FILED
Date 4-8-99
Deputy County Assessor

APR 8 1999

FILED
DELAWARE COUNTY, IOWA

BOOK 1999 PAGE 1213
DELORES L. PAYTON
DELAWARE CO. RECORDER
21.00

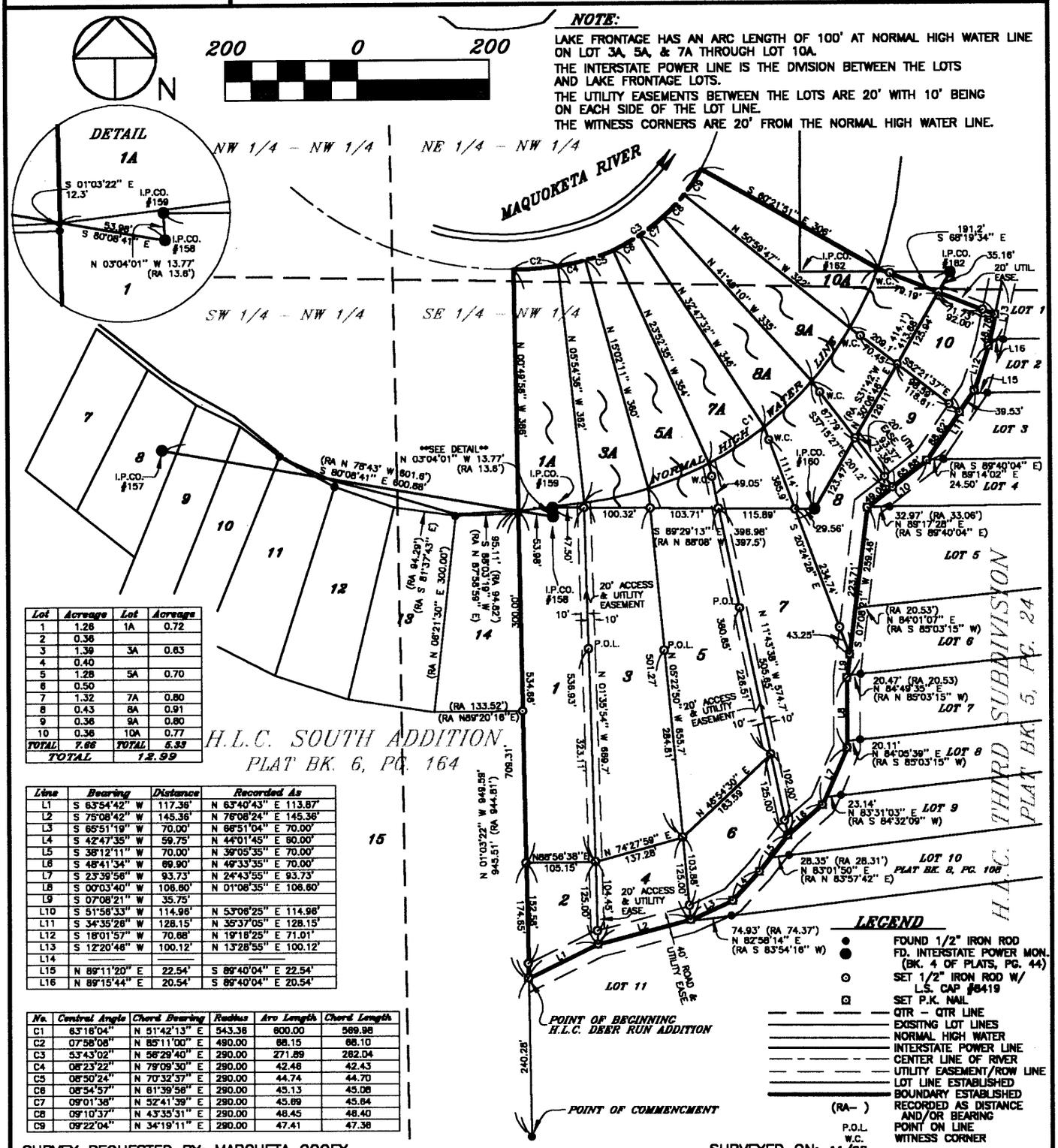
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DELAWARE COUNTY IOWA
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PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

