FILED
Date 1-3-2003
County Assessor
JAN 3 2003

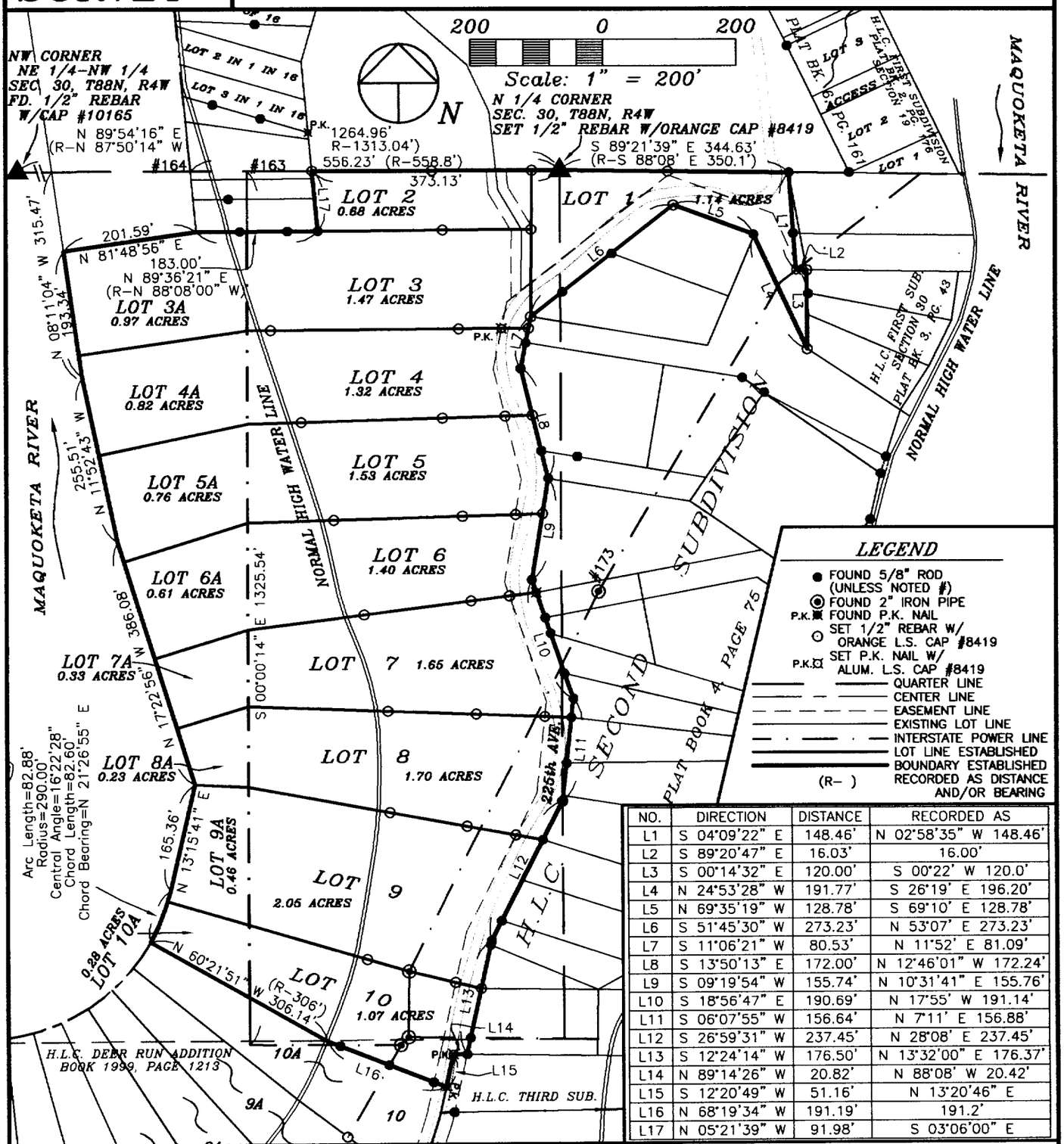
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
BOOK 2003 PAGE 48
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
41.00

DELAWARE COUNTY IOWA
FILED
2003 JA -3 PM 2:38

PREPARED BY: DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

H.L.C. DEER RUN SECOND ADDITION
PART OF THE E 1/2-NW 1/4 & THE NW 1/4-NE 1/4,
SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY



