DELAWARE COUNTY IOWA
FILED

1999 MY -4 AM 9:31

BOOK 1999 PAGE 1559
RECORDED IN PETITION
DELAWARE CO. RECORDER
16.00

FILED
SHARON McCONNIS
DELAWARE COUNTY AUDIT.

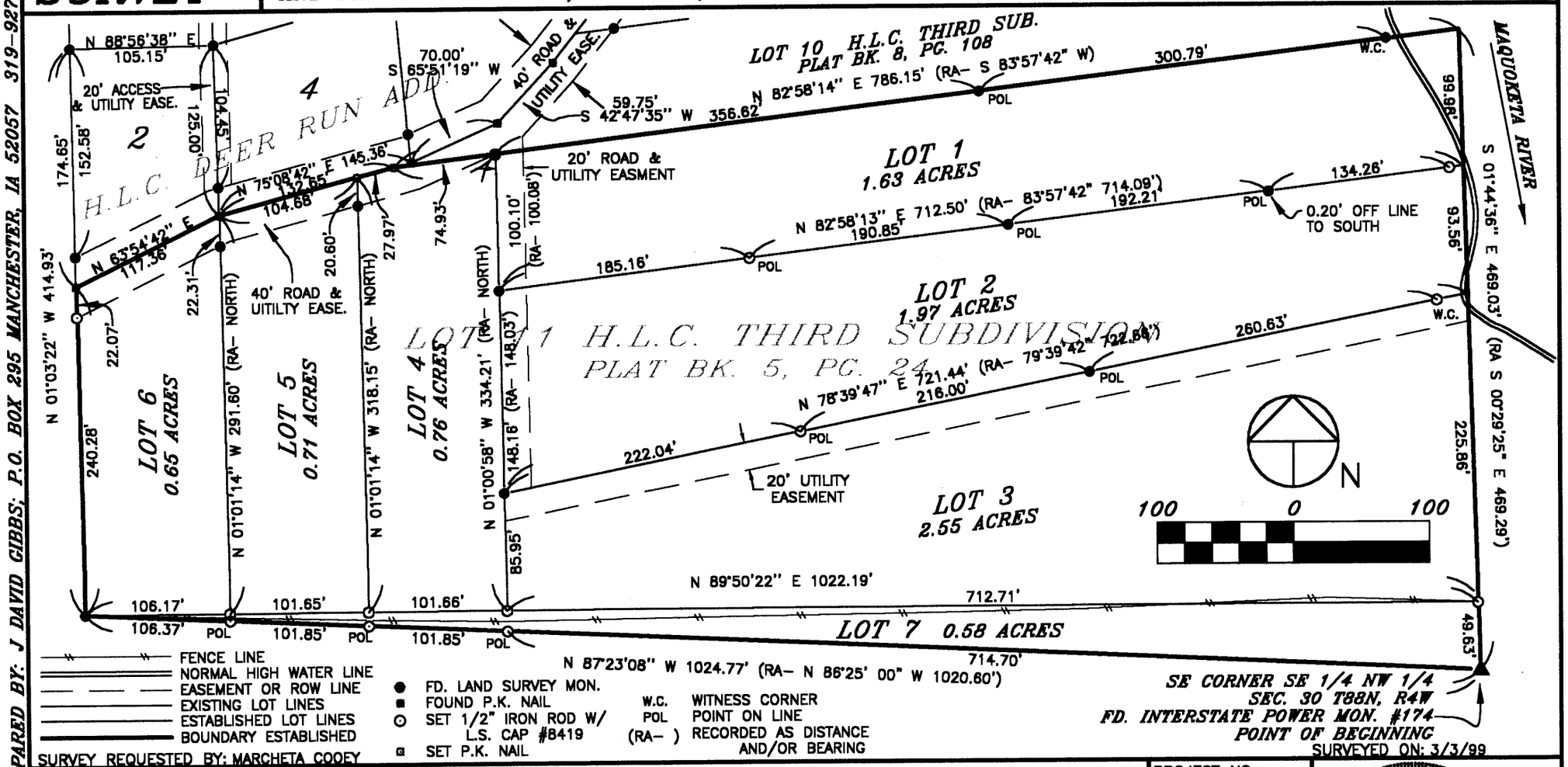
MAY 4 1999

FILED
Date 5-4-99
John R Klaus by
County Assessor

PLAT OF SURVEY

H.L.C. FOURTH SUBDIVISION

A SUBDIVISION OF LOT 11 OF H.L.C. THIRD SUBDIVISION, PART OF THE SE 1/4 – NW 1/4 AND PART OF THE SW 1/4 – NE 1/4, SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: MARCHETA COOEY