H.L.C. DEER RUN ADDITION, PART OF THE NW 1/4 OF SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



Lot	Acreage	Lot	Acreage
1	1.26	1A	0.72
2	0.36		
3	1.39	3A	0.63
4	0.40		
5	1.28	5A	0.70
6	0.50		
7	1.32	7A	0.80
8	0.43	8A	0.91
9	0.36	9A	0.80
10	0.36	10A	0.77
TOTAL	7.66	TOTAL	5.33
TOTAL		12.99	

Line	Bearing	Distance	Recorded As
L1	S 63°54'42" W	117.36'	N 63°40'43" E 113.87'
L2	S 75°08'42" W	145.36'	N 76°08'24" E 145.36'
L3	S 65°51'19" W	70.00'	N 66°51'04" E 70.00'
L4	S 42°47'35" W	59.75'	N 44°01'45" E 60.00'
L5	S 38°12'11" W	70.00'	N 39°05'35" E 70.00'
L6	S 48°41'34" W	69.90'	N 49°33'35" E 70.00'
L7	S 23°39'56" W	93.73'	N 24°43'55" E 93.73'
L8	S 00°03'40" W	108.60'	N 01°08'35" E 106.60'
L9	S 07°08'21" W	35.75'	
L10	S 51°56'33" W	114.98'	N 53°06'25" E 114.98'
L11	S 34°35'26" W	128.15'	N 35°37'05" E 128.15'
L12	S 18°01'57" W	70.68'	N 19°18'25" E 71.01'
L13	S 12°20'48" W	100.12'	N 13°28'55" E 100.12'
L14			
L15	N 89°11'20" E	22.54'	S 89°40'04" E 22.54'
L16	N 89°15'44" E	20.54'	S 89°40'04" E 20.54'

No.	Central Angle	Chord Bearing	Radius	Arc Length	Chord Length
C1	63°16'04"	N 51°42'13" E	543.38	600.00	569.98
C2	07°58'08"	N 85°11'00" E	490.00	68.15	68.10
C3	53°43'02"	N 56°29'40" E	290.00	271.89	262.04
C4	08°23'22"	N 79°09'30" E	290.00	42.46	42.43
C5	08°50'24"	N 70°32'37" E	290.00	44.74	44.70
C6	08°54'57"	N 61°39'58" E	290.00	45.13	45.08
C7	09°01'38"	N 52°41'39" E	290.00	45.69	45.64
C8	09°10'37"	N 43°35'31" E	290.00	46.45	46.40
C9	09°22'04"	N 34°19'11" E	290.00	47.41	47.36

SURVEY REQUESTED BY: MARCHETA COOEY

SURVEYED ON: 11/98

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

PROJECT NO. 98-84

SCALE: 1"=200'

DATE: 12/8/98

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 4

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-4

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. David Gibbs 12/8/98

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING
223 WEST MAIN STREET, MANCHESTER, IA 52057

BOOK 1999 PAGE 1213

LEGAL DESCRIPTION:

***H.L.C. DEER RUN ADDITION**, PART OF THE NORTHWEST QUARTER (NW ¼) 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 12.99 acres, more or less, divided into Seventeen (17) lots, numbered Lot 1 through Lot 10 and Lot 1A, 3A, 5A, and Lot 7A through Lot 10A, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeasterly Most Corner of H.L.C. South Addition, as recorded in Book 6 of Plats, Page 164 in the Office of the Delaware County Recorder, also being the Southwest Corner of H.L.C. Third Subdivision, as recorded in Book 5 of Plats, Page 24 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said H.L.C. South Addition, and the Westerly Line of said H.L.C. Third Subdivision, North 01° 03' 22" West, to the Northwesterly Corner of Lot 11 of said H.L.C. Third Subdivision, 240.28 feet, the **POINT OF BEGINNING;**

