COUNTY: DELAWARE
SECTION 24, T 88 N, R 5W
ALIQUOT PART: SW 1/4 - SE 1/4
CITY:
SUBDIVISION:
BLOCK:
LOTS:
PROPRIETOR: 1/2: MARCHETA R. COOEY, 1/2: MARCHETA R. COOEY &
RALPH DOUGLAS COOEY, TRUSTEES OF THE ARCHIE W. COOEY JR. TRUST
REQUESTED BY: MIKE ROONEY

FILED
DEC 30 2016
DELAWARE
COUNTY ASSESSOR

FILED
DEC 30 2016
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2016 Page 3634
Document 2016 3634 Type 06 002 Pages 2
Date 12/30/2016 Time 2:21:54PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2016-45, PART OF THE SW 1/4 - SE 1/4; PARCEL 2016-46, PART OF THE SW 1/4 - SE 1/4;
PARCEL 2016-47, PART OF THE SW 1/4 - SE 1/4
ALL IN SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2016-45, Part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) 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 0.61 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Westerly most corner of Lot 22 of Hartwick Lake Club West Subdivision, as recorded in Plat Book 5, Page 40;

THENCE along the Southerly Line of said Lot 22, South 58° 53' 57" East, 85.75 feet;

THENCE South 10° 17' 43" West, 126.31 feet;

THENCE South 34° 47' 47" East, 74.76 feet to the South Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along said South Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-four (24), South 87° 25' 06" West, 200.70 feet to the intersection of a Southwesterly extension of the Westerly Line of said Lot 22;

THENCE North 24° 06' 55" East along said Southwesterly extension, 261.85 feet to the POINT OF BEGINNING;

Containing a total of 0.61 acres and subject to easements of record.

LEGAL DESCRIPTION:

PARCEL 2016-46, Part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) 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 2.81 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the S 1/4 Corner of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Southeast Corner Hartwick Lake Club West Second Subdivision, as recorded in Book 1999, Page 3326;

THENCE along the Easterly Line of said Hartwick Lake Club West Second Subdivision, North 00° 10' 30" East, 506.83 feet to the Northeast Corner of said Hartwick Lake Club West Second Subdivision, being on the Southerly Line of Hartwick Lake Club West Subdivision, as recorded in Plat Book 5, Page 40;

THENCE along the Southerly Line of said Hartwick Lake Club West Subdivision, North 89° 23' 13" East, 74.27 feet;

THENCE continuing along the Southerly Line of said Hartwick Lake Club West Subdivision, South 46° 42' 59" East, 199.65 feet;

THENCE continuing along the Southerly Line of said Hartwick Lake Club West Subdivision, South 43° 27' 51" East, 167.14 feet;

THENCE South 24° 06' 55" West, 261.85 feet to the South Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-four (24);

THENCE along said South Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-four (24), South 87° 25' 06" West, 229.36 feet to the POINT OF BEGINNING;

Containing a total of 2.81 acres and subject to easements of record.

LEGAL DESCRIPTION:

PARCEL 2016-47, Part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) 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 0.65 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the Westerly most corner of Lot 22 of Hartwick Lake Club West Subdivision, as recorded in Plat Book 5, Page 40;

THENCE along the Southerly Line of said Hartwick Lake Club West Subdivision, South 58° 53' 57" East, 85.75 feet, to the POINT OF BEGINNING;

THENCE continuing along the Southerly Line of said Hartwick Lake Club West Subdivision, South 58° 53' 57" East, 336.08 feet to the South Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-four (24);

THENCE along said South Line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-four (24), South 87° 25' 06" West, 267.95 feet;

THENCE North 34° 47' 47" West, 74.76 feet;

THENCE North 10° 17' 43" East, 126.31 feet to the POINT OF BEGINNING;

Containing a total of 0.65 acres and subject to easements of record.

SURVEYED ON: 9/19/2016
SURVEY REQUESTED BY: MIKE ROONEY
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

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

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.

