SHARON McCRABB
DELAWARE COUNTY AUDITOR

FILED
JUL 26 2006

CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

FILED
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Book 2006 Page 2711

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

KEITH'S HARTWICK HILL ESTATES; A SUBDIVISION OF PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.

LEGAL DESCRIPTION:

KEITH'S HARTWICK HILL ESTATES: A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 29.2147 acres, including 4.0222 acres of public road right of way, subject to easements of record, divided into Six (6) Lots numbered Lot 1 through Lot 6, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty (30), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Northwest Corner of Lot 1 of Sands Subdivision, as recorded in Book 8 of Plats, Page 107 in the Office of the Delaware County Recorder;

THENCE along the Westerly Line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirty (30), North 00° 21' 59" East, to the Northwest Corner of the Northwest Quarter (SW 1/4) of the Southwest Quarter (NW 1/4) of said Section Thirty (30), 2651.82 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirty (30), South 89° 39' 06" East, to the centerline of 220th Avenue, 86.13 feet;

THENCE along the centerline of 220th Avenue along a circular curve concave Easterly having an arc length of 150.91 feet, said circular curve having a radius of 1762.95 feet, a central angle of 04° 54' 17", a chord length of 150.86 feet, and a chord bearing of South 07° 56' 23" East;

THENCE continuing along the centerline of 220th Avenue, South 10° 23' 31" East, 286.84 feet;

THENCE continuing along the centerline of 220th Avenue along a circular curve concave Easterly having an arc length of 646.94 feet, said circular curve having a radius of 1909.86 feet, a central angle of 19° 24' 29", a chord length of 643.85 feet, and a chord bearing of South 20° 05' 46" East;

THENCE continuing along the centerline of 220th Avenue, South 29° 48' 01" East, 517.40 feet;

THENCE continuing along the centerline of 220th Avenue along a circular curve concave Westerly having an arc length of 529.66 feet, said circular curve having a radius of 818.51 feet, a central angle of 37° 04' 35", a chord length of 520.47 feet, and a chord bearing of South 11° 15' 43" East;

THENCE continuing along the centerline of 220th Avenue, South 07° 16' 35" West, to the Southerly Line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty (30), 649.33 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Thirty (30), and the Northerly Line of Lot 1 of said Sands Subdivision, South 89° 01' 19" West, 673.53 feet to the POINT OF BEGINNING;

Containing 29.2147 acres, including 4.0222 acres of public road right of way, subject to easements of record, and divided into Six (6) Lots numbered Lot 1 through Lot 6.

The Westerly Line of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 21' 59" East.

