FILED
SHARON K. ...
DELAWARE COUNTY ...
AUG 15 2005

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
AUG 15 2005

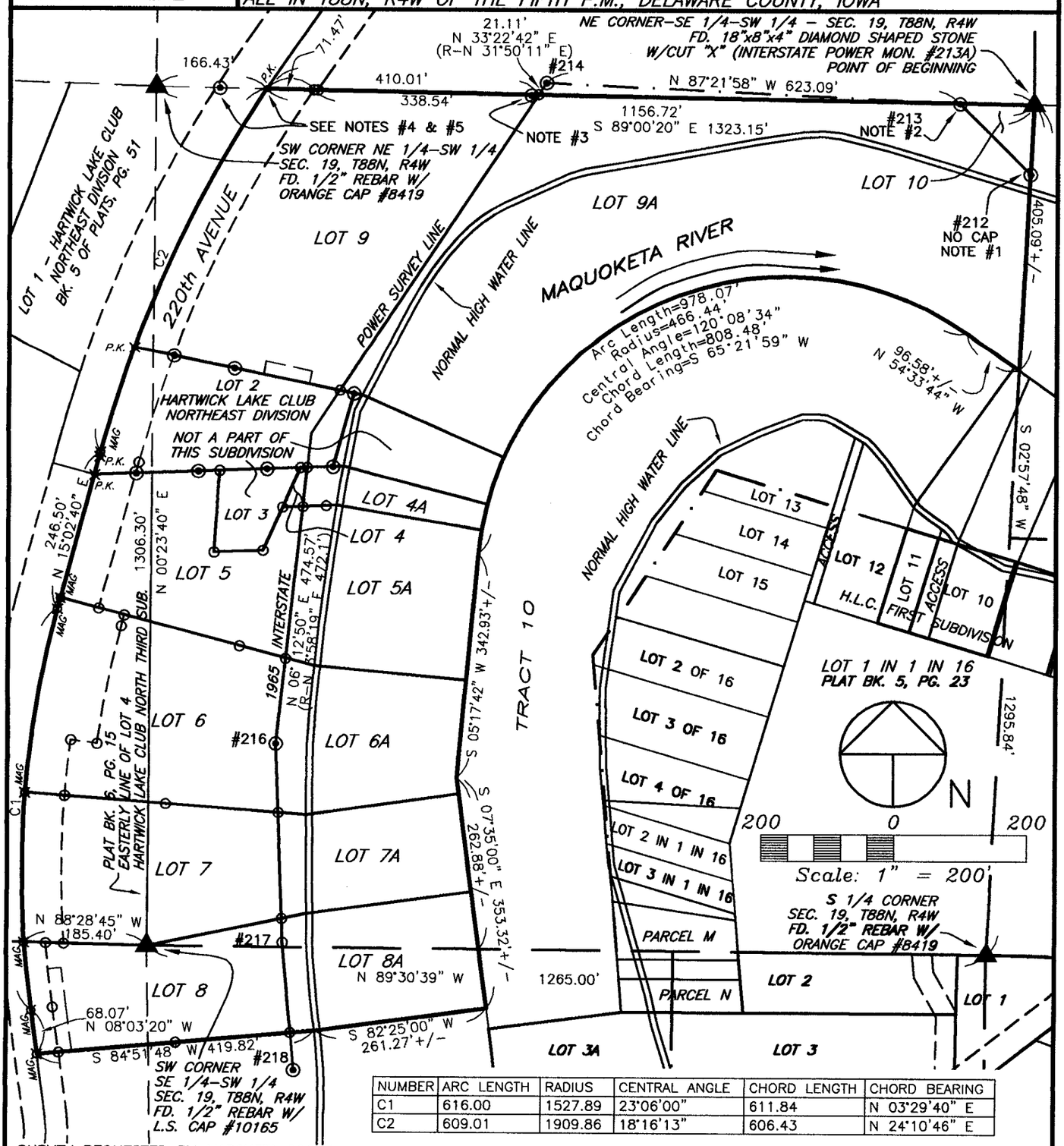
Book 2005 Page 2840
Document 2005 2840 Type 06 002 Pages 8
Date 8/15/2005 Time 10:11 AM
Rec Amt $42.00

DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION
PART OF THE SW 1/4 OF SEC. 19, PART OF THE NW 1/4, SEC. 30
AND PART OF LOT 4 OF HARTWICK LAKE CLUB NORTH THIRD SUBDIVISION
ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	616.00	1527.89	23°06'00"	611.84	N 03°29'40" E
C2	609.01	1909.86	18°16'13"	606.43	N 24°10'46" E

SURVEY REQUESTED BY: MARCHETA COOEY

SURVEYED ON: 4/4, 4/11, 5/10, 5/11/2005

PROPRIETORS: *MARCHETA R. COOEY*
(INDIVIDUALLY & AS EXECUTOR OF THE ESTATE OF ARCHIE W. COOEY, JR.)

PROJECT NO. 05-19/04-08

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., L.S. LIC. #8419 — DATE 7/28/05

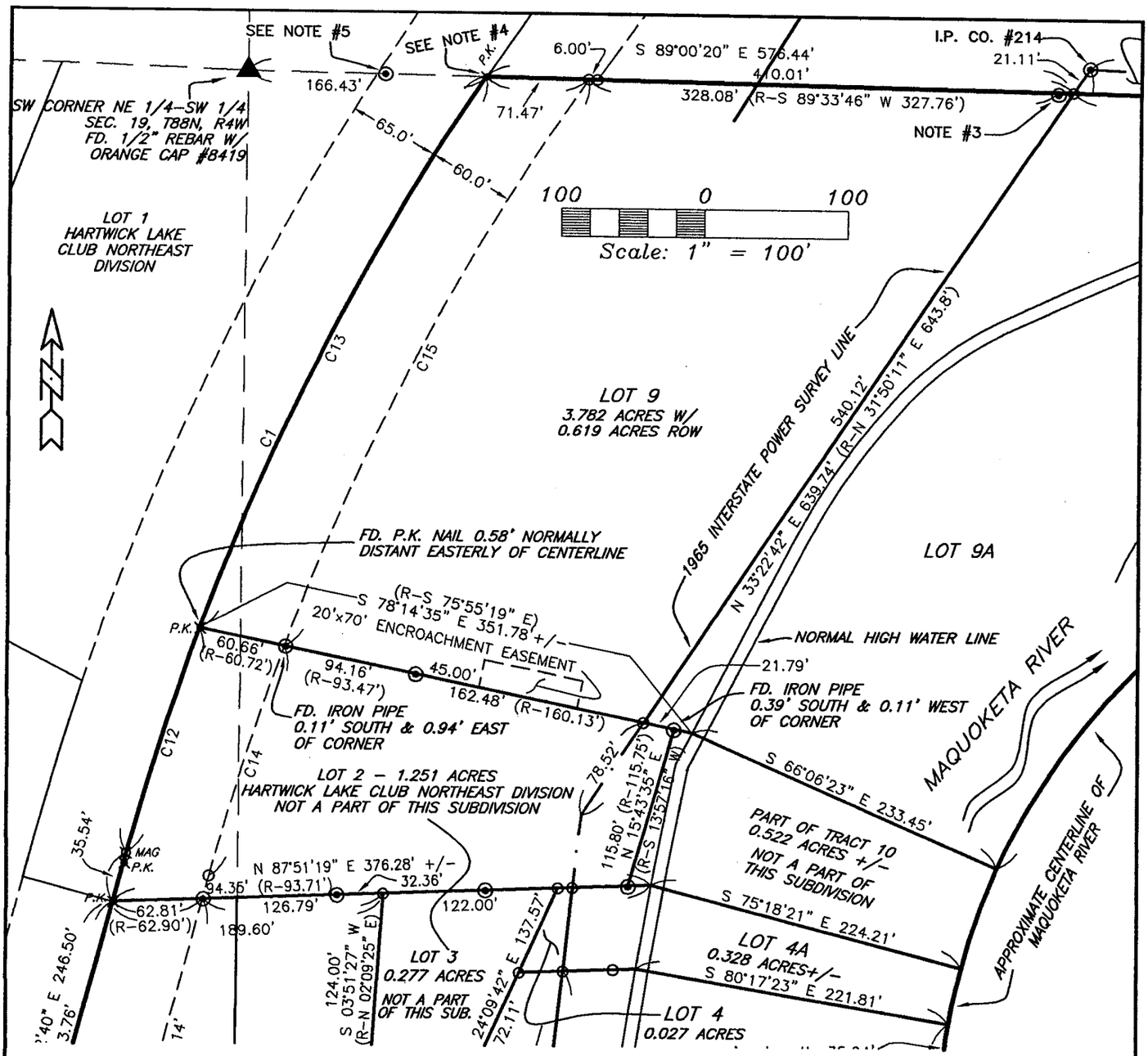
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

