DEC 28 2005

FILED

DEC 28 2005

JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

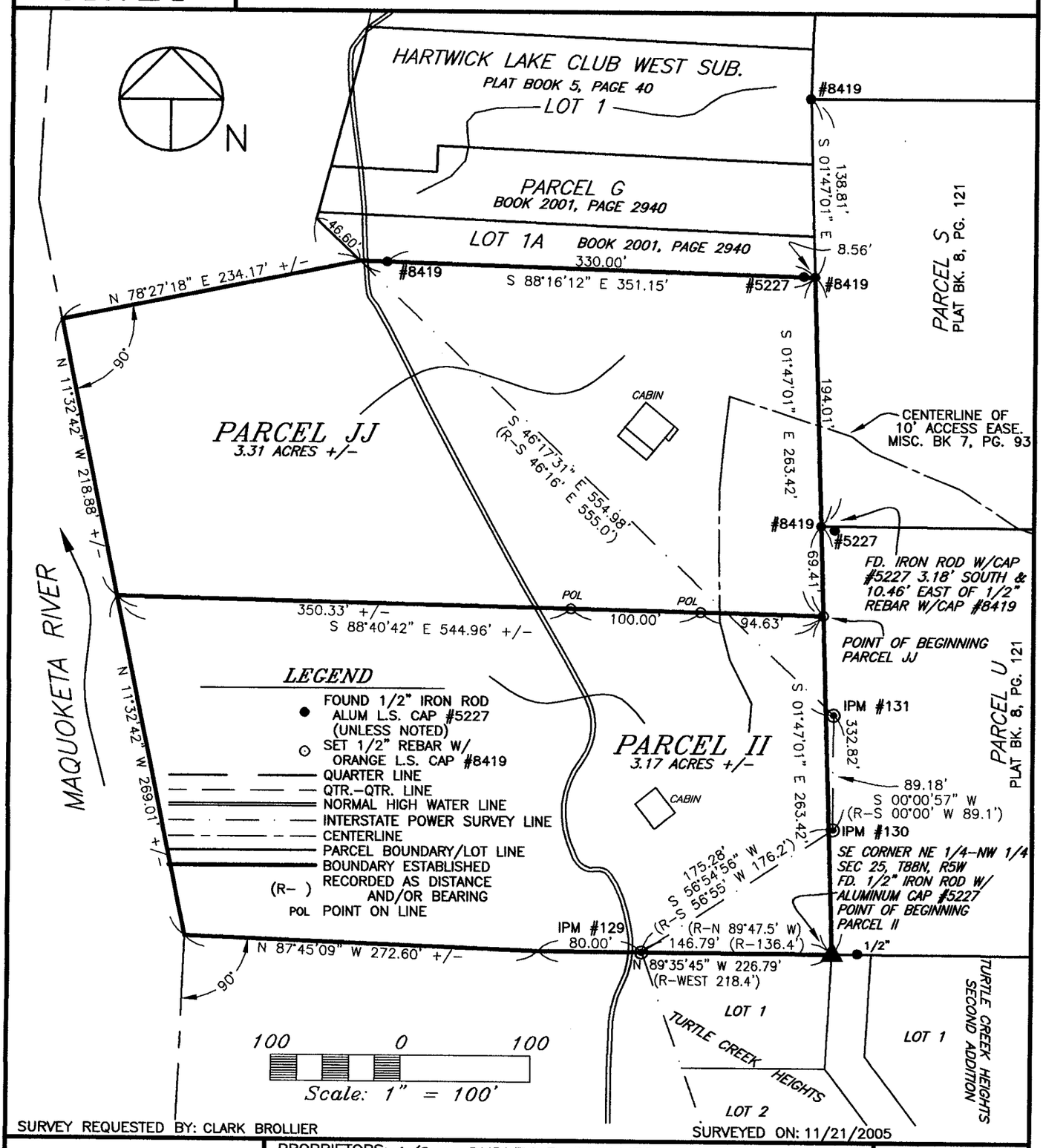
Book 2005 Page 4538
Document 2005 4538 Type 06 002 Pages 3
Date 12/28/2005 Time 4:03 PM
Rec Amt $17.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL II & PARCEL JJ; PART OF THE NE 1/4 – NW 1/4
SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: CLARK BROLLIER

SURVEYED ON: 11/21/2005

PROPRIETORS: 1/2 – DUDLEY E. BROLLIER
1/2 – CLARK D. BROLLIER

PROJECT NO. 05-83/01-51

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 12/28/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

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

SCALE: 1"=100'
DATE: 11/29/2005
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

BOOK 2005 PAGE 4538

LEGAL DESCRIPTION:

PARCEL II, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF 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 3.17 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot 1 of Turtle Creek Heights, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, and being the Southwest Corner of Parcel U, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Lot 1 and Westerly extension thereof, North 89° 35' 45" West, 226.79 feet, more or less;

THENCE along a line perpendicular to the centerline of the Maquoketa River, North 87° 45' 09" West, to the centerline of the Maquoketa River, 272.60 feet, more or less;

THENCE along the centerline of the Maquoketa River, North 11° 32' 42" West, 269.01 feet, more or less;

THENCE South 88° 40' 42" East, to the Westerly Line of said Parcel U, 544.96 feet, more or less;

THENCE along the Westerly Line of said Parcel U, South 01° 47' 01" East, 263.42 feet to the **POINT OF BEGINNING**;

Containing a total of 3.17 acres, more or less and subject to easements of record.

The Southerly Line of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, is assumed to bear South 88° 16' 12" East.

LEGAL DESCRIPTION:

PARCEL JJ, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF 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 3.31 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northeast Corner of Lot 1 of Turtle Creek Heights, as recorded in Book 2 of Plats, Page 190 in the Office of the Delaware County Recorder, and being the Southwest Corner of Parcel U, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of said Parcel U, North 01° 47' 01" West, 263.42 feet to the **POINT OF BEGINNING**;

THENCE North 88° 40' 42" West, to the centerline of the Maquoketa River, 544.96 feet, more or less;

THENCE along the centerline of the Maquoketa River, North 11° 32' 42" West, 218.88 feet, more or less;

THENCE North 78° 27' 18" East, to the Southwest Corner of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, being on the 1965 Interstate Power Survey Line, 234.17 feet, more or less;

THENCE along the Southerly Line of said Lot 1A, South 88° 16' 12" East, to the Southeast Corner of said Lot 1A, being on the Westerly Line of Parcel S, as recorded in Book 8 of Plats, Page 121 in the Office of the Delaware County Recorder, 351.15 feet;

THENCE along the Westerly Line of said Parcel S and said Parcel U, South 01° 47' 01" East, 263.42 feet to the **POINT OF BEGINNING**;

Containing a total of 3.31 acres, more or less, and subject to easements of record.

The Southerly Line of Lot 1A of Hartwick Lake Club West Subdivision, as recorded in Book 2001, Page 2940 in the Office of the Delaware County Recorder, is assumed to bear South 88° 16' 12" East.