Book 2014 Page 598

Document 2014 598 Type 06 002 Pages 12
Date 3/14/2014 Time 2:46:04PM
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FILED
MAR 14 2014
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
MAR 14 2014
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

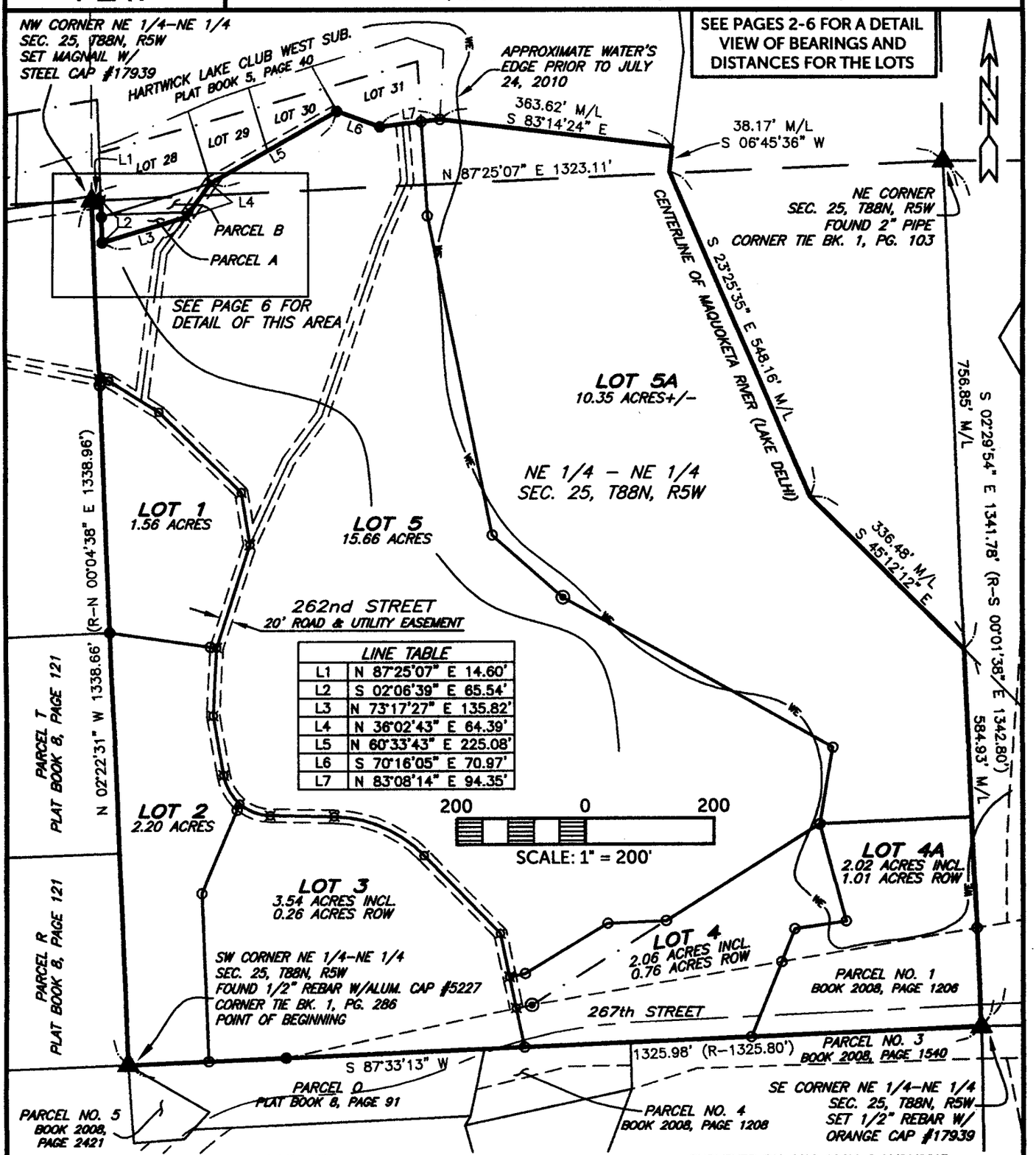
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