12/30/16

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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

PROJECT NO. 16-065
SCALE: 1"=60'
DATE: 11/8/2016
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: LAKE DELHI
SHEET 1 OF 2

PARCEL 2016-45, PART OF THE SW 1/4 - SE 1/4; PARCEL 2016-46, PART OF THE SW 1/4 - SE 1/4; PARCEL 2016-47, PART OF THE SW 1/4 - SE 1/4

ALL IN SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LOT 16 — NO CAP — LOT 18 — METAL DETECTED IRON UNDER ASPHALT IN THIS LOCATION

LOT 1 — LOT 2 — LOT 3 — LOT 4 — LOT 5 — LOT 6 — LOT 7

HARTWICK LAKE CLUB WEST SECOND SUBDIVISION - BOOK 1999, PAGE 3326

HARTWICK LAKE CLUB WEST SUBDIVISION PLAT BOOK 5, PAGE 40

LOT 19 — LOT 20 — LOT 21 — LOT 22 — LOT 23 — LOT 24

MAQUOKETA RIVER
LAKE DELHI

INTERSTATE POWER LINE
PLAT BOOK 4, PAGE 44

NORMAL HIGH WATER LINE

SURVEY LINE SHOWN IN PLAT OF HARTWICK LAKE CLUB WEST

20.0' ROAD & UTILITY EASEMENT 262nd STREET

N 89°23'13" E 74.27' (R–S 88°22'50" E)

(R–90.00') (R–64.20') (R–64.21') (R–64.21') (R–64.21') (R–80.02') (R–79.98')

N 00°10'30" E 506.83' (R–S 02°11'56" W)

(R–121.55') S 46°42'59" E 199.65' (R–S 44°46'50" E)

(R–78.10') 28.81' S 43°27'51" E 167.14' (R–138.38') 138.33' (R–S 41°24'00" E 167.19')

N 24°06'55" E 127.38' (R–N 26°08'20" E 128.07') 95.85'

31.53'

S 56°57'32" E 156.18' (R–S 54°56'00" E 155.91')

S 36°25'39" E 71.54'

S 78°30'19" E 102.16'

21.58'

N 03°13'23" E 115.47' (R–N 05°07'10" E 137.01')

POINT OF BEGINNING PARCEL 2016-45

POINT OF BEGINNING PARCEL 2016-47

S 43°12'32" E 85.75' (R–S 41°24'00" E 99.71')

204.68'

28.85'

S 58°53'57" E 432.12' (R–S 57°07'10" E) (R–53.64')

336.08' (R–173.80')

S 10°17'43" W 126.31' (R–S 12°04'30" W) 97.48'

20.0' ROAD & UTILITY EASEMENT 262nd STREET

N 24°06'55" E 261.85'

N 60°06'43" E 135.35'

22.71'

49.36'

74.76'

25.40'

S 34°47'47" E 116.44' (R–S 33°01'00" E)

267.95'

893.05'

625.10'

188.88'

200.70'

229.36'

S 87°25'06" W 1323.11' – ASSUMED BEARING

41.66'

11.82'

PARCEL 2016-46
2.81 ACRES

PARCEL 2016-45
0.61 ACRES

PARCEL 2016-47
0.65 ACRES

SW 1/4 - SE 1/4
SEC. 24, T88N, R5W

S 1/4 CORNER
SEC. 24, T88N, R5W
FOUND IRON ROD W/ALUM CAP #5227
CORNER TIE BOOK 2, PAGE 152
POINT OF BEGINNING - PARCEL 2016-46

SE CORNER SW 1/4 - SE 1/4
SEC. 24, T88N, R5W
FOUND MAGNAIL W/STEEL CAP #17939
BOOK 2014, PAGE 687

60 0 60
SCALE: 1" = 60'

LEGEND

- ● FOUND 1/2"ø REBAR w/ ALUM CAP #5227
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAGNAIL
- SECTION LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

20.0' ROAD AND UTILITY EASEMENT (262nd STREET) IS SHOWN IN THE PLAT OF HARTWICK LAKE CLUB WEST SUBDIVISION AND ALSO ADDRESSED IN ITEM #8 IN THE PROTECTIVE COVENANTS RECORDED IN MISCELLANEOUS BOOK V, PAGE 147

BURRINGTON GROUP, INC.
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