LEGEND

- FOUND 5/8" ROD (UNLESS NOTED #)
- FOUND 2" IRON PIPE
- P.K. FOUND P.K. NAIL
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- P.K. SET P.K. NAIL W/ ALUM. L.S. CAP #8419
- QUARTER LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING LOT LINE
- INTERSTATE POWER LINE
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

NO.	DIRECTION	DISTANCE	RECORDED AS
L1	S 04°09'22" E	148.46'	N 02°58'35" W 148.46'
L2	S 89°20'47" E	16.03'	16.00'
L3	S 00°14'32" E	120.00'	S 00°22' W 120.0'
L4	N 24°53'28" W	191.77'	S 26°19' E 196.20'
L5	N 69°35'19" W	128.78'	S 69°10' E 128.78'
L6	S 51°45'30" W	273.23'	N 53°07' E 273.23'
L7	S 11°06'21" W	80.53'	N 11°52' E 81.09'
L8	S 13°50'13" E	172.00'	N 12°46'01" W 172.24'
L9	S 09°19'54" W	155.74'	N 10°31'41" E 155.76'
L10	S 18°56'47" E	190.69'	N 17°55' W 191.14'
L11	S 06°07'55" W	156.64'	N 7°11' E 156.88'
L12	S 26°59'31" W	237.45'	N 28°08' E 237.45'
L13	S 12°24'14" W	176.50'	N 13°32'00" E 176.37'
L14	N 89°14'26" W	20.82'	N 88°08' W 20.42'
L15	S 12°20'49" W	51.16'	N 13°20'46" E
L16	N 68°19'34" W	191.19'	191.2'
L17	N 05°21'39" W	91.98'	S 03°06'00" E

SURVEY REQUESTED BY: MARCHETA COOEY

SURVEYED ON: 10/2002

PROPRIETORS:
ARCHIE W. COOEY & MARCHETA R. COOEY

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, P.E., L.S. LIC. #8419 DATE 12/19/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

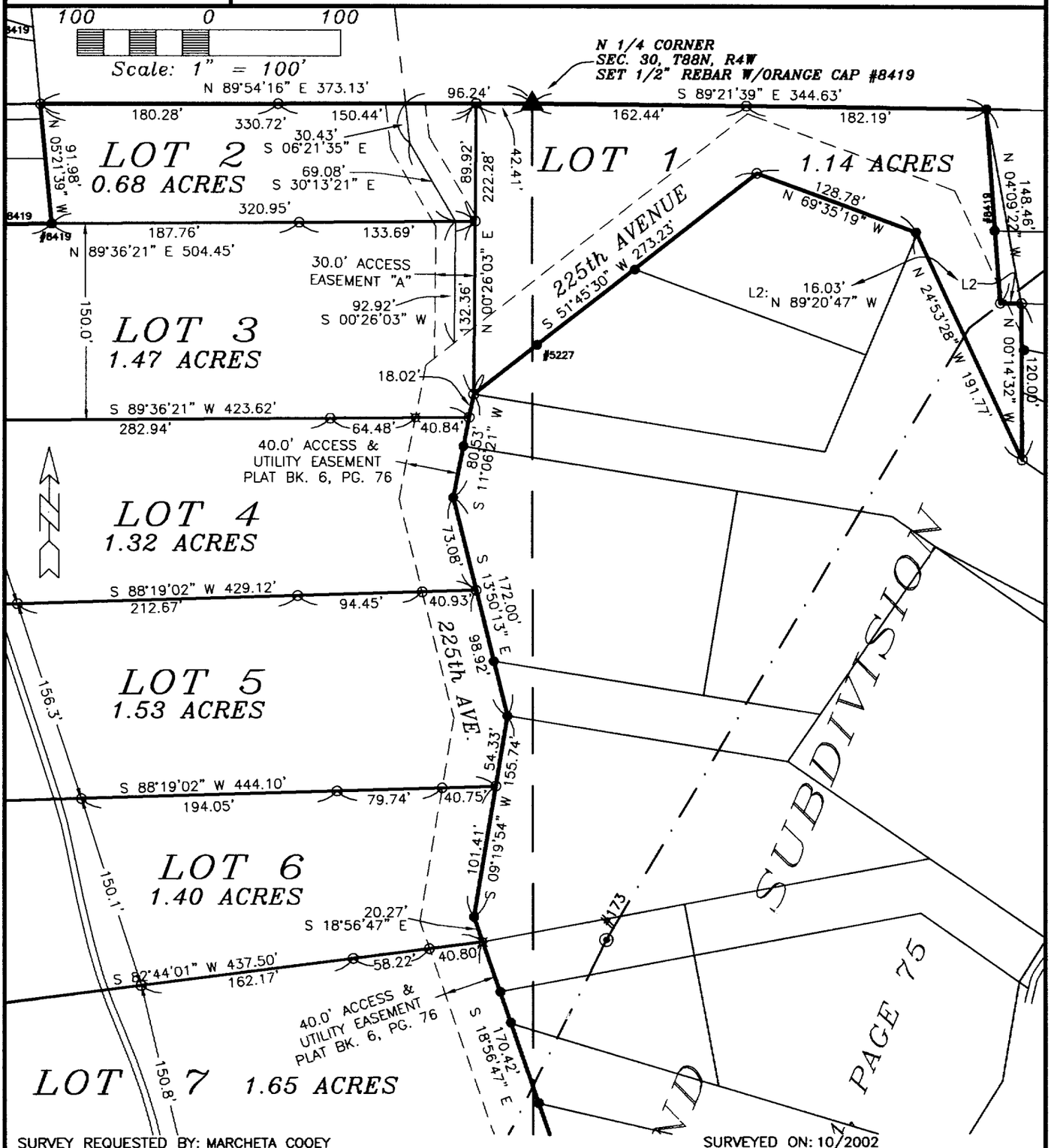
GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO.	02-01
SCALE:	1"=200'
DATE:	10/24/2002
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 8