HARTWICK LAKE CLUB WEST THIRD SUBDIVISION

PART OF THE NE 1/4 - NE 1/4 OF SEC. 25 & PART OF THE SE 1/4 - SE 1/4, SEC. 24
ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SEE PAGES 2-6 FOR A DETAIL VIEW OF BEARINGS AND DISTANCES FOR THE LOTS

LINE TABLE	
L1	N 87°25'07" E 14.60'
L2	S 02°06'39" E 65.54'
L3	N 73°17'27" E 135.82'
L4	N 36°02'43" E 64.39'
L5	N 60°33'43" E 225.08'
L6	S 70°16'05" E 70.97'
L7	N 83°08'14" E 94.35'

SURVEY REQUESTED BY: MARCHETA COOEY-LUX

SURVEYED ON: 4/12, 10/11, & 11/21/2013

PROPRIETORS: 1/2 INTEREST: MARCHETA R. COOEY
1/2 INTEREST: MARCHETA R. COOEY & RALPH DOUGLAS COOEY, TRUSTEES OF THE ARCHIE W. COOEY JR. TRUST

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-8

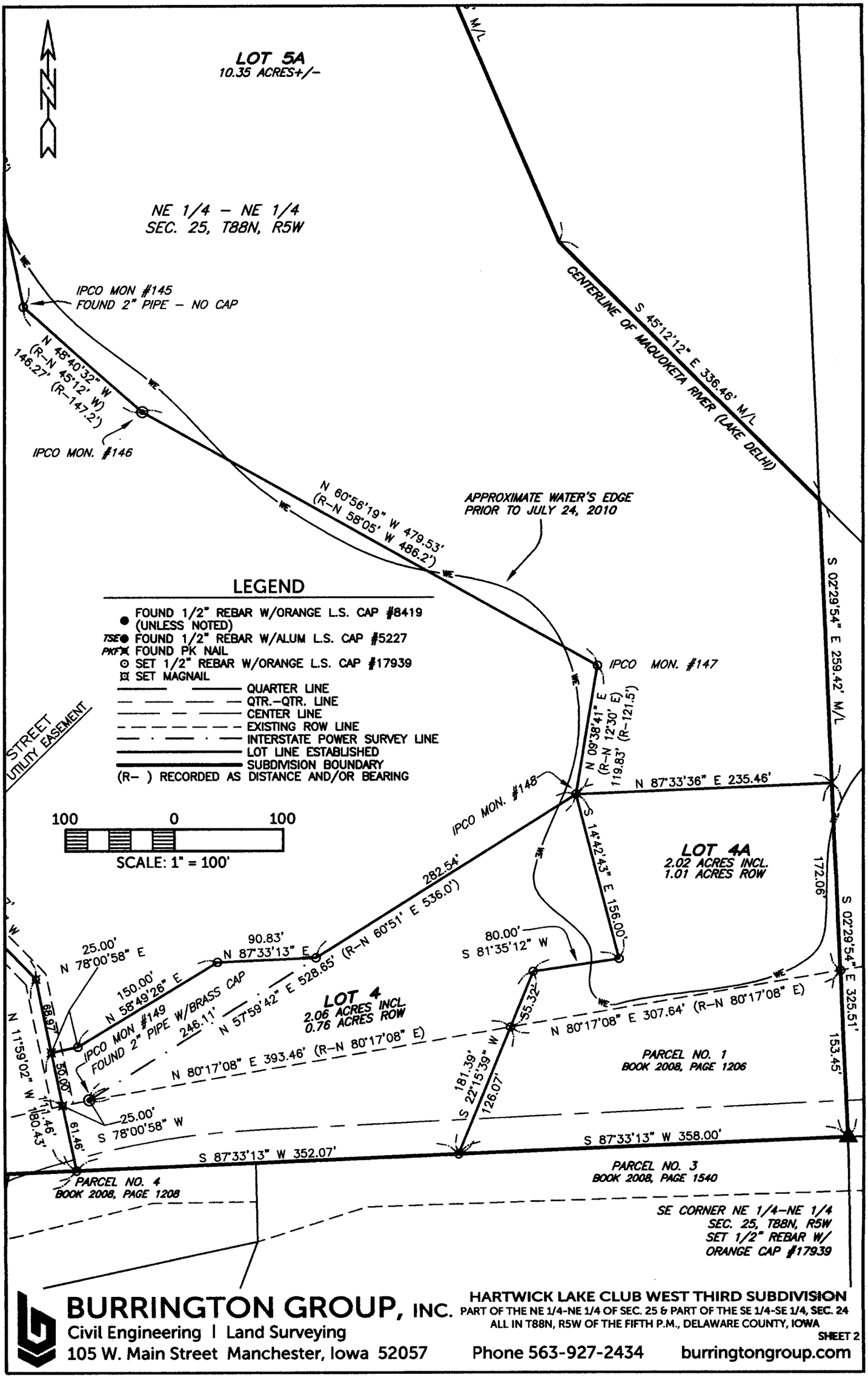
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

