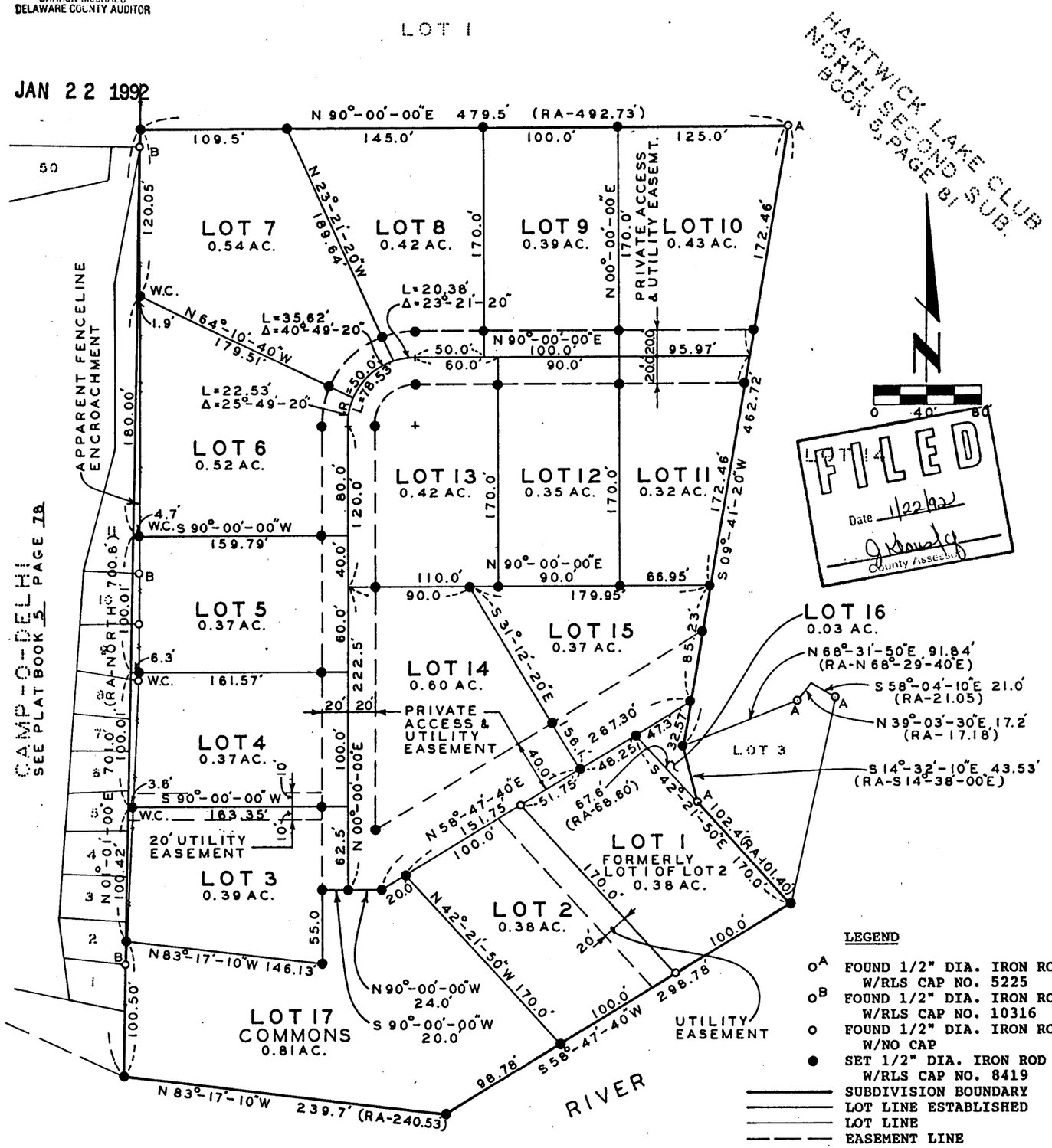
PLAT OF SURVEY

HARTWICK LAKE CLUB NORTH FOURTH SUBDIVISION
A SUBDIVISION OF LOT TWO OF HARTWICK LAKE CLUB NORTH, SECOND SUBDIVISION OF PART OF THE SE 1/4 OF THE SE 1/4 AND OF THE NE 1/4 OF THE SE 1/4 EXCEPT THE NORTH 10 ACRES THEREOF, ALL IN SECTION 24, T88N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