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

H.L.C. DEER RUN SECOND ADDITION
PART OF THE E 1/2-NW 1/4 & THE NW 1/4-NE 1/4,
SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY



SURVEY REQUESTED BY: MARCHETA COOEY

SURVEYED ON: 10/2002

PROPRIETORS:
ARCHIE W. COOEY & MARCHETA R. COOEY

PROJECT NO. 02-01

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J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 12/9/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

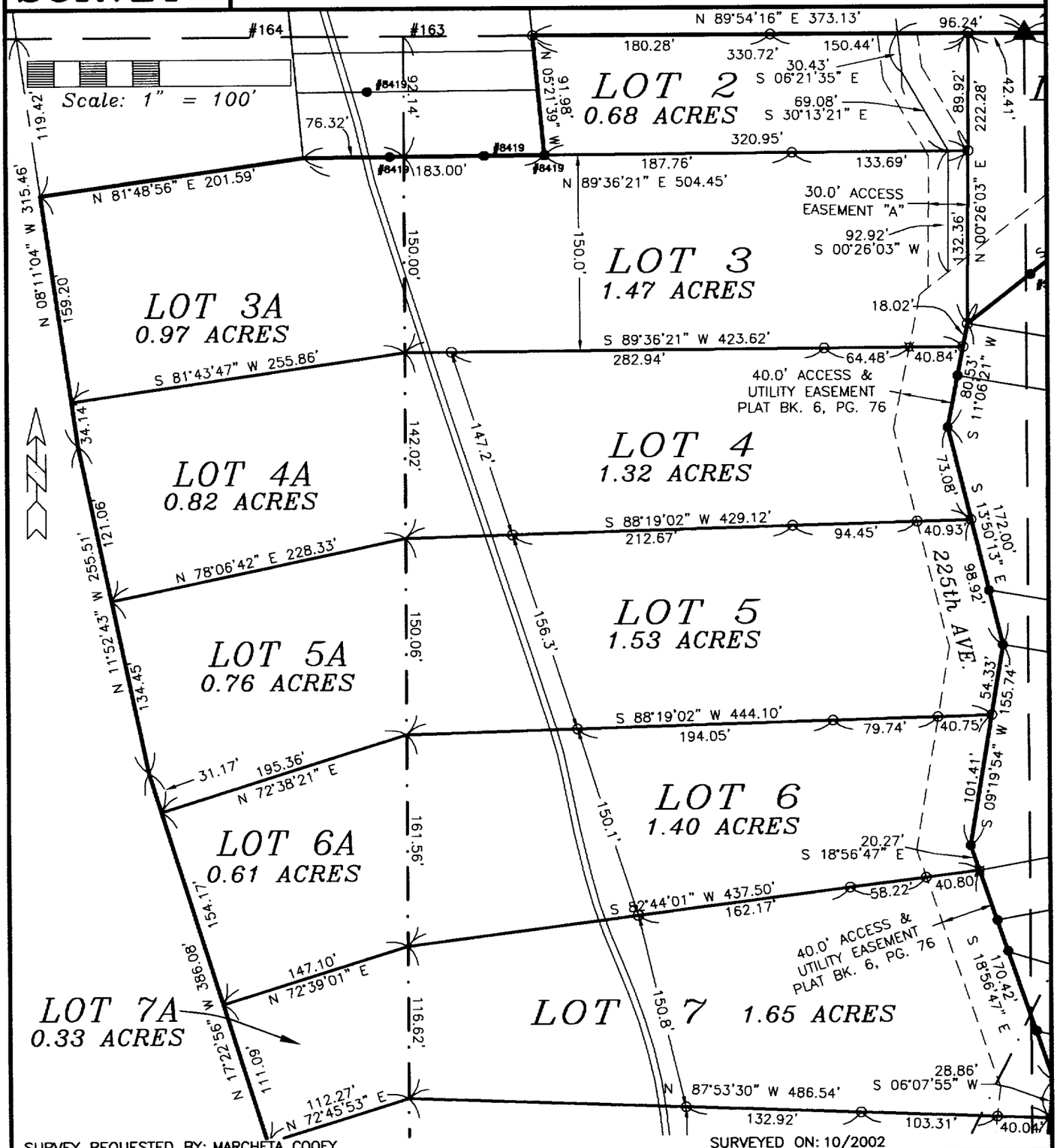
GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