3-14-2014

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

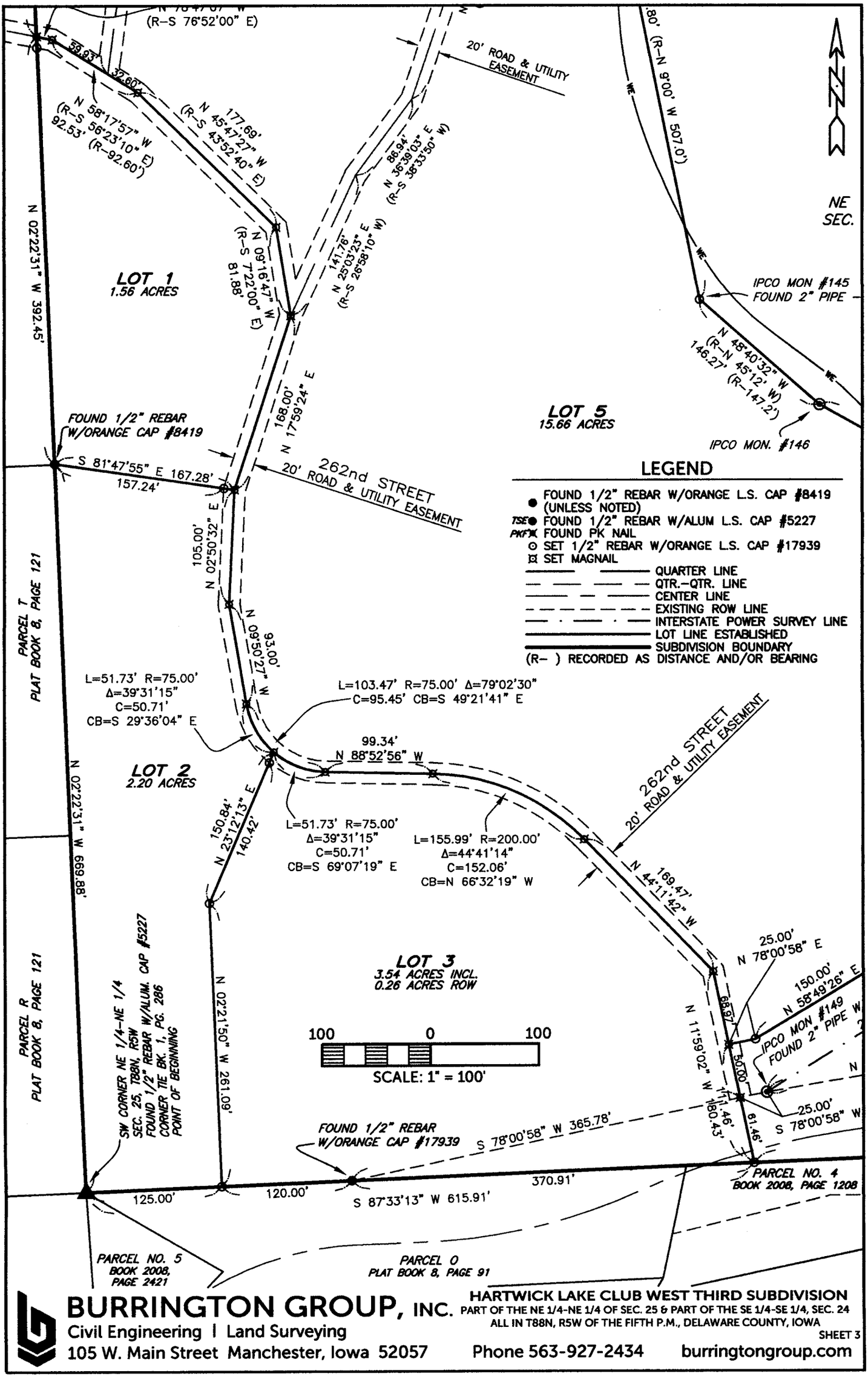
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 13-20	
SCALE: 1"=200'/1"=100'	
DATE: 2/6/2014	
DRAWN BY: RLR	
CHECKED BY: DDK/JAW	
GPS BOX: LAKE DELHI	
SHEET 1 OF 12	



