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SEP 07 2006
SHARON McCRABB
DELAWARE COUNTY AUDITOR

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SEP 7 2006
CHERI BOEDING-ORCUTT
DELAWARE COUNTY ASSESSOR

Book 2006 Page 3300
Document 2006 3300 Type 06 002 Pages 3
Date 9/07/2006 Time 9:43:05AM
Rec Amt $17.00

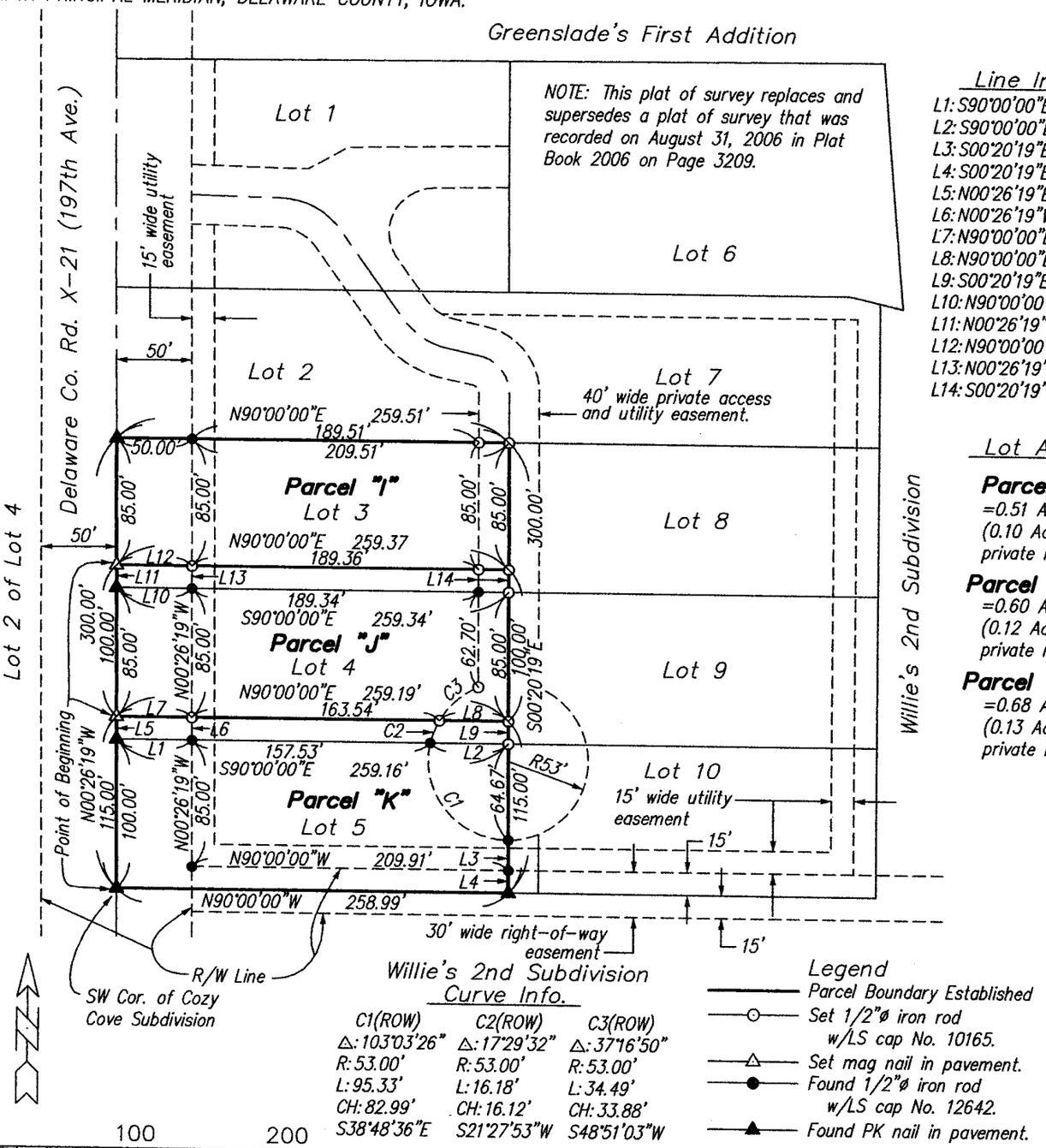
DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

MOHN SURVEYING • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067

PLAT OF SURVEY

of

PARCEL 1, PARCEL J, AND PARCEL K; ALL IN LOT 3, LOT 4, AND LOT 5 OF COZY COVE SUBDIVISION OF LOT 1 THROUGH LOT 7 OF WILLIE'S SECOND SUBDIVISION BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4-SE1/4) OF SECTION 15 AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



NOTE: This plat of survey replaces and supersedes a plat of survey that was recorded on August 31, 2006 in Plat Book 2006 on Page 3209.

Line Info.