FILED
SHARON McCRACB
DELAWARE COUNTY AUDITOR

JAN 22 1992



FILED
Date 1/22/92
County Assessor

NOTE: THE NORTHERLY LINE OF LOT TWO (2) OF HARTWICK LAKE CLUB NORTH SECOND SUBDIVISION IS ASSUMED TO BEAR NORTH 00°-00'-00" EAST.

LEGEND

oA	FOUND 1/2" DIA. IRON ROD W/RLS CAP NO. 5225
oB	FOUND 1/2" DIA. IRON ROD W/RLS CAP NO. 10316
o	FOUND 1/2" DIA. IRON ROD W/NO CAP
●	SET 1/2" DIA. IRON ROD W/RLS CAP NO. 8419
———	SUBDIVISION BOUNDARY
———	LOT LINE ESTABLISHED
———	LOT LINE
— — —	EASEMENT LINE
-x-x-x-	FENCE LINE
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
RA	RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: 11/7,26&27/91
FIELD BK. NO. 28-S-6

PROPRIETORS: MARCHETA R. COOEY & ARCHIE W. COOEY JR.
SCOTT A. WALL & BRENDA K. WALL

PROJECT NO. 91-72

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.

J. David Gibbs 12/16/91
J. DAVID GIBBS, REG. NO. 8419 DATE

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1" = 80'
DATE: 11/20/90
DRAWN BY: J.T.W.
CHECKED BY:

SHEET 1 OF 5

TRI-STATE ENGINEERS
OLD HWY. 20 EAST MANCHESTER IOWA
Municipal Consultants

FILE No. 154-1033
RECORDING FEE $ 35.00
TRANSFER FEE $

FILED FOR RECORD THE 22 DAY OF Janaury, 19 92 AT 11:26 O'CLOCK A. M. BOOK 6 PAGE 176

STATE OF IOWA, DELAWARE COUNTY
Jane A. Lloyd, Recorder
PLATS A-54

LEGAL DESCRIPTION:

HARTWICK LAKE CLUB NORTH FOURTH SUBDIVISION, a Subdivision of Lot Two (2) of the Hartwick Lake Club North Second Subdivision, a Subdivision of Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), except the North 10 acres thereof, all in Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Plat Book Five, Page 81, and Plat Book 6, Page 39 in the Office of the Delaware County Recorder, into Seventeen (17) Lots Numbered One (1) through Seventeen (17) including Lot One (1) of Lot Two (2) of said Hartwick Lake Club North Second Subdivision, containing a total of 7.09 acres, subject to easements of record and more specifically described by metes and bounds as follows:

BEGINNING at the Northeasterly Corner of Lot Two (2) of Hartwick Lake Club North, Second Subdivision, a Subdivision of Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) and of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), except the North 10 acres thereof, all in Section Twenty-four (24), Township Eighty-eight (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Plat Book 5, Page 81 in the Office of the Delaware County Recorder; thence along the Easterly line of said Lot Two (2) and the Westerly line of Lot Fourteen (14) of said Hartwick Lake Club North, Second Subdivision, South 9°-41'-20" West to the Westerly most corner of Lot Three (3) of said Hartwick Lake Club North, Second Subdivision, 462.72 feet; thence along the Easterly line of said Lot Two (2) and the Westerly line of said Lot Three (3) South 14°-32'-10" East 43.53 feet; thence along the Easterly line of Said Lot Two (2) and the Westerly line of said Lot Three (3) South 42°-21'-50" East 102.4 feet to the Easterly most corner of said Lot Two (2) and the Southerly most Corner of said Lot Three (3); thence along the Southwesterly line of said Lot Two (2) South 58°-47'-40" West 298.78 feet; thence along the Southwesterly line of said Lot Two (2) North 83°-17'-10" West to the Westerly line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-four (24) and the Easterly line of Camp-O-Delhi as recorded in Plat Book 5, Page 78 in the Office of the Delaware County Recorder, 239.7 feet; thence along the Westerly line of said Southeast Quarter (SE 1/4) and the Easterly line of said Camp-O-Delhi and the Westerly line of said Lot Two (2) North 01°-01'-00" East to the Northwesterly Corner of said Lot Two (2) 701.0 feet; thence along the Northerly line of said Lot Two (2) North 90°-00'-00" East 479.5 feet to the POINT OF BEGINNING, containing 7.09 acres and subject to easements of record. The Northerly line of Lot Two (2) of said Hartwick Lake Club North Second Subdivision is assumed to bear North 90°-00'-00" East.