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105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
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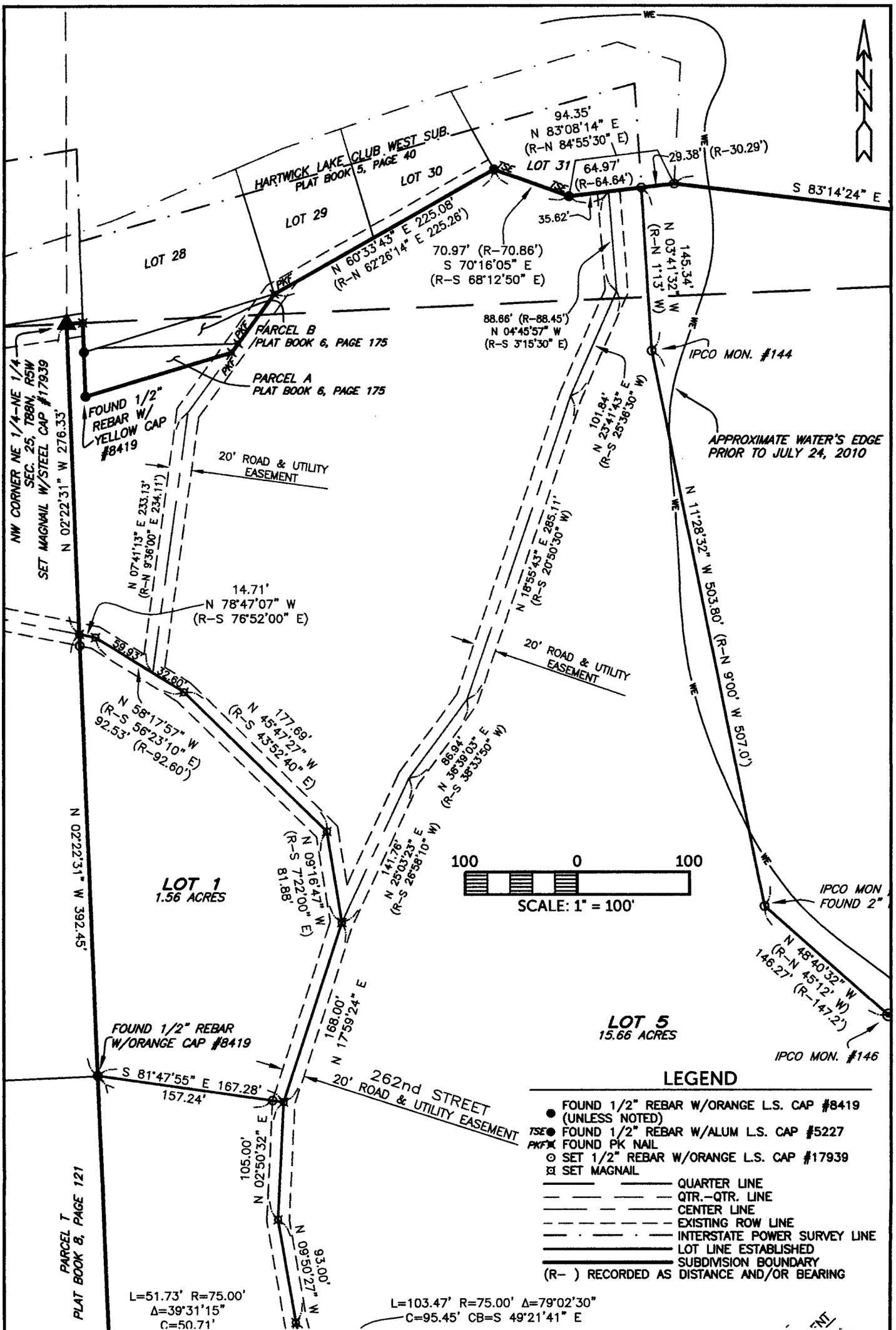
HARTWICK LAKE CLUB WEST THIRD SUBDIVISION
