FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUL 18 1996

FILED
Date 7-18-96
County Assessor

HANGING FILE B-8

96 JUL 18 PM 3 32
RECORDER
#16.00

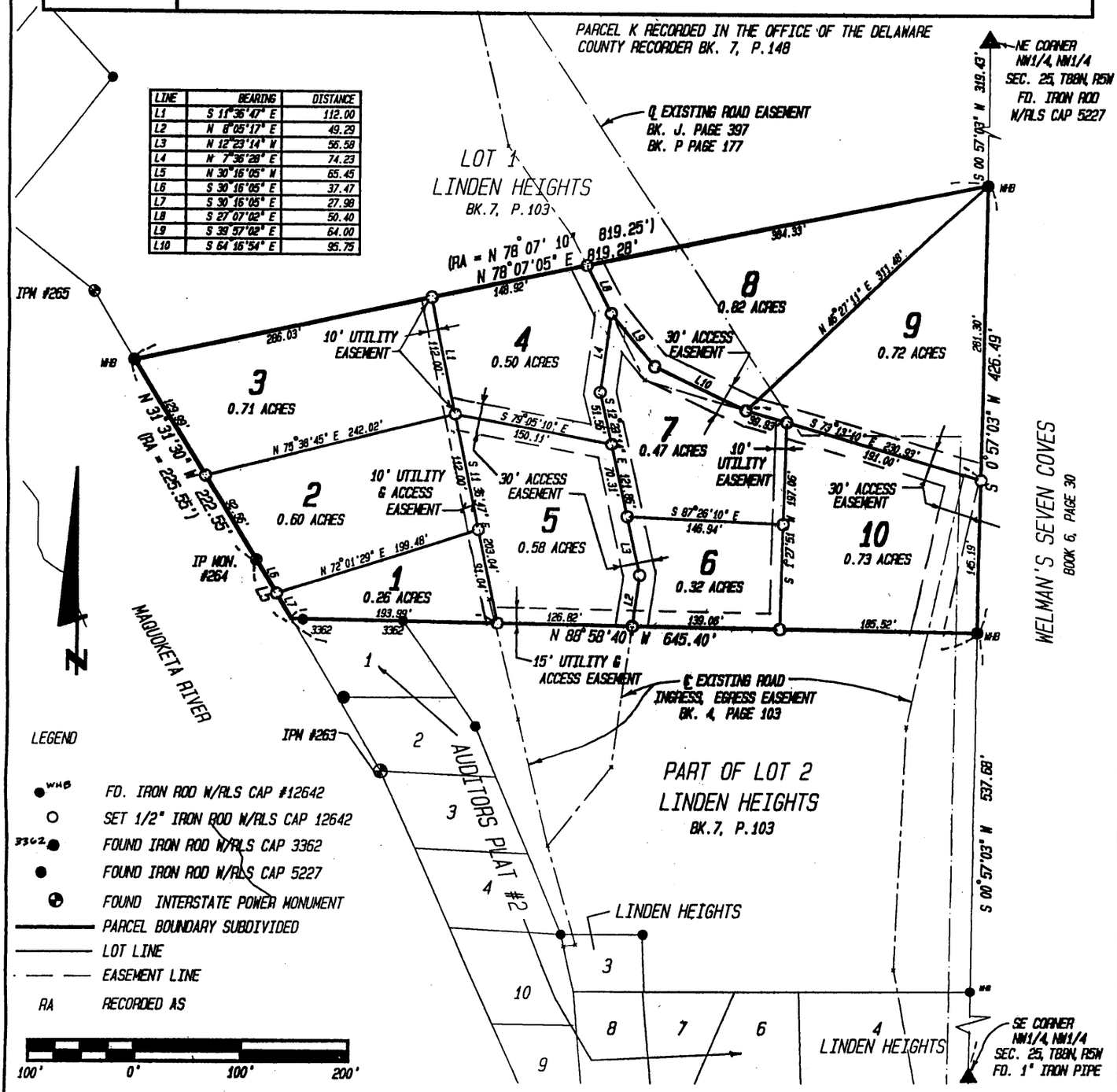
239-347

Wm. BURGER LANDSURVEYORS — 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 — PHONE 319 855 2028

