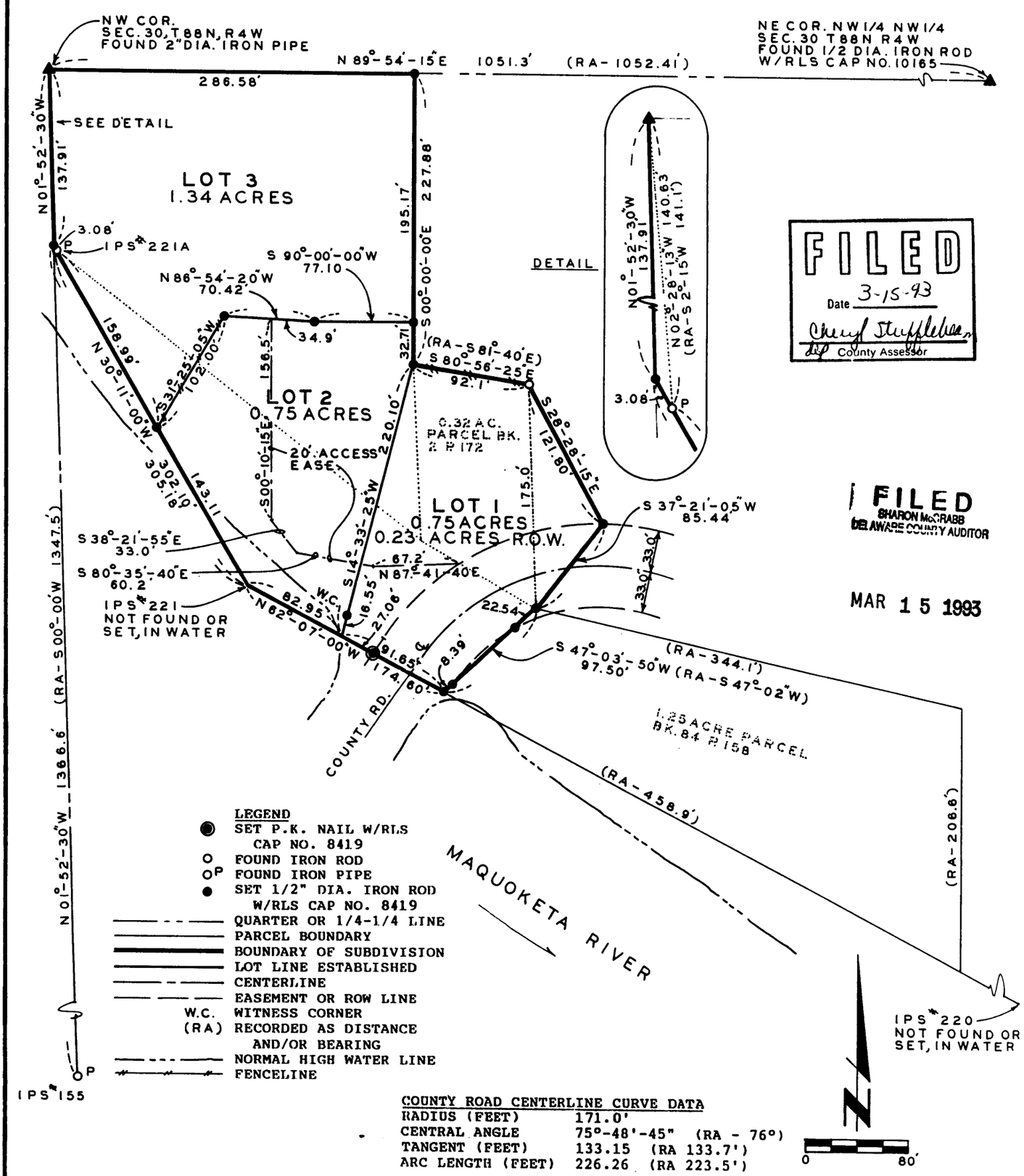
PLAT OF SURVEY

FURMAN SUBDIVISION PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.



COUNTY ROAD CENTERLINE CURVE DATA

RADIUS (FEET)	171.0'
CENTRAL ANGLE	75°-48'-45" (RA - 76°)
TANGENT (FEET)	133.15 (RA 133.7')
ARC LENGTH (FEET)	226.26 (RA 223.5')

SURVEYED ON: 1/19 25 & 26/93
FIELD BK. NO. 28-S-9

PROPRIETORS: ARCHIE W. COOEY, JR. & MARCHETA R. COOEY

PROJECT NO. 93-02A

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. MY REGISTRATION WILL BE RENEWED ON JANUARY 1, 1995.

