DELAWARE COUNTY IOWA
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BOOK 2001 PAGE 1082
DEBORAH L PEYTON
DELAWARE CO. RECORDER
11.00

FILED
Date 4-5-01
County Assessor

APR 5 2001

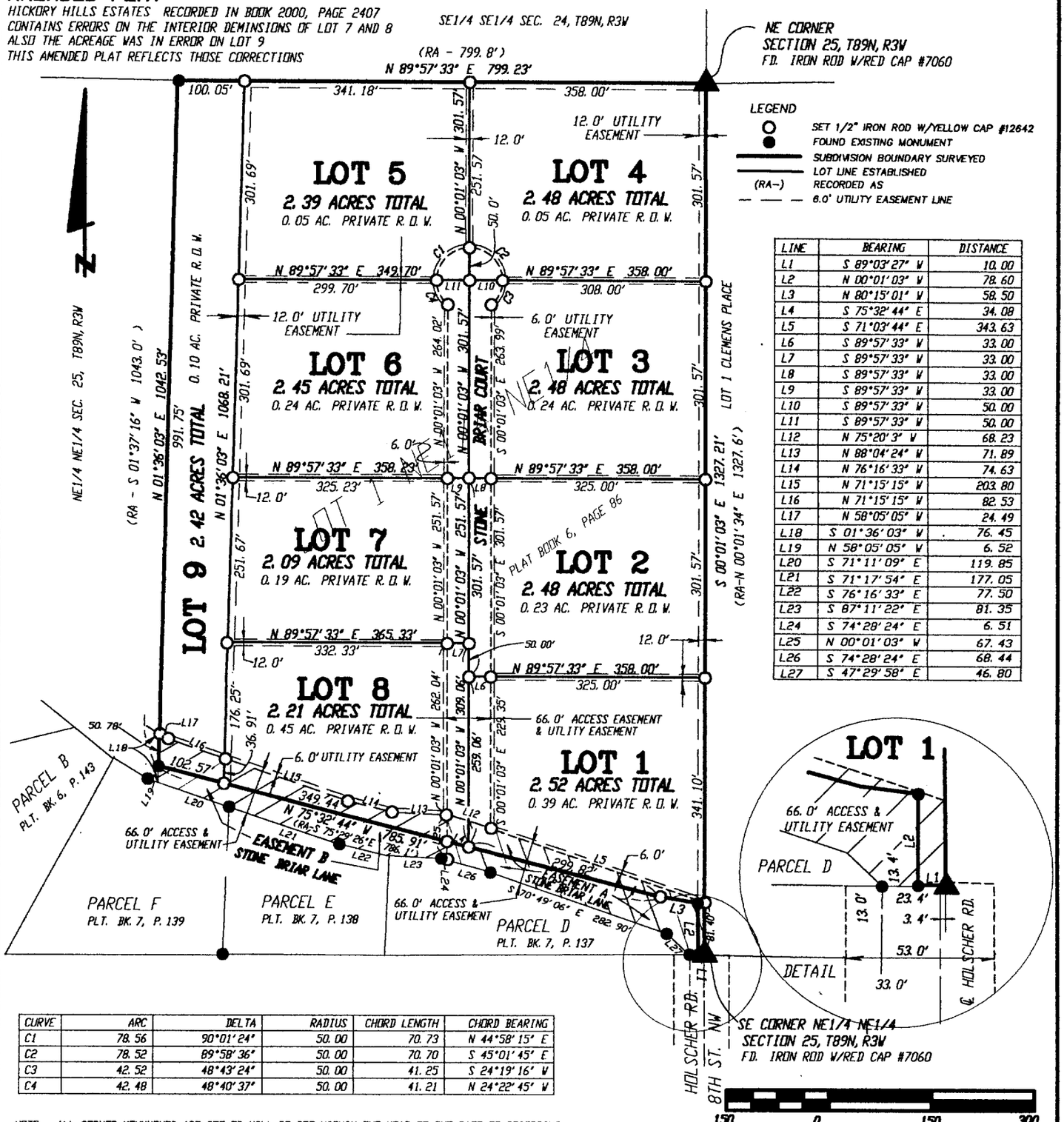
PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (319) 855 2028