SURVEY REQUESTED BY: KENNETH KEITH

SURVEYED ON: 6/6,13, & 21/2006

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-4

PROPRIETORS: *Kenneth L. & LaRue J. Keith*

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 7/14/06

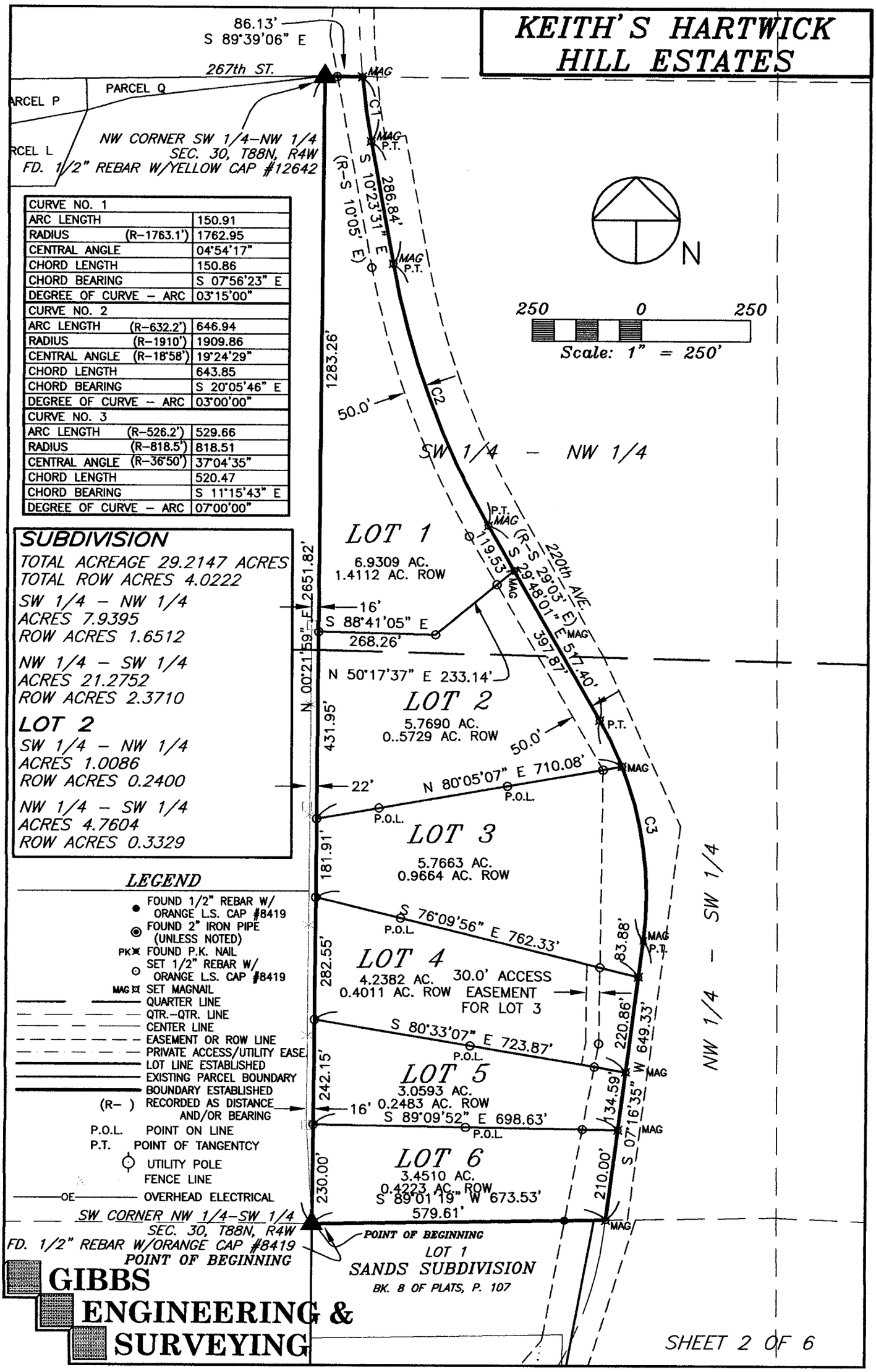
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

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

PROJECT NO. 06-46
SCALE: SEE SHT.2-4
DATE: 6/23/2006
DRAWN BY: RLR/JDG
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 6

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KEITH'S HARTWICK HILL ESTATES



CURVE NO. 1	
ARC LENGTH	150.91
RADIUS (R-1763.1')	1762.95
CENTRAL ANGLE	04°54'17"
CHORD LENGTH	150.86
CHORD BEARING	S 07°56'23" E
DEGREE OF CURVE - ARC	03°15'00"
CURVE NO. 2	
ARC LENGTH (R-632.2')	646.94
RADIUS (R-1910')	1909.86
CENTRAL ANGLE (R-18°58')	19°24'29"
CHORD LENGTH	643.85
CHORD BEARING	S 20°05'46" E
DEGREE OF CURVE - ARC	03°00'00"
CURVE NO. 3	
ARC LENGTH (R-526.2')	529.66
RADIUS (R-818.5')	818.51
CENTRAL ANGLE (R-36°50')	37°04'35"
CHORD LENGTH	520.47
CHORD BEARING	S 11°15'43" E
DEGREE OF CURVE - ARC	07°00'00"