A forty foot (40.0') wide easement for private access and for utilities as shown on the attached plat is created for the benefit of Lots One (1) through Lot Seventeen (17). A twenty (20) foot wide utility easement is created centered on the Southerly line of Lot Four (4), as shown in the attached Plat. An existing utility easement is shown along the northeasterly line of Lot Two (2) (Southwesterly line of Lot 1, formerly Lot 1 of Lot 2), reference Book 2, Page 115 in the Office of the Delaware County Recorder.

SURVEYORS CERTIFICATE:

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.

REGISTERED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. David Gibbs 12/16/91

J. David Gibbs Date Reg. No. .8419.

OWNER'S ACKNOWLEDGMENT:

I Marcheta R. Cooey and Archie W. Cooey, Jr. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Marcheta R. Cooey

Marcheta R. Cooey

Archie W. Cooey, Jr.

STATE OF Iowa

COUNTY OF Delaware ss.

On this 23rd day of December A.D. 1991 before me, a Notary Public in and for said County, personally appeared Marcheta R. Cooey and Archie W. Cooey, Jr., to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Glenda Betels

Notary Public in and for said County
GLENDA BETELS

GLENDA BETELS Iowa NOTARIAL SEAL

OWNER'S ACKNOWLEDGMENT:

I Scott A. Wall and Brenda K. Wall of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Scott A. Wall

Scott A. Wall

Brenda K. Wall

Brenda K. Wall

STATE OF Iowa

COUNTY OF Delaware ss.

On this 22 day of December A.D. 1991 before me, a Notary Public in and for said County, personally appeared Scott A. Wall and Brenda K. Wall, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Marcheta R. Cooey

Notary Public in and for said County
MARCHETA R. COOEY

MARCHETA R. COOEY Iowa NOTARIAL SEAL

TREASURER'S CERTIFICATE

I, Helen McWilliams, Treasurer of Delaware County, Iowa, hereby certify that there are no taxes due nor liens against the land included with the Hartwick Lake Club North Fourth Subdivision, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated _____, 19___, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said county, this 9th day of Jan, 1992.

DELAWARE COUNTY IOWA TREASURER SEAL

Helen McWilliams

Helen McWilliams, Treasurer of
Delaware County, Iowa.

HARTWICK LAKE CLUB NORTH FOURTH SUBDIVISION
(A Subdivision of Lot 2 of Hartwick Lake Club North, Second Subdivision of Part of the SE¼ of the SE¼ and of the NE¼ of the SE¼, Except the North 10 Acres thereof, all in Section 24, T88N, R5W of the 5th P.M., Delaware County, Iowa)

STATEMENT AND CONSENT OF MORTGAGE HOLDER

STATE OF IOWA, Delaware County, ss:

The undersigned, Farmers & Merchants Savings Bank of Manchester, Iowa, a Corporation, does hereby certify that it is the holder of a Mortgage on all or part of the real estate embraced within the limits of said plat of HARTWICK LAKE CLUB NORTH FOURTH SUBDIVISION, which plat is hereto attached and by this reference made a part hereof.

That the undersigned Farmers & Merchants Savings Bank of Manchester, Iowa, further certify that said plat was prepared with its free consent and in accordance with its desire.

Dated at Manchester, Iowa, this 14th day of January, 1992.