THENCE continuing along the Easterly Line of said H.L.C. South Addition and extension thereof, North 01° 03' 22" West, to the Interstate Power Line, as recorded in Book 4 of Plats, Page 44, 709.31 feet;

THENCE along a line perpendicular to the center of the Maquoketa River, North 00° 49' 56" West, to said center of Maquoketa River, 366 feet, more or less;

THENCE along the center of the Maquoketa River, said center represented by a meander line as a circular curve concave Northwesterly for an arc length of 68.15 feet, having a radius of 490.00 feet, a central angle of 07° 58' 08", a chord length of 68.10 feet, and a chord bearing of North 85° 11' 00" East, more or less;

THENCE continuing along the center of the Maquoketa River, said center represented by a meander line as a circular curve concave Northwesterly for an arc length of 271.89 feet, having a radius of 290.00 feet, a central angle of 53° 43' 02", a chord length of 262.04 feet, and a chord bearing of North 56° 29' 40" East, more or less;

THENCE along a line perpendicular to the center of the Maquoketa River, South 60° 21' 51" East, to the Normal High Water Line of the Maquoketa River, 306 feet, more of less;

THENCE South 68° 19' 34" East, to the Northwesterly Boundary Line of said H.L.C. Third Subdivision, 191.2 feet, more or less;

THENCE along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 12° 20' 46" West, 48.78 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 18° 01' 57" West, 70.68 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 34° 35' 26" West, 128.15 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 51° 56' 33" West, 114.96 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 07° 08' 21" West, 259.46 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 00° 03' 40" West, 106.60 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 23° 39' 56" West, 93.73 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 48° 41' 34" West, 69.90 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 38° 12' 11" West, 70.00 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 42° 47' 35" West, 59.75 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 65° 51' 19" West, 70.00 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 75° 08' 42" West, 145.36 feet;

THENCE continuing along the Northwesterly Boundary Line of said H.L.C. Third Subdivision, South 63° 54' 42" West, 117.36 feet to the **POINT OF BEGINNING**;

Containing a total of 12.99 acres, more or less, divided into Seventeen (17) lots, numbered Lot 1 through Lot 10 and Lot 1A, 3A, 5A, and Lot 7A through Lot 10A, and subject to easements of record.

The Easterly Line of H.L.C. South Addition is assumed to bear North 01° 03' 22" West.

SURVEYOR'S CERTIFICATE

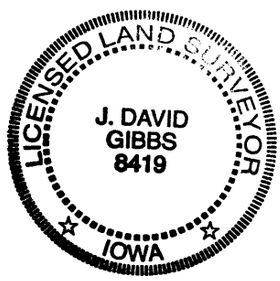
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

J. David Gibbs 12/8/98

J. David Gibbs L.S. #8419 DATE

My license will be renewed on December 31, 1998



OWNER'S ACKNOWLEDGMENT

I (we) Archie W. Cooey Jr. 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 our free consent, and in accordance with our desire.

Archie W. Cooey Jr.

Marcheta R. Cooey

MARY VILLBERG
MY COMMISSION EXPIRES
8-26-2000

State of Iowa)
)
County of Delaware) Ss:

On this 14 day of June A.D. 1998, 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 person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Mary Villberg
Notary Public in and for said County

ATTORNEY'S OPINION

I, John Q. Swift, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***H.L.C. Deer Run Addition,*** on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated December 8, 1998.

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 25th day of March, A.D., 1999, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Archie W. Cooey Jr. and Marcheta R. Cooey.
Dated at Manchester, Iowa, in said County, this 1st day of April, 1999.

Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***H.L.C. Deer Run Addition,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson
Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY E-911 BOARD

The foregoing plat of ***H.L.C. Deer Run Addition***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8 day APRIL, 1999.

Norman Wellman
Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 8 day of April, 1999, before me Sharon McCrabb, a Notary Public in and for the State of Iowa, personally appeared Norman Wellman to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Sharon McCrabb
Notary Public

SHARON K. McCRABB NOTARIAL SEAL IOWA