SUBDIVISION

TOTAL ACREAGE 29.2147 ACRES
TOTAL ROW ACRES 4.0222

SW 1/4 - NW 1/4
ACRES 7.9395
ROW ACRES 1.6512

NW 1/4 - SW 1/4
ACRES 21.2752
ROW ACRES 2.3710

LOT 2

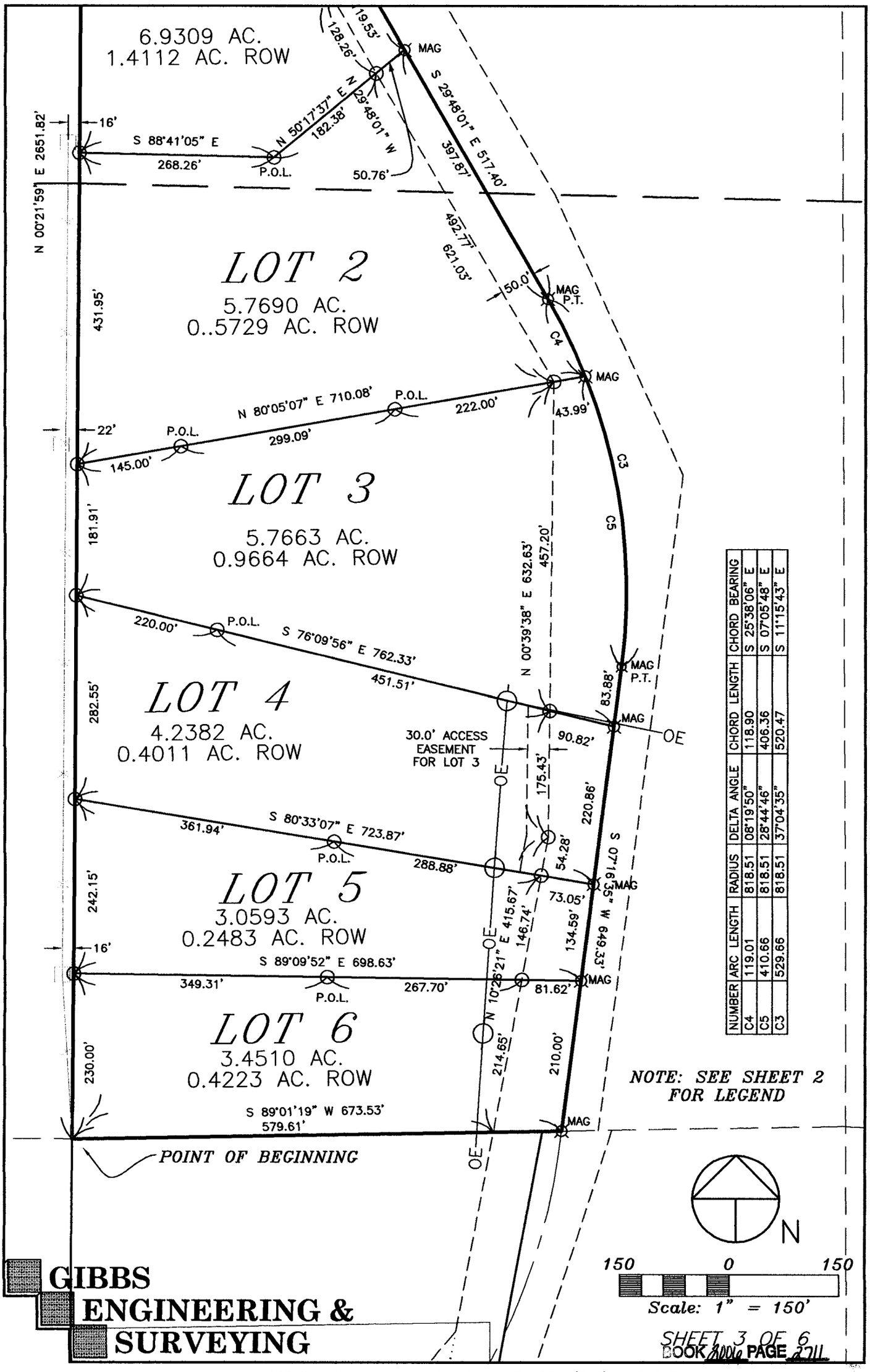
SW 1/4 - NW 1/4
ACRES 1.0086
ROW ACRES 0.2400

NW 1/4 - SW 1/4
ACRES 4.7604
ROW ACRES 0.3329

LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- FOUND 2" IRON PIPE (UNLESS NOTED)
- PK FOUND P.K. NAIL
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAGNAIL
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PRIVATE ACCESS/UTILITY EASE.
- LOT LINE ESTABLISHED
- EXISTING PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING
- P.O.L. POINT ON LINE
- P.T. POINT OF TANGENTCY
- UTILITY POLE
- FENCE LINE
- OE OVERHEAD ELECTRICAL

