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JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
Book 2005 Page 4077
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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

CHG

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

PLAT OF SURVEY

PARCEL HH AND PARCEL II, BOTH BEING A PART OF LOT 4 OF HARTWICK LAKE CLUB WEST SUBDIVISION AND PART OF PARCEL D SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL HH, PART OF LOT 4 OF HARTWICK LAKE CLUB WEST SUBDIVISION AND PART OF PARCEL D, ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.90 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of Lot 4 of Hartwick Lake Club West Subdivision, as recorded in Book 5 of Plats, Page 70 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot 4, South 73° 07' 00" West, to the centerline of a 20 foot Road and Utility Easement, as shown in the plat of said Hartwick Lake Club West Subdivision, 20.00 feet, the POINT OF BEGINNING;

THENCE continuing along the Southerly Line of said Lot 4, South 73° 07' 00" West, to the Southwest Corner of said Lot 4, said corner being on the 1965 Interstate Power Survey Line, as recorded in Book 4 of Plats, Page 44 in the Office of the Delaware County Recorder, 322.76 feet;

THENCE along the Westerly Line of said Lot 4 and said 1965 Interstate Power Survey Line, North 28° 11' 45" West, to the Southwest Corner of Parcel E, as recorded in Book 7 of Plats, Page 48 in the Office of the Delaware County Recorder, 127.59 feet;

THENCE along the Southerly Line of said Parcel E, North 62° 48' 56" East, 3.35 feet;

THENCE continuing along the Southerly Line of said Parcel E, North 35° 04' 36" East, to the Northerly Line of Parcel D, as recorded in Book 7 of Plats, Page 35 in the Office of the Delaware County Recorder, 22.34 feet;

THENCE along the Northerly Line of said Parcel D, North 57° 31' 51" East, 59.17 feet;

THENCE continuing along the Northerly Line of said Parcel D, North 69° 00' 26" East, to the centerline of said 20 foot Road and Utility Easement, 97.06 feet;

THENCE along said centerline, South 33° 27' 50" East, 24.33 feet;

THENCE continuing along said centerline, South 66° 56' 00" East, 76.35 feet;

THENCE continuing along said centerline, South 80° 21' 10" East, 94.40 feet;

THENCE continuing along said centerline, South 45° 07' 10" East, 49.57 feet;

THENCE continuing along said centerline, South 12° 46' 20" East, 4.16 feet to the POINT OF BEGINNING;

Containing a total of 0.90 acres, subject to easements of record.

The Southerly Line of Lot 4 of Hartwick Lake Club West Subdivision, as recorded in Book 5 of Plats, Page 70 in the Office of the Delaware County Recorder, is assumed to bear South 73° 07' 00" West.

SURVEY REQUESTED BY: DENNIS WOOD, IOWA REALTY

SURVEYED ON: 11/7/2005

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

PROPRIETORS: STEVEN C. ROLLINS & DEBRA D. ROLLINS

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 11/12/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

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

PROJECT NO. 05-87
SCALE: 1"=60'
DATE: 11/8/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

PARCEL HH AND PARCEL II, BOTH BEING A PART OF LOT 4 OF HARTWICK LAKE CLUB WEST SUBDIVISION AND PART OF PARCEL D SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL II, PART OF LOT 4 OF HARTWICK LAKE CLUB WEST SUBDIVISION AND PART OF PARCEL D, ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.54 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 4 of Hartwick Lake Club West Subdivision, as recorded in Book 5 of Plats, Page 70 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot 4, to the centerline of a 20 foot Road and Utility Easement, as shown in the plat of said Hartwick Lake Club West Subdivision, South 73° 07' 00" West, 20.00 feet;

THENCE along the said centerline, North 12° 46' 20" West, 4.16 feet;

THENCE continuing along said centerline, North 45° 07' 10" West, 49.57 feet;

THENCE continuing along said centerline, North 80° 21' 10" West, 94.40 feet;

THENCE continuing along said centerline, North 66° 56' 00" West, 76.35 feet;

THENCE continuing along said centerline, North 33° 27' 50" West, to the Northerly Line of Parcel D, as recorded in Book 7 of Plats, Page 35 in the Office of the Delaware County Recorder, 24.33 feet;

THENCE along the Northerly Line of said Parcel D, North 69° 00' 26" East, to the Westerly Corner of Parcel C, as recorded in Book 7 of Plats, Page 35 in the Office of the Delaware County Recorder, 49.43 feet;

THENCE along the Southerly Line of said Parcel C, North 69° 02' 24" East, to the Easterly Line of said Lot 4, 203.26 feet;