L1: S90°00'00"E-50.00'
L2: S90°00'00"E-51.63'
L3: S00°20'19"E-20.33'
L4: S00°20'19"E-15.00'
L5: N00°26'19"E-15.00'
L6: N00°26'19"W-15.00'
L7: N90°00'00"E-50.00'
L8: N90°00'00"E-45.64'
L9: S00°20'19"E-15.00'
L10: N90°00'00"E-50.00'
L11: N00°26'19"W-15.00'
L12: N90°00'00"E-50.00'
L13: N00°26'19"W-15.00'
L14: S00°20'19"E-15.00'

Lot Areas

Parcel "I"
=0.51 Acres
(0.10 Acres in private road ROW)

Parcel "J"
=0.60 Acres
(0.12 Acres in private road ROW)

Parcel "K"
=0.68 Acres
(0.13 Acres in private road ROW)

Willie's 2nd Subdivision Curve Info.

C1(ROW)	C2(ROW)	C3(ROW)
Δ: 103°03'26"	Δ: 17°29'32"	Δ: 37°16'50"
R: 53.00'	R: 53.00'	R: 53.00'
L: 95.33'	L: 16.18'	L: 34.49'
CH: 82.99'	CH: 16.12'	CH: 33.88'
S38°48'36"E	S21°27'53"W	S48°51'03"W

Legend

- Parcel Boundary Established
- Set 1/2"ø iron rod w/LS cap No. 10165.
- Set mag nail in pavement.
- Found 1/2"ø iron rod w/LS cap No. 12642.
- Found PK nail in pavement.

0 100 200

Scale 1" = 100'

Proprietor(s):
Dave Fink
Survey requested by:
Dave Fink

Sheet No. 1 of 3
Surveyed: Aug., 2006
Sep't. 6, 2006 Drawn By: ARL
C:\Drawings\Surveys\2006\Delaware\DFink\Fink1.dwg

SEAL

LICENSED LAND SURVEYOR
ROGER R. MOHN
10165
IOWA

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.

Roger R. Mohn September 6, 2006

Roger R. Mohn Date

License Number 10165
My license renewal date is December 31, 2006
Pages or sheets covered by this seal:
Sheet 1 of 3 through 3 of 3.

PLAT OF SURVEY OF:

Parcel 'I' being part of Lot Three (3) of Cozy Cove Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision being part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section Fifteen (15) and part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 14; all in Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.51 acres, more or less, and more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of Cozy Cove Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision being part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section Fifteen (15) and part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 14, Township Eighty-eight (88) North, Range Five (5) West of the 5th P.M.; thence N 00°-26'-19" W, 215.00 feet along the west line of said Cozy Cove Subdivision to the Point of Beginning; thence N 00°-26'-19" W, 85.00 feet along the west line of said Cozy Cove Subdivision; thence N 90°-00'-00" E, 259.51 feet; thence S 00°-20'-19" E, 85.00 feet; thence S 90°-00'-00" W, 259.37 feet to the Point of Beginning. Said described parcel contains 0.51 acres, more or less.

Parcel 'J' being part of Lot Three (3) and part of Lot Four (4) of Cozy Cove Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision being part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section Fifteen (15) and part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 14; all in Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.60 acres (0.09 acres of Lot 3 and 0.51 acres of Lot 4), more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of Cozy Cove Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision being part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section Fifteen (15) and part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 14, Township Eighty-eight (88) North, Range Five (5) West of the 5th P.M.; thence N 00°-26'-19" W, 115.00 feet along the west line of said Cozy Cove Subdivision to the Point of Beginning; thence N 00°-26'-19" W, 100.00 feet along the west line of said Cozy Cove Subdivision; thence N 90°-00'-00" E, 259.37 feet; thence S 00°-20'-19" E, 100.00 feet; thence S 90°-00'-00" W, 259.19 feet to the Point of Beginning. Said described parcel contains a total of 0.60 acres, more or less.

Parcel 'K' being part of Lot Four (4) and all of Lot Five (5) of Cozy Cove Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision being part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section Fifteen (15) and part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 14; all in Township Eighty-eight (88) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.68 acres (0.09 acres of Lot 4 and 0.59 acres in Lot 5), more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of Cozy Cove Subdivision of Lot One (1) through Lot Seven (7) of Willie's Second Subdivision being part of the Southeast Quarter of the Northeast Quarter (SE1/4-NE1/4) and part of the Northeast Quarter of the Southeast Quarter (NE1/4-SE1/4) of Section Fifteen (15) and part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 14, Township Eighty-eight (88) North, Range Five (5) West of the 5th P.M. which is the Point of Beginning; thence N 00°-26'-19" W, 115.00 feet along the west line of said Cozy Cove Subdivision; thence N 90°-00'-00" E, 259.19 feet; thence S 00°-20'-19" E, 115.00 feet; thence S 90°-00'-00" W, 258.99 feet to the Point of Beginning. Said described parcel contains a total of 0.68 acres, more or less.

NOTE: The West line of Cozy Cove Subdivision is assumed to bear N 00°-26'-19" W.