SCALE: 1"=100'
DATE: 10/24/2002
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 2 OF 8

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

H.L.C. DEER RUN SECOND ADDITION
PART OF THE E 1/2-NW 1/4 & THE NW 1/4-NE 1/4,
SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY



SURVEY REQUESTED BY: MARCHETA COOEY

SURVEYED ON: 10/2002

PROPRIETORS: ARCHIE W. COOEY & MARCHETA R. COOEY

PROJECT NO. 02-01

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LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 12/19/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

SCALE: 1"=100'

DATE: 10/24/2002

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

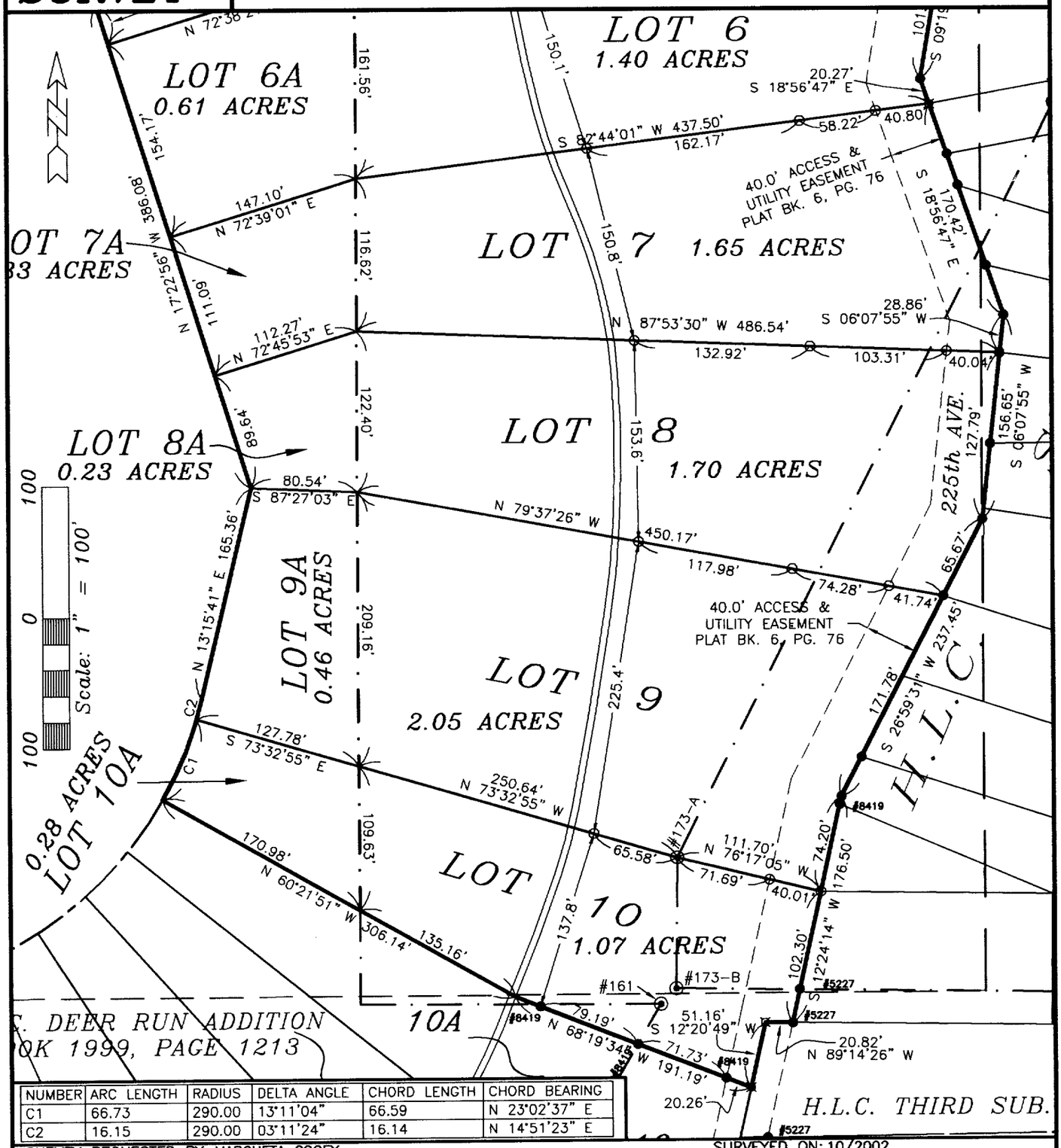
SHEET 3 OF 8

BOOK 2003 PAGE 48

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

H.L.C. DEER RUN SECOND ADDITION
PART OF THE E 1/2-NW 1/4 & THE NW 1/4-NE 1/4,
SEC. 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY



NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	66.73	290.00	13°11'04"	66.59	N 23°02'37" E
C2	16.15	290.00	03°11'24"	16.14	N 14°51'23" E

SURVEY REQUESTED BY: MARCHETA COOEY

SURVEYED ON: 10/2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

PROPRIETORS:
ARCHIE W. COOEY & MARCHETA R. COOEY

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J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 12/19/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO. 02-01
SCALE: 1"=100'
DATE: 10/24/2002
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 4 OF 8

LEGAL DESCRIPTION:

H.L.C. DEER RUN SECOND ADDITION: *PART OF THE EAST ONE-HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW 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 18.47 acres, divided into Eighteen (18) Lots numbered 1 through 10, and 3A through 10A, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the North Quarter 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 the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty (30), South 89° 21' 39" East, to the Northwest Corner of Parcel O as recorded in Book 2001, Page 3232 in the Office of the Delaware County Recorder, 344.63 feet;