PART OF THE NE 1/4-NE 1/4 OF SEC. 25 & PART OF THE SE 1/4-SE 1/4, SEC. 24
ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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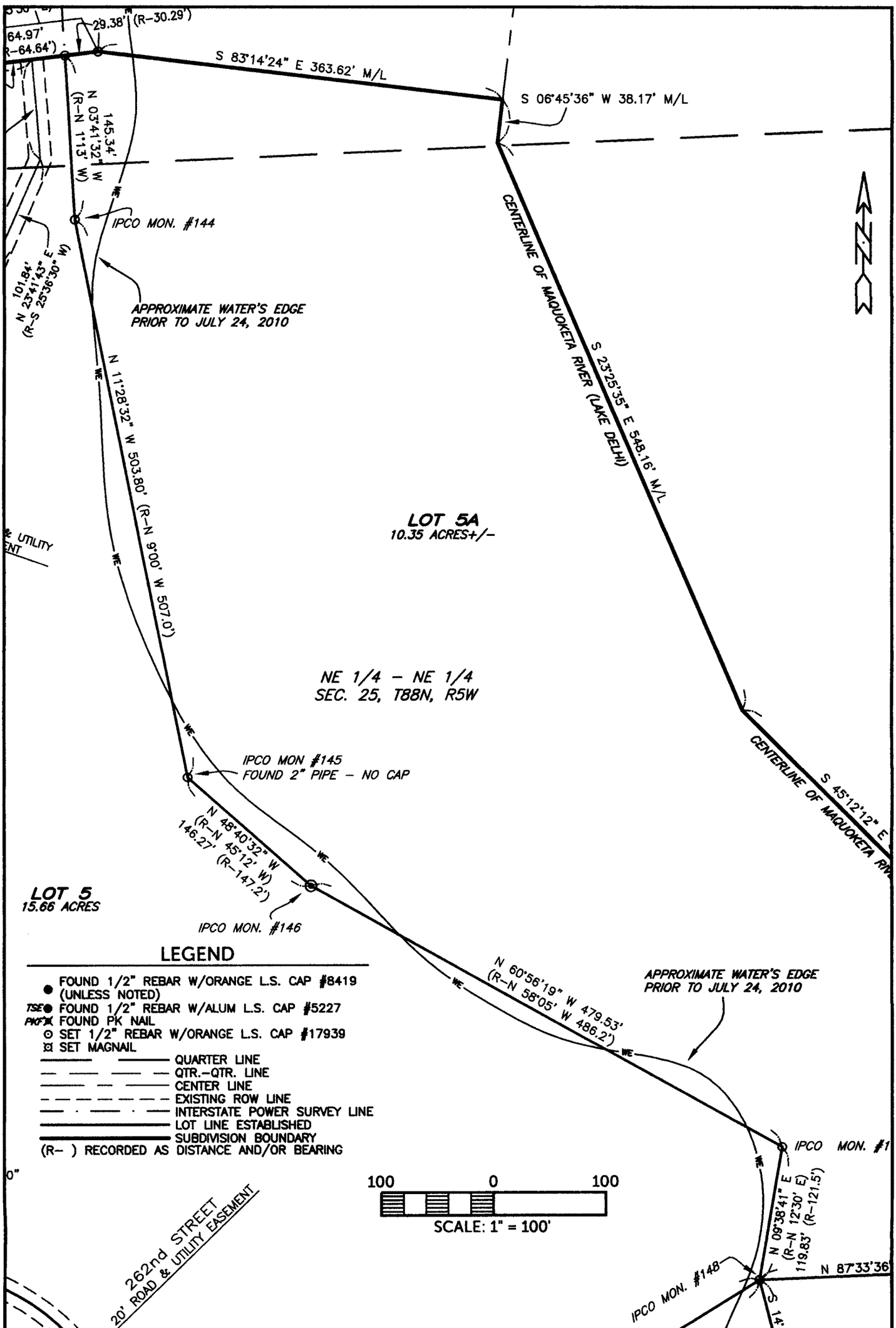
HARTWICK LAKE CLUB WEST THIRD SUBDIVISION