J. DAVID GIBBS, REG. NO. 8419 — DATE 2/10/93

REGISTERED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

SCALE: 1" = 80'
DATE: 1/26/93
DRAWN BY: E.W.
CHECKED BY:

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

SHEET 1 OF 5

FILE No. 268-2732
RECORDING FEE $ 30.00
TRANSFER FEE $

FILED FOR RECORD THE 15 DAY OF March, 1993 AT 1:22 O'CLOCK P. M. BOOK 7 PAGE 18

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plats A-66

LEGAL DESCRIPTION:

FURMAN SUBDIVISION, Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.84 acres including 0.23 acres of Public Road right of way into three (3) lots numbered Lot One (1) through Lot Three (3) and more specifically described by metes and bounds as follows:

BEGINNING at the Northwest (NW) Corner of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; thence along the Northerly line of said Section Thirty (30) and the Southerly line of Hartwick Lake Club North, Third Subdivision as Recorded in Book 6 of Plats, Page 15 in the Office of the Delaware County Recorder North 89°-54'-15" East 286.58 feet; thence South 00°-00'-00" East to the Northwesterly Corner of a 0.32 Acre Parcel as Recorded in Book 2 of Plats, Page 172 in the Office of the Delaware County Recorder 227.88 feet; thence along the Northerly line of said 0.32 Acre Parcel South 80°-56'-25" East to the Northeasterly Corner of said 0.32 Acre Parcel 92.10 feet; thence South 28°-28'-15" East to the Northerly line of a County Road Right of Way 121.80 feet; thence South 37°-21'-05" West to the Southeasterly Corner of said 0.32 Acre Parcel and the Northerly most corner of a 1.25 Acre Parcel as recorded in Book 84, Page 158 in the Office of the Delaware County Recorder 85.44 feet; thence along the Northwesterly line of said 1.25 Acre Parcel South 47°-03'-50" West to the Southwesterly Corner of said 1.25 Acre Parcel and the Northerly line of Tract No. 14 as described in the Quit Claim Deed of Interstate Power Company as Recorded in Book 96, Page 59 in the Office of the Delaware County Recorder, said Northerly line running between Interstate Power Company Monuments No. 220 and 221, a distance of 97.50 feet; thence along the Northerly line of said Tract No. 14 North 62°-07'-00" West to Interstate Power Monument No. 221, 174.60 feet; thence continuing along the Northerly line of said Tract No. 14 North 30°-11'-00" West to Interstate Power Monument No. 221-A 302.10 feet; thence continuing along the Interstate Power Monument line between Interstate Power Monument No. 221-A and No. 222 North 30°-11'-00" West to the Westerly line of said Section Thirty (30) 3.08 feet; thence along the Westerly line of said Section Thirty (30) North 1°-52'-30" West 137.91 feet to the POINT OF BEGINNING; subject to easements of record and containing 2.84 acres including 0.23 acres of Public Road Right of Way. The Northerly line of Tract No. 14 of the Quit Claim Deed of Interstate Power Company as Recorded in Book 96, Page 59 in the Office of the Delaware County Recorder between Interstate Power Monument No. 221 and 221-A is assumed to bear North 30°-11'-00" West.

The subdivision includes a twenty (20) foot wide access easement from Lot Three (3) to the County Road Right of Way across Lot Two (2) and Lot One (1) for the benefit of Lot Three (3) and Lot Two (2) centered on a line described as follows:

COMMENCING at the Southeasterly Corner of Lot Three (3); thence along the Southerly line of said Lot Three (3) South 90°-00'-00" West to a Corner on the Southerly line of said Lot Three (3) 77.10 feet; thence continuing along the Southerly line of said Lot Three (3) North 86°-54'-20" West 34.9 feet to the POINT OF BEGINNING; thence South 00°-10'-15" East 156.5 feet; thence South 38°-21'-55" East 33.0 feet; thence South 80°-35'-40" East 60.2 feet; thence North 87°-41'-40" East to the Northwesterly line of the County Road Right of Way 67.2 feet.

The attached Plat represents the FURMAN SUBDIVISION, a subdivision of Part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, part of a parcel as recorded in Book 106, Page 237 in the Office of the Delaware County Recorder into three (3) lots numbered Lot One (1) through Lot Three (3) including an access easement.