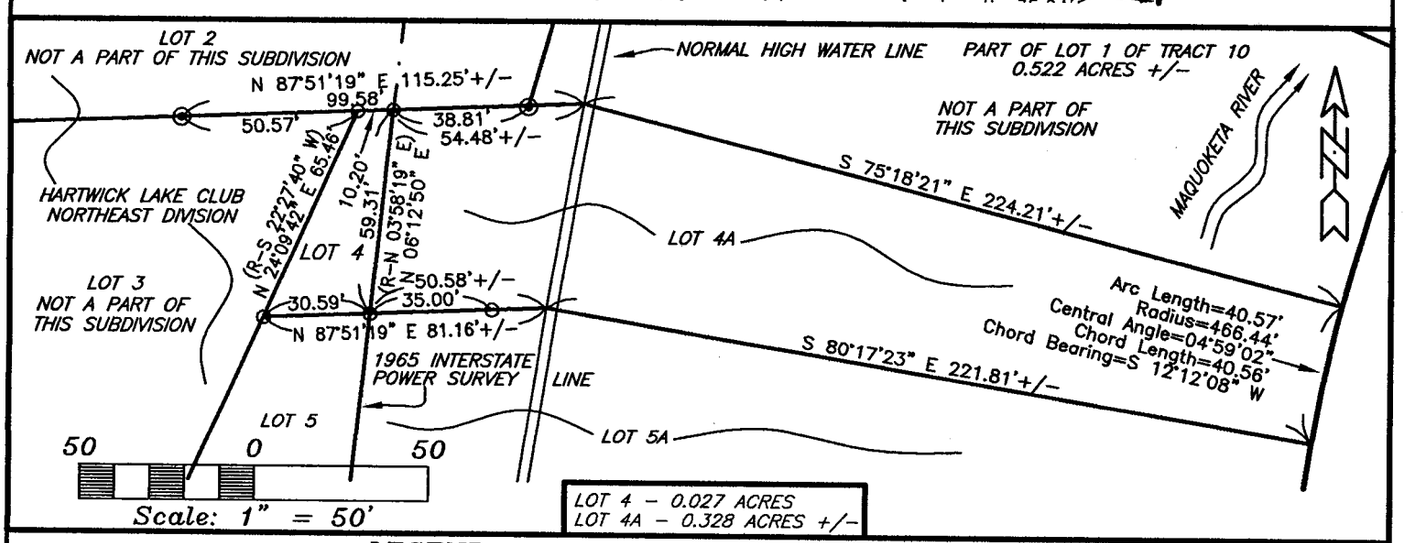
PAGES OR SHEETS COVERED BY THIS SEAL: 1-6