PART OF THE NE 1/4-NE 1/4 OF SEC. 25 & PART OF THE SE 1/4-SE 1/4, SEC. 24 ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



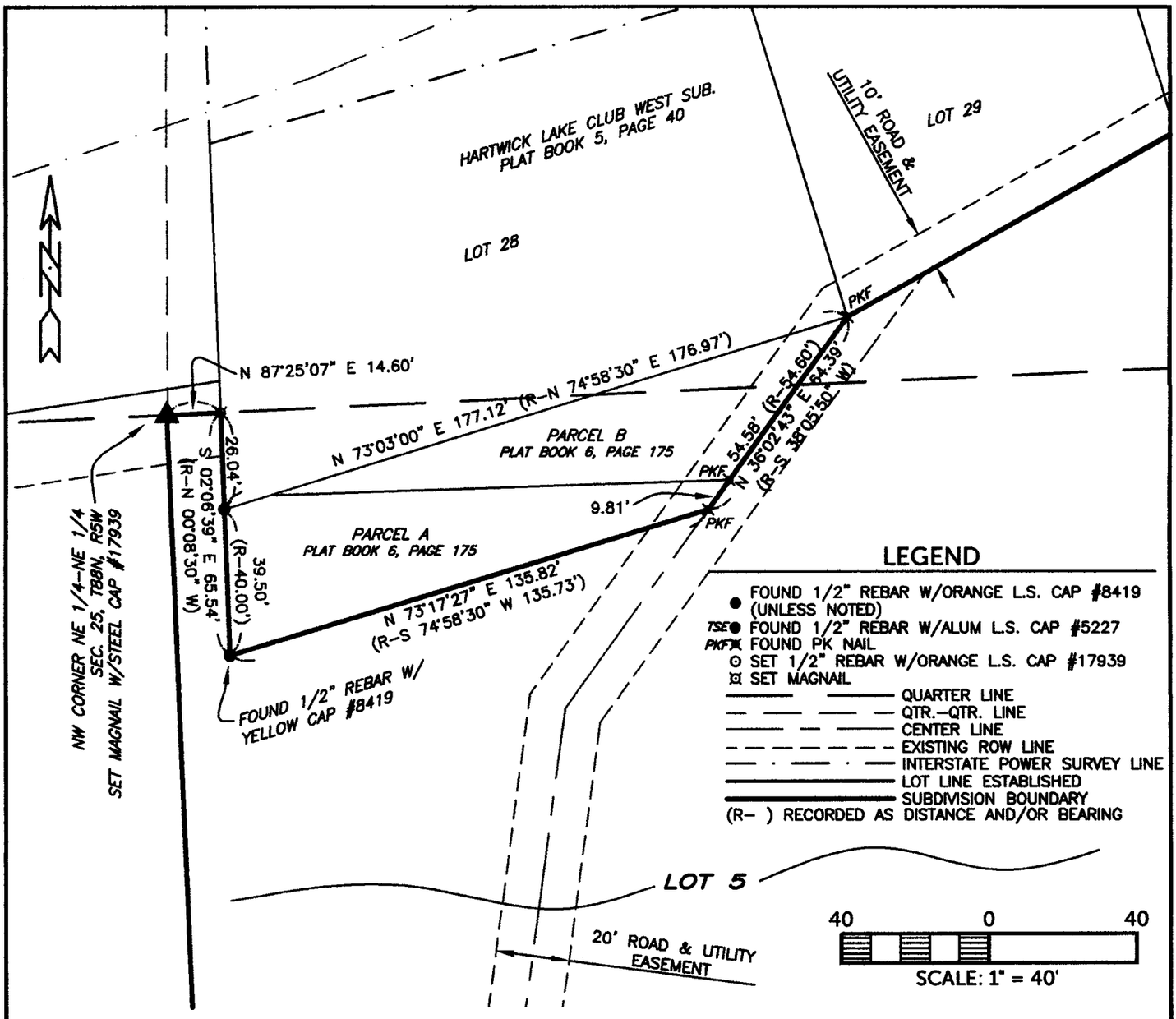
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SHEET 5