THENCE along the Westerly Line, and extension thereof, of said Parcel O, South 04° 09' 22" East, 148.46 feet;

THENCE South 89° 20' 47" East, to the Westerly Line of H.L.C. First Subdivision as recorded in Book 3 of Plats, Page 43 in the Office of the Delaware county Recorder, 16.03 feet;

THENCE along the Westerly Line of H.L.C. First Subdivision, South 00° 14' 32" East, to the Southwest Corner of Lot 1 of said H.L.C. First Subdivision, also being the Northerly Line of H.L.C. Second Subdivision, as recorded in Book 4 of Plats, Page 75 in the Office of the Delaware County Recorder, 120.00 feet;

THENCE along the Northerly Line of said H.L.C. Second Subdivision, North 24° 53' 28" West, 191.77 feet;

THENCE continuing along the Northerly Line of said H.L.C. Second Subdivision, North 69° 35' 19" West, to the Northerly most Corner of said H.L.C. Second Subdivision, 128.78 feet;

THENCE along the Westerly Line of said H.L.C. Second Subdivision, South 51° 45' 30" West, 273.23 feet;

THENCE continuing along said Westerly Line, South 11° 06' 21" West, 80.53 feet;

THENCE continuing along said Westerly Line, South 13° 50' 13" East, 172.00 feet;

THENCE continuing along said Westerly Line, South 09° 19' 54" West, 155.74 feet;

THENCE continuing along said Westerly Line, South 18° 56' 47" East, 190.69 feet;

THENCE continuing along said Westerly Line, South 06° 07' 55" West, 156.64 feet;

THENCE continuing along said Westerly Line, South 26° 59' 31" West, 237.45 feet;

THENCE continuing along said Westerly Line, South 12° 24' 14" West, to the Northerly Line of Lot 1 of H.L.C. Third Subdivision, as recorded in Book 5 of Plats, Page 24 in the Office of the Delaware County Recorder, 176.50 feet;

THENCE along the Northerly Line of said Lot 1, North 89° 14' 26" West, to the Northwest Corner of said Lot 1, 20.82 feet;