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

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SCALE: 1"=100'	PROPRIETORS: ARCHIE W. COOEY JR. & MARCHETA R. COOEY
DATE: 3/9/99	PROJECT NO. 99-07
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED	
SHEET 1 OF 3	

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 — 3/16/99

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

GIBBS ENGINEERING & SURVEYING

PROFESSIONAL SERVICES BUILDING 223 WEST MAIN STREET, MANCHESTER, IA 52057

BOOK 1999 PAGE 1559

LEGAL DESCRIPTION:

***H.L.C. FOURTH SUBDIVISION**, A SUBDIVISION OF LOT 11 OF H.L.C. THIRD SUBDIVISION, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE 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 8.85 acres, divided into Seven (7) lots, numbered Lot 1 through Lot 7, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 11 of H.L.C. Third Subdivision, as recorded in Book 5 of Plats, Page 24 in the Office of the Delaware County Recorder, also being the Southeast Corner of the Southeast Quarter (SE ¼) 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;

THENCE along the Southerly Line of said Lot 11, North 87° 23' 08" West, to the Westerly Line of said Lot 11, 1024.77 feet;

THENCE along the Westerly Line of said Lot 11, North 01° 03' 22" West, to the Northerly Line of said Lot 11, 240.28 feet;

THENCE along the Northerly Line of said Lot 11, North 63° 54' 42" East, 117.36 feet;

THENCE continuing along the Northerly Line of said Lot 11, North 75° 08' 42" East, to the Southerly Line of Lot 10 of said H.L.C. Third Subdivision as recorded in Book 8 of Plats, Page 108 in the Office of the Delaware County Recorder, 132.65 feet;

THENCE along Southerly Line of said Lot 10, North 82° 58' 14" East to the Northeast Corner of said Lot 11, 786.15 feet;

THENCE along the Easterly Line of said Lot 11, South 01° 44' 36" East, 469.03 feet to the **POINT OF BEGINNING;**

Containing a total of 8.85 acres, divided into Seven (7) lots, numbered Lot 1 through Lot 7, and subject to easements of record.

The Westerly Line of Lot 11 of H.L.C. Third Subdivision is assumed to bear North 01° 03' 22" West.

The attached and Plat and above Legal Description is an retracement and amendment of an unrecorded Plat of the Subdivision of Lot 11 of H.L.C. Third Subdivision.

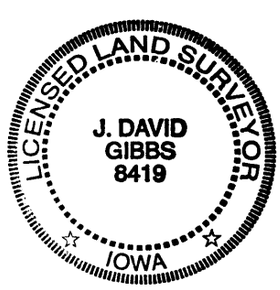
SURVEYOR'S CERTIFICATE

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 L.S. #8419 DATE 3/16/99

My license will be renewed on December 31, 2000



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
Marcheta R. Cooey

State of Iowa)
)
County of Delaware) Ss:

On this 28th day of April A.D. 1999, 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.

NOTARIAL SEAL IOWA — AMY J. BLUMER MY COMMISSION EXPIRES September 5, 1999

Amy J Blumer
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. Fourth Subdivision,*** on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated March 16, 1999.

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 15th day of April, 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, subject to easements and covenants. Dated at Manchester, Iowa, in said County, this 28th day of April, 1999.

Attorney at Law John Q. Swift

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. Fourth Subdivision,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

SEAL — IOWA

Carolyn A. Wilson
Carolyn A. Wilson, County Treasurer

DELAWARE COUNTY E-911 BOARD

The foregoing plat of ***H.L.C. Fourth Subdivision***, 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 4 day MAY, 199_.

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

State of Iowa)
)
County of Delaware) Ss:

On this 4 day of May, 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 — IOWA — NOTARIAL SEAL

Sharon McCrabb
Notary Public