BURRINGTON GROUP, INC.
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HARTWICK LAKE CLUB WEST THIRD SUBDIVISION
PART OF THE NE 1/4-NE 1/4 OF SEC. 25 & PART OF THE SE 1/4-SE 1/4, SEC. 24
ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

HARTWICK LAKE CLUB WEST THIRD SUBDIVISION, PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FIVE (25), AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 37.39 acres, more or less, including 2.03 acres of public road right of way, divided into seven (7) lots numbered Lot 1 through Lot 5, Lot 4A and Lot 5A, subject to easements of record or not of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Southeast Corner of Parcel R, as recorded in Plat Book 8, Page 121;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-Five (25), being the Easterly Line of said Parcel R and the Easterly Line of Parcel T, as recorded in Plat Book 8, Page 121, North 02° 22' 31" West, to the Northwest Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-Five (25), 1338.66 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-Five (25), North 87° 25' 07" East, to the Westerly Line of Lot 28 of Hartwick Lake Club West Subdivision, as recorded in Plat Book 5, Page 40, 14.60 feet;

THENCE along the Westerly Line of said Lot 28, and the Westerly Line of Parcel A, as recorded in Plat Book 6, Page 175, South 02° 06' 39" East, to the Southwest Corner of said Parcel A, 65.54 feet;

THENCE along the Southerly Line of Parcel A, North 73° 17' 27" East, to the Southeast Corner of said Parcel A, 135.82 feet;

THENCE along the Easterly Line of said Parcel A, and the Easterly Line of Parcel B, as recorded in Plat Book 6, Page 175, North 36° 02' 43" East, to the Northeast Corner of said Parcel B, being the Southwest Corner of Lot 29 of said Hartwick Lake Club West Subdivision, 64.39 feet;