CORPORATE SEAL

FARMERS & MERCHANTS SAVINGS BANK OF MANCHESTER, IOWA

By _____ President
Michael W. Dunn Its

By _____ Vice President
Gerald T. Burke Its

On this 14th day of January, A.D. 19 92, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael W. Dunn and Gerald T. Burke, to me personally known, who, being by me duly sworn, did say that they are the President and Vice President respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; that said Michael W. Dunn and Gerald T. Burke as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Marlys E Rees

_____, Notary Public in and for said County and State

Marlys E. Rees

NOTARIAL SEAL IOWA MARLYS E. REES MY COMMISSION EXPIRES 8-31-92

HARTWICK LAKE CLUB NORTH FOURTH SUBDIVISION
(A Subdivision of Lot 2 of Hartwick Lake Club North, Second Subdivision of Part of the SE¼ of the SE¼ and of the NE¼ of the SE¼, Except the North 10 Acres thereof, all in Section 24, T88N, R5W of the 5th P.M., Delaware County, Iowa)

STATEMENT AND CONSENT OF MORTGAGE HOLDER

STATE OF IOWA, Dubuque County, ss:

The undersigned, American Trust & Savings Bank of Dubuque, Iowa, a Corporation, does hereby certify that it is the holder of a Mortgage on all or part of the real estate embraced within the limits of said plat of HARTWICK LAKE CLUB NORTH FOURTH SUBDIVISION, which plat is hereto attached and by this reference made a part hereof.

That the undersigned American Trust & Savings Bank of Dubuque, Iowa, further certify that said plat was prepared with its free consent and in accordance with its desire.

Dated at Dubuque, Iowa, this 13th day of January, 1992.

AMERICAN TRUST & SAVINGS BANK OF
Dubuque, IOWA

By _____
John L. Doellinger Its Vice President

By _____
Frederick D. White Its Vice President

On this 13th day of January, A.D., 19 92, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John L. Doellinger and Frederick D. White, to me personally known, who, being by be duly sworn, did say that they are the Vice President and Vice President respectively, of said corporation executing the within and foregoing instrument to which this is attached, that (~~no seal has been procured by the said~~) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; that said John L. Doellinger and Frederick D. White as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____
Agnes C. Scannell, Notary Public in and for said County and State

ATTORNEY'S OPINION

I, Daniel H. Swift, on behalf of Swift & Swift Attorneys, 108 North Madison Street, P.O. Drawer D, Manchester, Iowa 52057, practicing attorneys at law in Delaware County, Iowa, have examined the abstract of title to the land included within the Hartwick Lake Club North Fourth Subdivion, Delaware County, Iowa, on premises more specifically described in the surveyors certificate of J. David Gibbs, dated December 16, 1991.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 23rd day of December, A.D., 1991, at the hour of 8:00 o'clock A.M.

Our examination of said abstract shows good and merchantable title on the date and hour of certification to be in Marcheta R. Cooey and Archie W. Cooey, Jr., wife and husband, and title to said Lot 1 of Lot 2 is in Scott A. Wall and Brenda K. Wall, husband and wife as the proprietors.

There is a Mortgage upon said real estate from Archie W. Cooey, Jr., and Marcheta R. Cooey, husband and wife to Farmers & Merchants Savings Bank of Manchester, Iowa, dated July 10, 1986 and filed July 11, 1986 in Book 100, L.M., Page 309.

There is also a Mortgage upon Lot One (1) of Lot Two (2) in Hartwick Lake Club North, Second Subdivision from Scott A. Wall and Brenda K. Wall, husband and wife to American Trust & Savings Bank, dated November 20, 1991, and acknowledged November 20,_____, and filed December 3, 1991 in Book 114, L.M., Page 112.

There is also Protective Covenants and Restrictions dated October

9, 1984 and filed October 12, 1984 in Book X, Misc., Page 17 affecting said real estate. There are also various Right of Way Easements including but not limited to Iowa Electric Company, Interstate Power Company, and Iowa Electric Light and Power.

Other than as set forth herein, there are no Mortgages, Liens or other encumbrances on the land being platted as described in said surveyors certificate.

DATED AT MANCHESTER, IOWA, IN SAID COUNTY, THIS 14th DAY OF JANUARY, 1992.

SWIFT & SWIFT

By _____
Daniel H. Swift
Attorney at Law
108 North Madison Street
P.O. Drawer D
Manchester, Iowa 52057