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

SCALE: 1"=200'
DATE: 7/8/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 8

BOOK 2005 PAGE 2840





LEGEND

- ◉ FOUND 1" IRON PIPE (UNLESS NOTED)
- P.K. ✖ FOUND P.K. NAIL
- ○ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG ⊠ SET MAGNAIL
- (R-) RECORDED AS DISTANCE AND/OR BEARING

- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT/ROW LINE
- 1965 I.P. CO. SURVEY LINE
- EXISTING LOT LINE
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED

NOTE:

#1; I.P. CO. MON. #212 IS 0.09' SOUTH & 0.37' EAST OF INTERSECTION OF I.P. CO. LINE & QTR. LINE

#2; I.P. CO. MON. #213 IS 0.70' EAST & 0.70' SOUTH OF INTERSECTION OF I.P. CO. LINE WITH QTR.-QTR. LINE

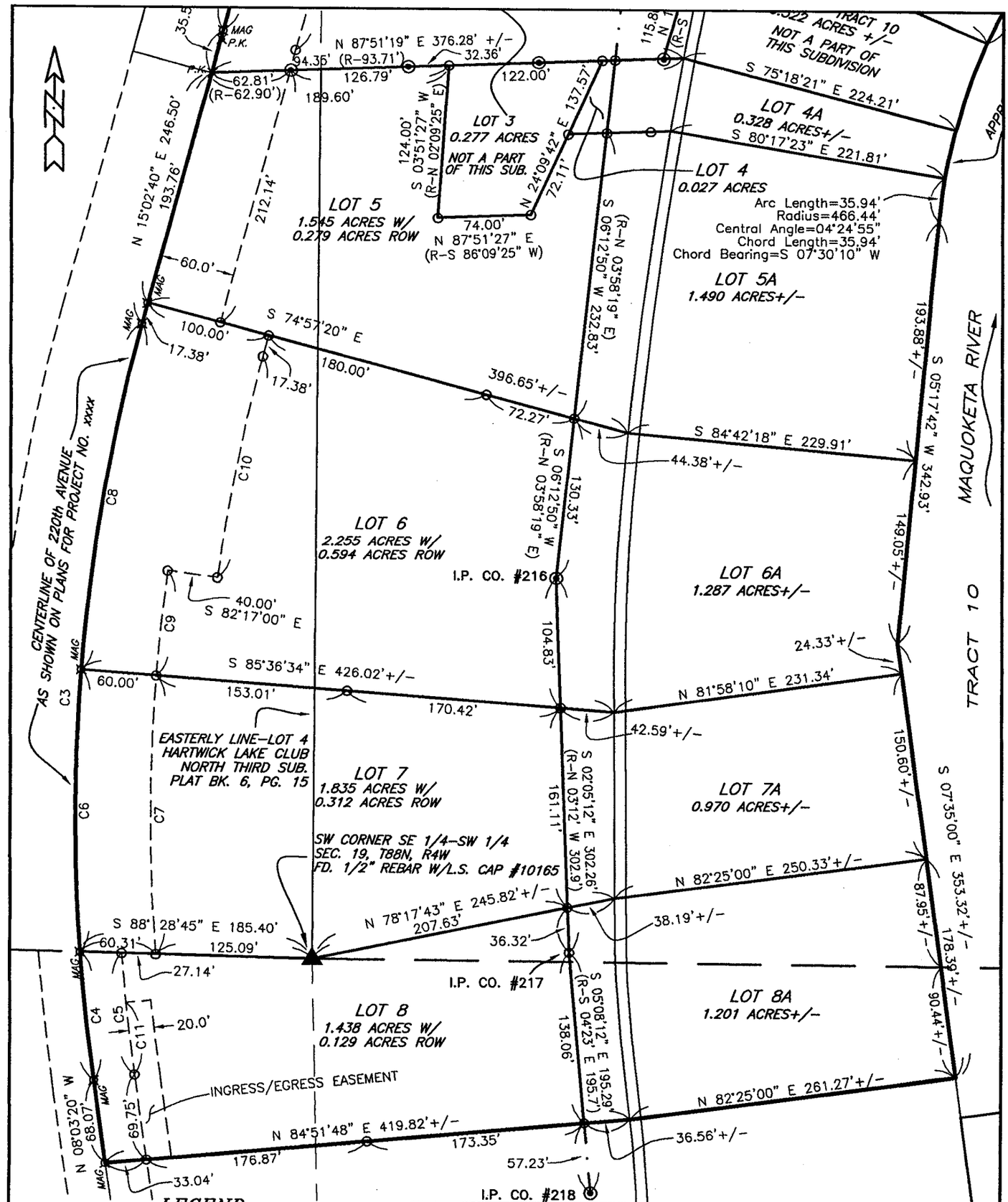
#3; FOUND 3/4" PIPE 1.49' SOUTH OF QTR.-QTR. LINE