THENCE along the Westerly Line of said Lot 1, South 12° 20' 49" West, to the Northeast Corner of Lot 10 of H.L.C. Deer Run Addition as recorded in Book 1999, Page 1213 in the Office of the Delaware County Recorder, 51.16 feet;

THENCE along the Northerly Line of said Lot 10, North 68° 19' 34" West, to the Northeast Corner of Lot 10A of said H.L.C. Deer Run Addition, 191.19 feet;

THENCE along the Northerly Line of said Lot 10A, North 60° 21' 51" West, to the center of the Maquoketa River, 306.14 feet, more or less;

THENCE along the center of the Maquoketa River along a circular curve concave Northwesterly for an arc length of 82.88 feet, said circular curve having a radius of 290.00 feet, a central angle of 16° 22' 28", a chord length of 82.60 feet, and a chord bearing of North 21° 26' 55" East, more or less;

THENCE continuing along the center of the Maquoketa River, North 13° 15' 41" East, 165.36 feet, more or less;

THENCE continuing along the center of the Maquoketa River, North 17° 22' 56" West, 386.08 feet, more or less;

THENCE continuing along the center of the Maquoketa River, North 11° 52' 43" West, 255.51 feet, more or less;

THENCE continuing along the center of the Maquoketa River, North 08° 11' 04" West, 193.34 feet, more or less;

THENCE North 81° 48' 56" East, to the Southwest Corner of Parcel N, as recorded in Book 2001, Page 2243 in the Office of the Delaware County Recorder, 201.59 feet, more or less;

THENCE along the Southerly Line of said Parcel N, North 89° 36' 21" East, to the Southeast Corner of said Parcel N, 183.00 feet;

THENCE along the Easterly Line of said Parcel N and Parcel M, as recorded in Book 2001, Page 2243 in the Office of the Delaware County Recorder, North 05° 21' 39" West, to the Northerly Line of the East One-half (E ½) of the of the Northwest Quarter (NW ¼) of said Section Thirty (30), 91.98 feet;

THENCE along the Northerly Line of the East One-half (E ½) of the of the Northwest Quarter (NW ¼) of said Section Thirty (30), North 89° 54' 16" East 373.13 feet to the **POINT OF BEGINNING**;

Containing 18.47 acres, divided into Eighteen (18) Lots numbered 1 through 10, and 3A through 10A, and subject to easements of record.

The Northerly Line of Lot 10 of H.L.C. Deer Run Addition as recorded in Book 1999, Page 1213 in the Office of the Delaware County Recorder is assumed to bear North 68° 19' 34" West.

LEGAL DESCRIPTION:

ACCESS EASEMENT "A", *A THIRTY FOOT (30') WIDE ACCESS EASEMENT IN THE EAST ONE-HALF (E ½) 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,* said Access Easement "A" being centered on the following described centerline:

COMMENCING at the North Quarter 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 the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30), South 89° 54' 16" West, 96.24 feet to the **POINT OF BEGINNING**;

THENCE South 06° 21' 35" East, 30.43 feet;

THENCE South 30° 13' 21" East, 69.08 feet;

THENCE South 00° 26' 03" West, to the Westerly right of way line of 225th Avenue, 92.92 feet to the **POINT OF TERMINATION**.

The Northerly Line of Lot 10 of H.L.C. Deer Run Addition as recorded in Book 1999, Page 1213 in the Office of the Delaware County Recorder is assumed to bear North 68° 19' 34" West.

OWNER'S ACKNOWLEDGMENT

I 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 our free consent, and in accordance with our desire.

Archie W. Cooey

Marcheta R. Cooey

State of Iowa)
)
County of Delaware) ss:

On this 31st day of December A.D. 2002, before me a Notary Public in and for said State, personally appeared Archie W. Cooey 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.

Notary Public in and for said State

J. DAVID GIBBS
Commission Number 224054
My Commission Expires
8/17/05

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

Carolyn A. Wilson, County Treasurer Date 1/3/03

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***H.L.C. DEER RUN SECOND 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 6th day of August, 1996.

Norman Wellman – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 20th day of DECEMBER, 2002, before me RANDY RATTENBORG, 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.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2005

Notary Public

ATTORNEY'S OPINION

I, Daniel H. 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 SECOND ADDITION***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated October 24th, 2002.

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 16th day of Dec., A.D., 2002, 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 the certification to be in Archie W. Cooey, Jr. and Marcheta R. Cooey, husband and wife,

Dated at Manchester, Iowa, in said County, this 3rd day of Jany, ~~2002~~ 2003.

Attorney at Law Daniel H. Swift 1/3/03 Date