SURVEYOR'S CERTIFICATE:

I hereby certify that this land surveying document was prepared 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 2/10/93

J. David Gibbs Date Reg. No. ..8419..
My registration will be renewed on January 1, 1995.

OWNER'S ACKNOWLEDGEMENT:

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

Archie W. Cooey, Jr.

Marcheta R. Cooey

State of Iowa

County of Delaware ss.

On this 1 day of March A.D. 1993 before me, a Notary Public in and for said County, personally appeared Archie W. Cooey, Jr. and Marcheta R. Cooey, 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.

Marlys E Rees
Notary Public and For said County

MARLYS E. REES
MY COMMISSION EXPIRES
8-31-93

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 FURMAN SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the surveyor's certificate of J. David Gibbs, dated 2/10, 1993, as shown by the records of this office.

Witness my hand and seal of this office at Manchester, Iowa, in said County, this 15 day of March, 1993.

TREASURER SEAL

Helen McWilliams
Helen McWilliams, Treasurer of
Delaware County, Iowa.

SWIFT AND SWIFT
LAWYERS
108 NORTH MADISON STREET
P.O. DRAWER D
MANCHESTER, IOWA 52057

HUBERT J. SWIFT (1893-1970)
JOHN O. SWIFT
DANIEL H. SWIFT

AREA CODE 319
TELEPHONE 927-4901

March 11, 1993

dictated 3/10/93

Mr. & Mrs. Archie W. Cooey, Jr.
Rural Route #2, Box 2
Delhi, Iowa 52233

RE: ABSTRACT OPINION

Dear Mr. & Mrs. Cooey:

At your request, we have examined the abstract of the title to the real estate described as follows:

> That part of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. described as beginning at the Northwest corner of said Section Thirty (30), thence North 89° 54' 15" East along said North line two hundred eighty six and fifty eight hundredths (286.58) feet, thence South two hundred twenty seven and eighty eight hundredths (227.88) feet, thence South 80° 56' 25" East ninety two and one-tenth (92.1) feet, thence South 28° 28' 15" East one hundred twenty one and eight-tenths (121.8) feet, thence South 37° 21' 05" West eighty five and forty four hundredths (85.44) feet, thence South 47° 03' 50" West ninety seven and five-tenths (97.5) feet, thence North 62° 07' 00" West one hundred seventy four and six-tenths (174.6) feet, thence North 30° 11' 00" West to the West line of said Section Thirty (30), thence North 1° 52' 30" West along said West line one hundred thirty seven and ninety one hundredths (137.91) feet to the point of beginning.

The abstract dates from January 16, 1931 to the 5th of February, 1993 at 8:00 o'clock A.M., by the Delaware County Abstract Company, Inc. As of said latter date, a good and merchantable record title to said premises is vested in Archie W. Cooey, Jr. and Marcheta R. Cooey, husband and wife, who are the proprietors thereof, subject to the following comments:

1. Entry number 6 of said abstract sets forth a Right of Way Contract to Iowa Electric Company dated May 12, 1937 and filed March 13, 1937 in Book F, Misc., Page 443, granting perpetual rights and privileges concerning construction, maintenance and operation of electric transmission lines over and across the premises.

2. Entry number 21 sets forth Certified Copies of certain proceedings before the Iowa Natural Resources Council, filed September 25, 1974 in Book P, Misc., Page 101, requiring the maintaining of a certain water level and granting a permit for the operation of a dam on the Maquoketa River in the section where said real estate is located, said permit last being granted to Lake Delhi Recreation Association, Inc.

3. Entry number 23 of said abstract sets forth a Statement and Notice advising that certain real estate in Delaware County, Iowa, may be subject to soil conservation practice refunds provided for in Chapter 467A.7(16) - 1981 Code, but does not describe any real estate.

4. Addendum Number 27 to said abstract dated March 9, 1993, indicates Fiscal 1991-1992 (payable 1992-1993) Real Estate Taxes have been paid.

5. Approximately .23 acres of Public Road right of way is included in said description but the location thereof is not defined in said abstract.

This opinion is confined to an examination of the abstract only and title is passed upon what appears of record thereon. No inspection has been made of the premises and no report on location of boundary lines, rights of parties in possession, easements existing by virtue of usage, and proceedings of the United States District Court, Dissolutions of Marriage, flood plain regulations, existence of liens, hazardous wastes, or special assessments, not recorded, is given as the same do not appear in this abstract.

Yours very truly,

SWIFT & SWIFT

By

John Q Swift

JQS/ajb

Enc.