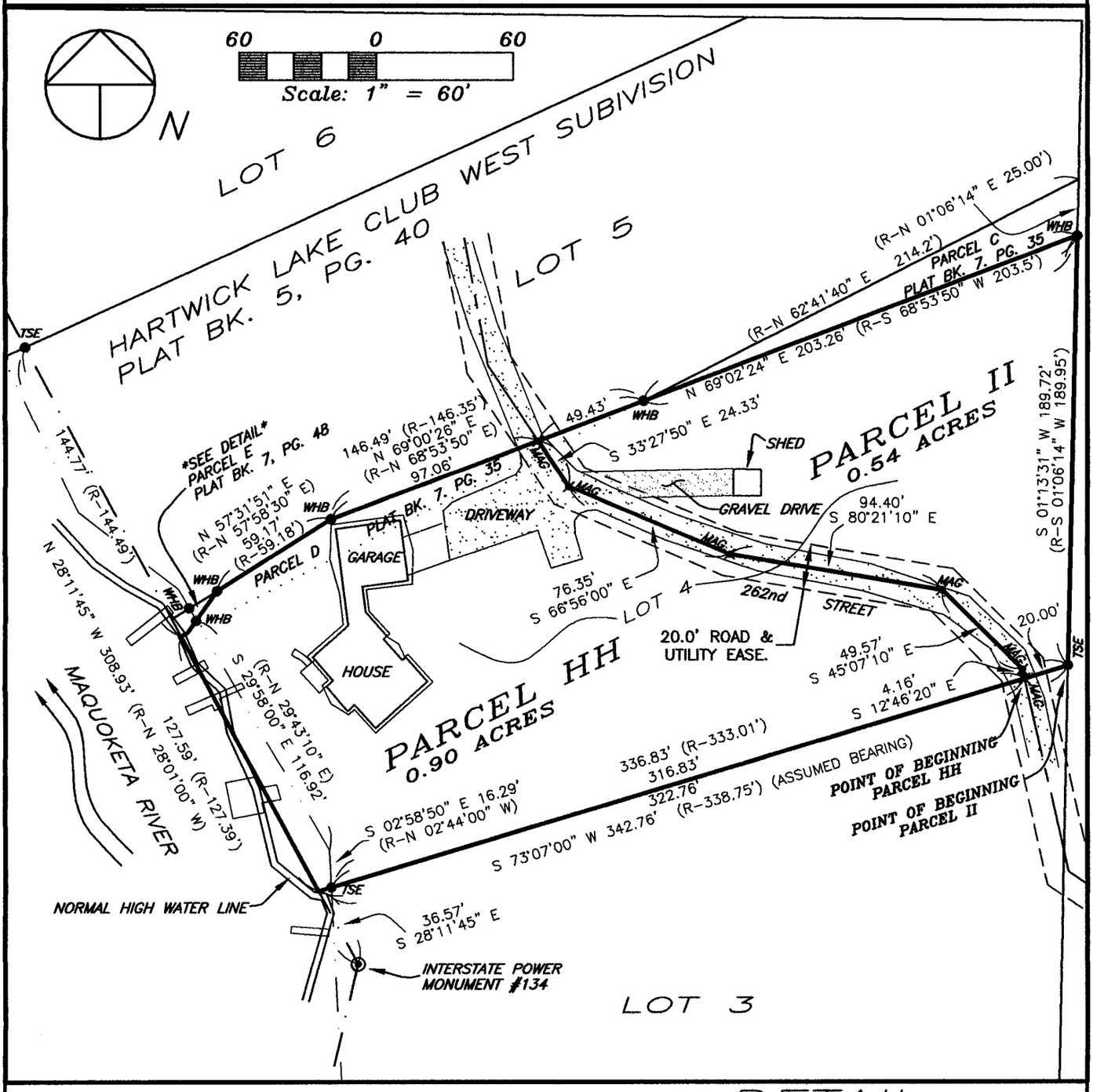
THENCE along the Easterly Line of said Lot 4, South 01° 13' 31" West, 189.72 feet to the POINT OF BEGINNING;

Containing a total of 0.54 acres and subject to easements of record.

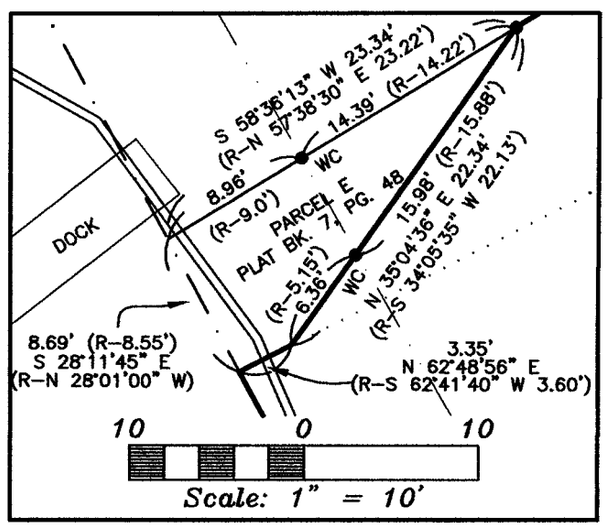
The Southerly Line of Lot 4 of Hartwick Lake Club West Subdivision, as recorded in Book 5 of Plats, Page 70 in the Office of the Delaware County Recorder, is assumed to bear South 73° 07' 00" West.

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

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DETAIL



LEGEND

- TSE ● FOUND 1/2" REBAR W/ ALUMINUM CAP #5227
- WHB ● FOUND 1/2" REBAR W/ YELLOW CAP #12642
- ◉ FOUND 2" IRON PIPE
- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAGNAIL
- SURVEY LINE
- VACATED LOT LINE
- INTERSTATE POWER SURVEY LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- EXISTING LOT/PARCEL LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING
- WC WITNESS CORNER

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