PLAT OF SURVEY

HARD ROCK POINT SUBDIVISION A SUBDIVISION OF PARCEL K OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	S 11°36'47" E	112.00
L2	N 8°05'17" E	49.29
L3	N 12°23'14" W	56.58
L4	N 7°36'28" E	74.23
L5	N 30°16'05" W	65.45
L6	S 30°16'05" E	37.47
L7	S 30°16'05" E	27.98
L8	S 27°07'02" E	50.40
L9	S 39°57'02" E	64.00
L10	S 64°16'54" E	95.75



SCALE: 1" = 100' | DATE OF SURVEY: 8/3/95, 3/23/96 | SHEET 1 OF 3

PROPRIETORS: HARD ROCK POINT INC. AP

REGISTERED LAND SURVEYOR — WILLIAM H. BURGER 12642 — IOWA

Wm. Burger LandSurveyors

510 3rd Street West Court
Worthington, Iowa 52078

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LANDSURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY REGISTRATION EXPIRES 12/31/96

William H. Burger 7/17/96
WILLIAM H. BURGER #12642 DATE

DATE 7/18/96 BOOK 7 PAGE 209 B-8

LEGAL DESCRIPTION:

HARD ROCK POINT SUBDIVISION - A Subdivision of Parcel K in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) , Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County, Iowa as recorded in the Office of the Delaware County Recorder, Plat Book 7, Page 148 , containing a total of 5.71 acres, subject to easements of record and more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) , Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa ; thence South 00° -57'-03" West 319.43 feet along the East line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the POINT OF BEGINNING ; thence continuing along said East line South 00° -57'-03" West 426.49 feet ; thence North 88°-58'-40" West 645.40 feet to the Northwesterly corner of Lot One of Auditors Plat No. Two (2) as recorded in the Office of the Delaware County Recorder Plat Book 5, Page 97; thence North 30°-16'-05" West 65.45 feet ; thence North 31°-31'-30" West 222.55 feet to the Southwesterly corner of Lot One (1) of Linden Heights as recorded in the Office of the Delaware County Recorder Book 7, Page 103; thence North 78°-07'-05" East 819.28 feet along the Southerly line of said Lot One (1) to the POINT OF BEGINNING ; Said described parcel containing a total of 5.71 acres and subject to easements of record. Divided into Ten (10) Lots and numbered One (1) through Ten (10) as shown on the attached Plat; The East line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa bears South 00°-57'-03" West in relation with Linden Heights as recorded in Plat Book 7 Page 103 in the Office of the Delaware County Recorder .

SURVEYORS CERTIFICATE :

I hereby certify that this survey and plat 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.

William H. Burger 7/17/96

William H. Burger Date Reg. No. 12642

REGISTERED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

DELAWARE COUNTY TREASURER

Manchester, Iowa 7-18 1996

I the undersigned, Carolyn A. Wilson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Hard Rock Point Subdivision as shown on the attached Plat , formerly Parcel K part of Linden Heights Subdivision of the NW1/4 of the NW1/4 , Section 25, T88N , R5W have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson
Treasurer of Delaware County, Iowa
Carolyn A. Wilson

OWNERS ACKNOWLEDGMENT

The undersigned Hard Rock Point, Inc. of Manchester, State of Iowa, do hereby certify that the attached Plat of Survey of **HARD ROCK POINT SUBDIVISION** Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; is made with our free consent and in accordance with our desire.

Hard Rock Point, Inc.
Manchester, Iowa

By: _____ President

By: _____ Vice President

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 8th day of May A. D. 1996 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey J. Tegeler and Evan R. Hughes, to me personally known, who being by me duly sworn, did say that they are the President and Vice President respectively, of the corporation executing the within and foregoing instrument; ~~that the seal affixed thereto is the seal of the corporation~~; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Jeffrey J. Tegeler and Evan R. Hughes as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in and for said State

JO DeGREVE
MY COMMISSION EXPIRES
6-21-96

ATTORNEY'S OPINION

I, Daniel H. Swift, a practicing attorney at law in Delaware County, Iowa have examined the abstract of title to the land included within **HARD ROCK POINT SUBDIVISION** A Subdivision of Parcel K of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder, Plat Book 7, Page 148, on premises more particularly described in the surveyor's certificate of William H. Burger, dated May 5, 1996

Said abstract has been prepared in its entirety by the Delaware Abstract Company, and was last certified to by said company on the 17th day of June, A.D., 1996, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Hard Rock Point, Inc.
Dated at Manchester, Iowa in said County, this 21st day of June. 1996

_____
Attorney at Law