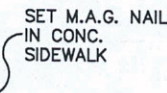
(DRILLED HOLE IN CONCRETE WALK)

(CAPPED REBAR UNDER CONCRETE)

(M.A.G. NAIL IN BLOCK WALL)

NORTH LINE OF LOT M, AUD. PLAT GOV'T LOT 5, SEC 20-99-36/NORTH LINE LOT 10, AUD. PLAT #112

SOUTH LINE LOT M & NORTH LINE LOT Q, AUD. PLAT GOV'T LOT 5, SEC. 20-99-36



SET M.A.G. NAIL IN CONC. SIDEWALK

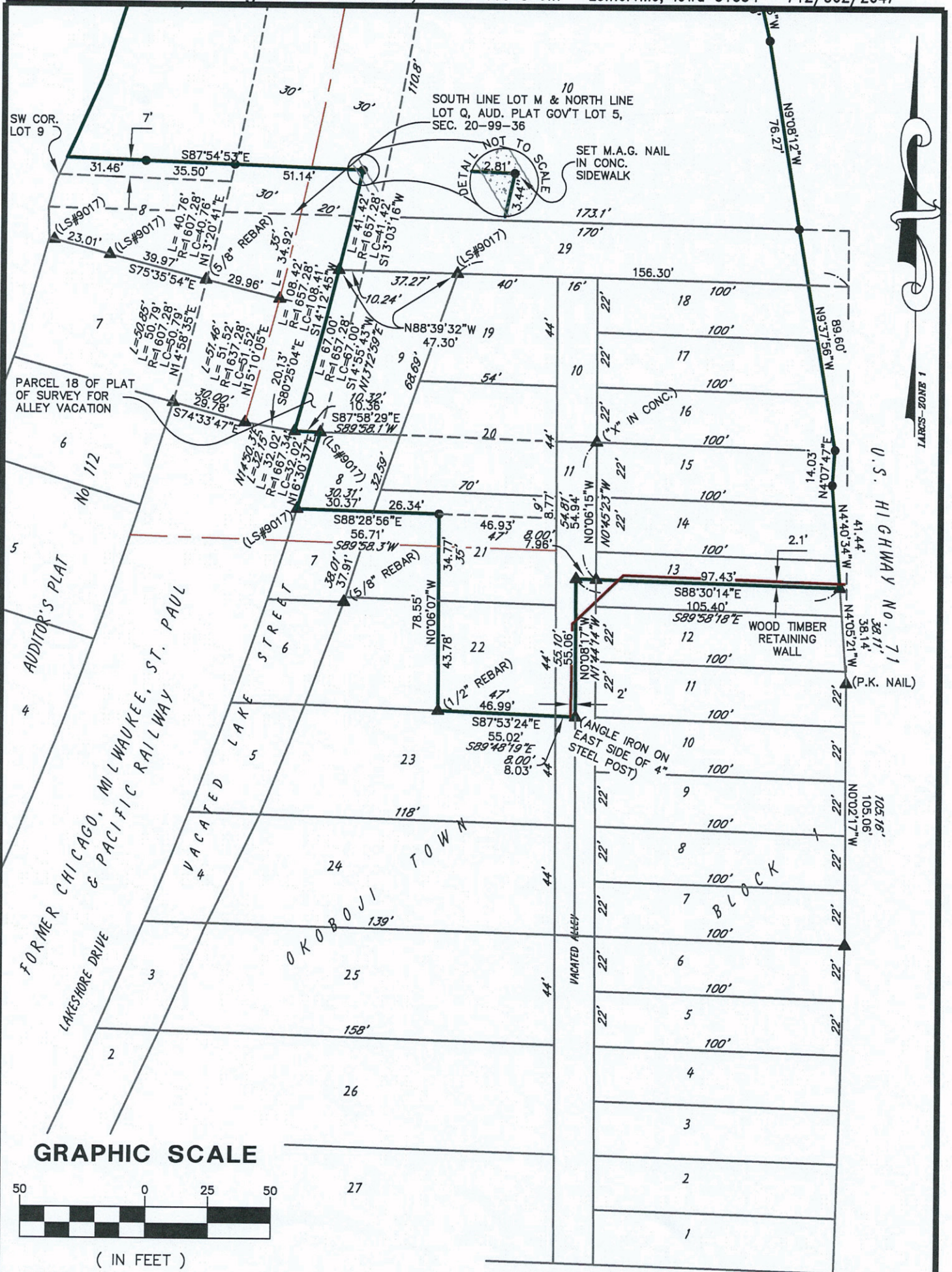
SW COR. LOT 9

PARCEL 18 OF PLAT OF SURVEY FOR ALLEY VACATION



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**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 DRAWN RADIALLY TO THE CENTERLINE OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY'S MAIN TRACK, AS FORMERLY THERE 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 LAYING 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 CENTERLINE 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 No. 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 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 RADIALLY DISTANT FROM THE EASTERLY LINE OF THE FORMER RIGHT-OF-WAY TO A POINT ON THE WESTERLY PRODUCTION OF THE EAST-WEST CENTERLINE 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 21; EAST 47 FEET OF LOT 22, ALL IN BLOCK 1 IN THE PLAT OF THE TOWN OF OKOBOJI, IN THE INCORPORATED TOWN OF ARNOLDS PARK, IOWA.

EXCEPT THEREFROM (TOWN LOT DEED BOOK 138, PAGE 430) 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 RECORDER'S 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 RECORDER'S OFFICE.

SCALE

	<b>Drawn</b>		<b>Checked By</b>	<b>Project No.</b>
	Date <b>4/6/21</b>	By <b>PNB</b>		<b>S20159</b>