#4; FOUND 3 PK NAILS IN P.C.C. PAVE, USED SOUTHERLYMOST MONUMENT TO LOCATE QTR-QTR LINE. CENTERLINE OF 220th AVENUE IS 0.35' WEST OF P.K. NAIL

#5; FOUND 3/4" PIPE SET AT 60.0' ROW. ACTUAL ROW WIDTH IS 65.0'

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LEGEND

- FOUND 1" IRON PIPE (UNLESS NOTED)
- P.K. FOUND P.K. NAIL
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAGNAIL
- QUARTER LINE
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- CENTER LINE
- EASEMENT/ROW LINE
- 1965 I.P. CO. SURVEY LINE
- EXISTING LOT LINE
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C3	616.00	1527.89	23°06'00"	611.84	N 03°29'40" E
C4	104.12	1527.89	03°54'17"	104.10	N 06°06'12" W
C5	98.60	1494.89	03°46'44"	98.58	N 06°09'58" W
C6	227.77	1527.89	08°32'29"	227.56	N 00°07'11" E
C7	224.79	1467.89	08°46'26"	224.57	N 00°00'12" E
C8	284.11	1527.89	10°39'14"	283.70	N 09°43'03" E
C9	85.21	1467.89	03°19'34"	85.20	N 06°03'13" E
C10	182.62	1427.89	07°19'40"	182.49	N 11°22'50" E
C11	58.60	1494.89	02°14'45"	58.59	N 06°55'57" W
C12	167.59	1909.86	05°01'40"	167.54	N 17°33'30" E
R-C12	–	–	–	202.95	N 15°24'38" E
C13	441.41	1909.86	13°14'33"	440.43	N 26°41'36" E
R-C13	441.68	1909.8	–	440.70	S 24°55'07" W
C14	171.10	1849.86	05°17'58"	171.04	N 17°41'39" E
C15	456.99	1849.86	14°09'15"	455.82	N 27°25'16" E