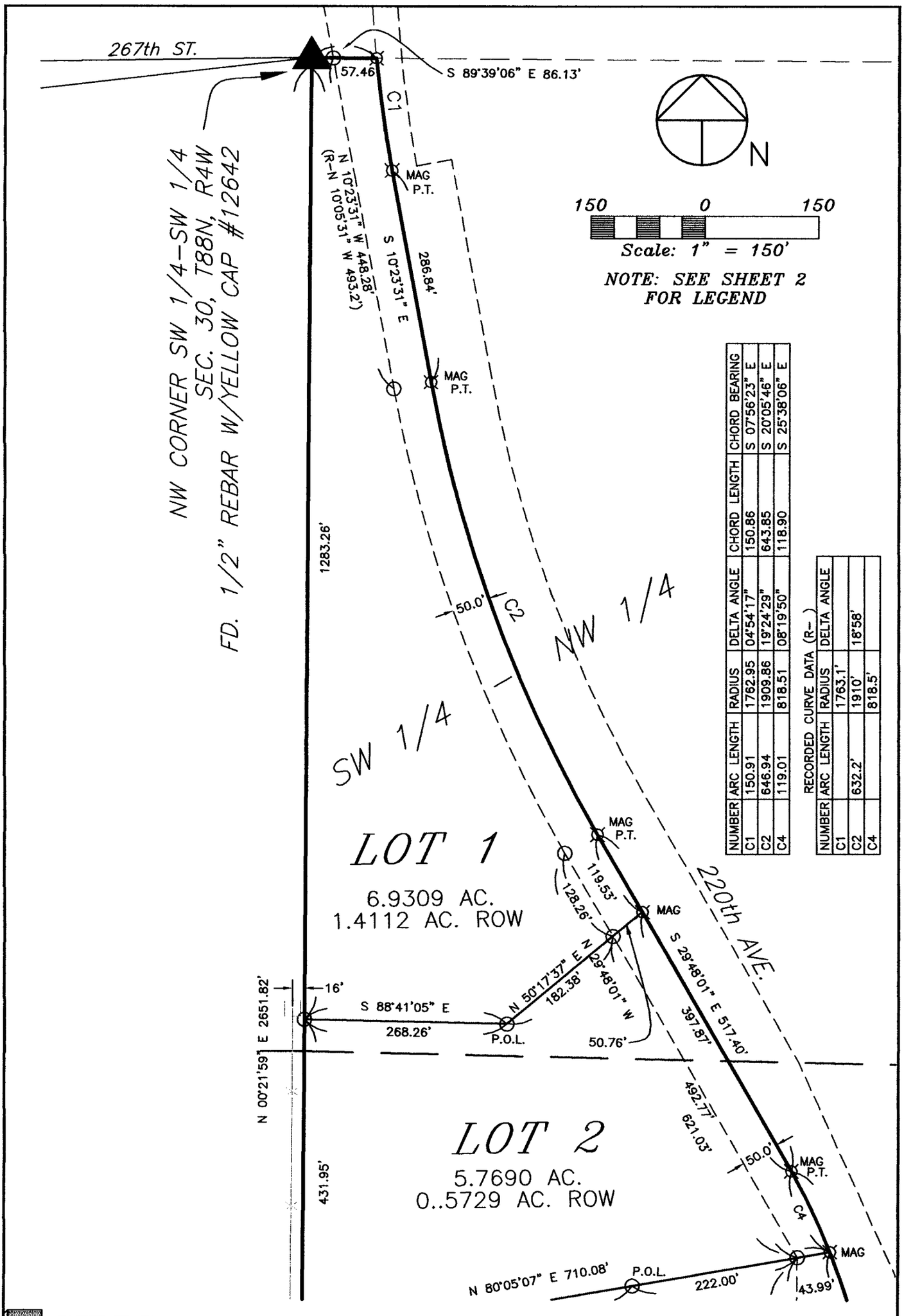
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NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C4	119.01	818.51	08°19'50"	118.90	S 25°38'06" E
C5	410.66	818.51	28°44'46"	406.36	S 07°05'48" E
C3	529.66	818.51	37°04'35"	520.47	S 11°15'43" E

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NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	150.91	1762.95	04°54'17"	150.86	S 07°56'23" E
C2	646.94	1909.86	19°24'29"	643.85	S 20°05'46" E
C4	119.01	818.51	08°19'50"	118.90	S 25°38'06" E

RECORDED CURVE DATA (R–)

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE
C1		1763.1'	
C2	632.2'	1910'	18°58'
C4		818.5'	

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OWNER'S ACKNOWLEDGMENT

I Kenneth L. Keith and LaRue J. Keith 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.

Kenneth L. Keith

LaRue J. Keith

State of Iowa)
)
County of DELAWARE) ss:

On this 14th day of July A.D. 2006, before me a Notary Public in and for said State, personally appeared Kenneth L. Keith and LaRue J. Keith 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.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Delaware, County, Iowa, have examined the abstract of title to the land included in ***Keith's Hartwick Hill Estates,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated July 14, 2006.

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 20th day of June, A.D., 2006, 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 Kenneth L. Keith and LaRue J. Keith, each as to an undivided one-half interest.

Dated at Manchester, Iowa, in said County, this 24th day of July, 2006.

Mary Lou Tracey
Attorney at Law

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Keith's Hartwick Hill Estates***, 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 26th day of July, 2006, before me Donna M. Kunde, 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.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

Donna M. Kunde

Notary Public

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Keith's Hartwick Hill Estates,*** 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, Pam Klein dep 7/26/06

Carolyn A. Wilson, County Treasurer Date

APPROVAL OF AUDITOR

I, **Sharon McCrabb**, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of ***Keith's Hartwick Hill Estates***, a subdivision in Delaware County, Iowa.

Sharon McCrabb

Sharon McCrabb, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 26th day of July, 2006, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared **Sharon McCrabb**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Donna M. Kunde

Notary Public

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06