PLAT OF SURVEY

HICKORY HILLS ESTATES A SUBDIVISION OF LOT ONE (1) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

AMENDED PLAT

HICKORY HILLS ESTATES RECORDED IN BOOK 2000, PAGE 2407
CONTAINS ERRORS ON THE INTERIOR DEMINSIONS OF LOT 7 AND 8
ALSO THE ACREAGE WAS IN ERROR ON LOT 9
THIS AMENDED PLAT REFLECTS THOSE CORRECTIONS



LINE	BEARING	DISTANCE
L1	S 89°03'27" W	10.00
L2	N 00°01'03" W	78.60
L3	N 80°15'01" W	58.50
L4	S 75°32'44" E	34.08
L5	S 71°03'44" E	343.63
L6	S 89°57'33" W	33.00
L7	S 89°57'33" W	33.00
L8	S 89°57'33" W	33.00
L9	S 89°57'33" W	33.00
L10	S 89°57'33" W	50.00
L11	S 89°57'33" W	50.00
L12	N 75°20'3" W	68.23
L13	N 88°04'24" W	71.89
L14	N 76°16'33" W	74.63
L15	N 71°15'15" W	203.80
L16	N 71°15'15" W	82.53
L17	N 58°05'05" W	24.49
L18	S 01°36'03" W	76.45
L19	N 58°05'05" W	6.52
L20	S 71°11'09" E	119.85
L21	S 71°17'54" E	177.05
L22	S 76°16'33" E	77.50
L23	S 87°11'22" E	81.35
L24	S 74°28'24" E	6.51
L25	N 00°01'03" W	67.43
L26	S 74°28'24" E	68.44
L27	S 47°29'58" E	46.80

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	78.56	90°01'24"	50.00	70.73	N 44°58'15" E
C2	78.52	89°58'36"	50.00	70.70	S 45°01'45" E
C3	42.52	48°43'24"	50.00	41.25	S 24°19'16" W
C4	42.48	48°40'37"	50.00	41.21	N 24°22'45" W

NOTE: ALL CORNER MONUMENTS ARE SET OR WILL BE SET WITHIN ONE YEAR OF THE DATE OF RECORDING

SCALE: 1" = 150'

DATE OF SURVEY: 6/2/2000, 6/5/2000

SHEET 1 OF 2

PROPRIETORS: BERNARD LeROY FREITAGER, INA LOIS PAPE & JOHN NEAL FREITAGER

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

no. of sheets covered by this seal 1

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

William H. Burger 4/5/2001
WILLIAM M. BURGER #12642 DATE

Wm. Burger LandSurveyors
510 3rd Street West Court
Worthington, Iowa 52078

BOOK 2001 PAGE 1082

LEGAL DESCRIPTION

HICKORY HILLS ESTATES a subdivision of Lot One (1) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, as recorded in the Office of the Delaware County Recorder, plat book 6, page number 86, containing a total of 20.92 acres, divided into 9 Lots and numbered Lot 1 through 9 as shown on the attached; **subject to easements of record** and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast corner of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-01'-03" East 1327.21 feet along the East line and to the Southeast corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Twenty-five (25);

Thence South 89°-03'-27" West 10.00 feet along the South line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4);

Thence North 00°-01'-03" West 78.60 feet;

Thence North 80°-15'-01" West 58.50 feet;

Thence North 75°-32'-44" West 785.91 feet;

Thence North 01°-36'-03" East 1042.53 feet to the North line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4);

Thence North 89°-57'-33" East 799.23 feet along the North line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING** containing a total of 20.92 acres divided into 9 Lots and numbered Lot 1 through 9 as shown on the attached plat; **subject to easements of record.**

The East line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) is assumed to bear South 00°-01'-03" East

Easement A, Easement B and Stone Briar Court are a 66.0 foot wide private access and utility easements created as shown on the attached plat. All other utility easements are created as shown.

SURVEYORS CERTIFICATE :

I hereby certify that this land survey document was prepared and 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

My license renewal date is December 31, 2002

William H. Burger 4/5/2001

William H. Burger Date Reg. No. 12642

No. of sheets covered by this seal 1

NOTE: All rods are set.