100 0 100

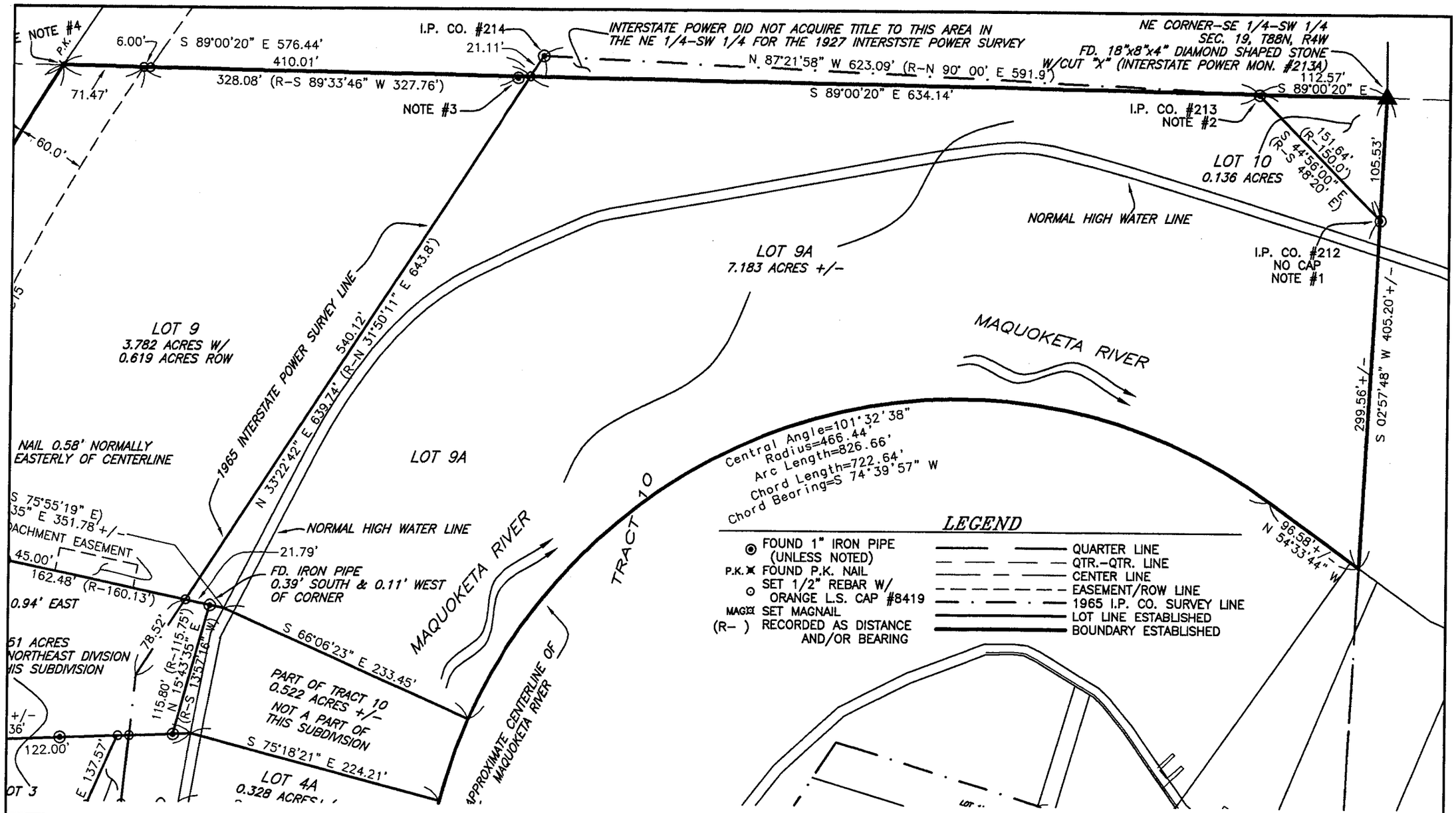
Scale: 1" = 100'

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SHEET 3 OF 8

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BOOK 2005 PAGE 284D



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SHEET 4 OF 8

LEGAL DESCRIPTION:

***HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION**: PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION NINTEEN (19), PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION THIRTY (30), AND PART OF LOT 4 OF HARTWICK LAKE CLUB NORTH THIRD SUBDIVISION, ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 23.480 acres, more or less, including 1.932 acres of public road right of way (does not include area in Lot 2 and Lot 3 of Hartwick Lake Club Northeast Division), subject to easements of record, divided into Thirteen (13) Lots numbered Lot 4 through Lot 10 and Lot 4A through 9A, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), South 02° 57' 48" West, to the centerline of the Maquoketa River, 405.09 feet, more or less;

THENCE along the centerline of the Maquoketa River, North 54° 33' 44" West, 96.58 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River along a circular curve concave Southeasterly for an arc length of 978.07 feet, said circular curve having a radius of 466.44 feet, a central angle of 120° 08' 34", a chord length of 808.48 feet, and a chord bearing of South 65° 21' 59" West, more or less;