THENCE along the Southerly Line of said Lot 29 and Lot 30 of said Hartwick Lake Club West Subdivision, North 60° 33' 43" East, to the Southerly Line of Lot 31 of said Hartwick Lake Club West Subdivision, 225.08 feet;

THENCE along the Southerly Line of said Lot 31, South 70° 16' 05" East, 70.97 feet;

THENCE continuing along the Southerly Line of said Lot 31 and Easterly extension thereof, North 83° 08' 14" East, to a survey line as shown in the Plat of said Hartwick Lake Club West Subdivision, 94.35 feet;

THENCE South 83° 14' 24" East, to the centerline of the Maquoketa River (Lake Delhi) 363.62 feet, more or less;

THENCE along the centerline of the Maquoketa River (Lake Delhi), South 06° 45' 36" West, 38.17 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 23° 25' 35" East, 548.16 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 45° 12' 12" East, to the Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-Five (25), 336.48 feet, more or less;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-Five (25), South 02° 29' 54" East, to the Southeast Corner of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-Five (25), 584.93 feet, more or less;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of said Section Twenty-Five (25), South 87° 33' 13" West, 1325.98 feet to the **POINT OF BEGINNING**;

Containing a total of 37.39 acres, more or less, including 2.03 acres of public road right of way, divided into seven (7) lots numbered Lot 1 through Lot 5, Lot 4A and Lot 5A, and subject to easements of record or not of record.

The Southerly Line of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Twenty-Five (25), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 87° 33' 13" West.

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 my free consent, and in accordance with my desire.

Marcheta R. Cooey

State of Iowa)
)
County of Delaware) ss:

On this 27th day of February A.D. 2014, before me a Notary Public in and for said County, personally appeared Marcheta R. Cooey and 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 County

8/16/15

OWNER'S ACKNOWLEDGMENT

I, Marcheta R. Cooey, Trustee of the Archie W. Cooey Jr. Trust, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Marcheta R. Cooey, Trustee of the Archie W. Cooey Jr. Trust

State of Iowa)
)
County of Delaware) ss:

On this 27th day of February A.D. 2014, before me a Notary Public in and for said County, personally appeared Marcheta R. Cooey, Trustee of the Archie W. Cooey Jr. Trust and 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 County

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8/16/15

OWNER'S ACKNOWLEDGMENT

I, Ralph Douglas Cooey, Trustee of the Archie W. Cooey Jr. Trust, of Boulder County, State of Colorado, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Ralph Douglas Cooey, Trustee of the Archie W. Cooey Jr. Trust

State of Colorado)
)
County of Boulder) ss:

On this 8 day of March A.D. 2014, before me a Notary Public in and for said County, personally appeared Ralph Douglas Cooey, Trustee of the Archie W. Cooey Jr. Trust and 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 County

LEXI T CAIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134071202
MY COMMISSION EXPIRES November 20, 2017

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 WEST THIRD SUBDIVISION***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A Wilson Pam Klein 1st Dep
Carolyn A. Wilson, County Treasurer Date 3-14-14

APPROVAL OF AUDITOR

I, Carla Becker, 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 ***HARTWICK LAKE CLUB WEST THIRD SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla Becker Peggy Hildebrand Deputy Aud.
Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 14th day of March, 2014, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Carla Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-15

Donna M. Kunde
Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***HARTWICK LAKE CLUB WEST THIRD SUBDIVISION***, 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 14th day of March, 2014, before me Randy Rattenborg 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.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
3-17-14

Notary Public

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***HARTWICK LAKE CLUB WEST THIRD SUBDIVISION***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated March 14, 2014.

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 10th day of Feb., A.D., 2014, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in *.

Dated at Manchester, Iowa, in said County, this 19 day of February, 2014.

Attorney at Law -Thomas J. Hanson

* An undivided one-half interest in Marcheta R. Cooey; and
An undivided one-half interest in Marcheta R. Cooey and Ralph Douglas Cooey as Trustees of the Archie W. Cooey, JR. Trust.