THENCE continuing along the centerline of the Maquoketa River, South 05° 17' 42" West, 342.93 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River, South 07° 35' 00" East, 353.32 feet, more or less;

THENCE South 82° 25' 00" West, to the Normal High Water Line of the Maquoketa River, 261.27 feet, more or less;

THENCE South 84° 51' 48" West, to the centerline of 220th Avenue (as shown in plans for Project L-764-80), 419.82 feet;

THENCE along the centerline of 220th Avenue (as shown in plans for Project L-764-80), North 08° 03' 20" West, 68.07 feet;

THENCE continuing along the centerline of 220th Avenue (as shown in plans for Project L-764-80) along a circular curve concave Easterly for an arc length of 616.00 feet, said circular curve having a radius of 1527.89 feet, a central angle of 23° 06' 00", a chord length of 611.84 feet, and a chord bearing of North 03° 29' 40" East;

THENCE continuing along the centerline of 220th Avenue (as shown in plans for Project L-764-80), North 15° 02' 40" East, 246.50 feet;

THENCE continuing along the centerline of 220th Avenue (as shown in plans for Project L-764-80) along a circular curve concave Southeasterly for an arc length of 609.01 feet, said circular curve having a radius of 1909.86 feet, a central angle of 18° 16' 13", a chord length of 606.43 feet, and a chord bearing of North 24° 10' 46" East, to the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19);

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), South 89° 00' 20" East, to the 1965 Interstate Power Survey Line, 410.01 feet;

THENCE along the 1965 Interstate Power Survey Line, North 33° 22' 42" East, 21.11 feet;

THENCE continuing along the 1965 Interstate Power Survey Line, South 87° 18' 18" East, to the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), 600.72 feet;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Nineteen (19), South 89° 00' 20" East, 134.95 feet to the **POINT OF BEGINNING**;

Containing 23.480 acres, more or less, including 1.932 acres of public road right of way (does not include area in Lot 2 and Lot 3 of Hartwick Lake Club Northeast Division), subject to easements of record, and divided into Thirteen (13) Lots numbered Lot 4 through Lot 10 and Lot 4A through 9A.

The Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 00' 20" East.

An Ingress/Egress Easement is created on Lot 8 for the benefit of property to the South of Lot 8.

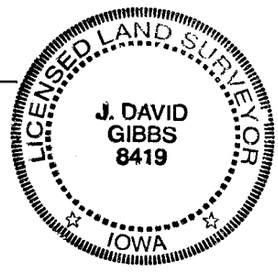
Lot 2 and Lot 3 of Hartwick Lake Club Northeast Division, as recorded in Book 5 of Plats, Page 51 in the Office of the Delaware County Recorder, are not included in this subdivision.

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 7/28/05
J. David Gibbs L.S. #8419 Date
My license will be renewed on December 31, 2006



(7)

OWNER'S ACKNOWLEDGMENT

I 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.

Marcheta R. Cooey

Marcheta R. Cooey (Individually and as Executor of the Archie W.Cooey, Jr. Estate)

State of Iowa)
)
County of Delaware) ss:

On this 12 day of August A.D. 2005, before me a Notary Public in and for said State, personally appeared 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

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

ATTORNEY'S OPINION

I, Robert N. Downer, a practicing attorney at law in Johnson County, Iowa, have examined the abstract of title to the land included in ***HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated JULY 28, 2005.

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 26th day of July, A.D., 2005, 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 Marcheta R. Cooey, Executor of the Estate of Archie W. Cooey, Jr., Deceased, and Marcheta R. Cooey, Individually, and that said property is free from liens and encumbrances.

Dated at Iowa City, Iowa, in ~~said County~~, this 11th day of August, 2005.

Attorney at Law Robert N. Downer

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DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION***, 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

Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 12 day of August, 2005, 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 McCRABB
Commission Number 002573
My Comm. Exp. 6-14-08

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY IOWA SEAL

Carolyn A. Wilson 8-12-05

Carolyn A. Wilson, County Treasurer Date

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