COUNTY: DELAWARE
SECTION 19 , T 88 N, R4W
ALIQUOT PART: SW 1/4 - FR. SW 1/4
CITY:
SUBDIVISION: HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISION
BLOCK:
LOTS: 3 & 4
PROPRIETOR: SEE BELOW
REQUESTED BY: CHRIS STENDER

FILED
Delaware Co. Assessor
JAN 20 2017

FILED
Delaware Co. Auditor
JAN 20 2017

Book 2017 Page 239
Document 2017 239 Type 06 002 Pages 8
Date 1/20/2017 Time 2:20:45PM
Rec Amt $42.00

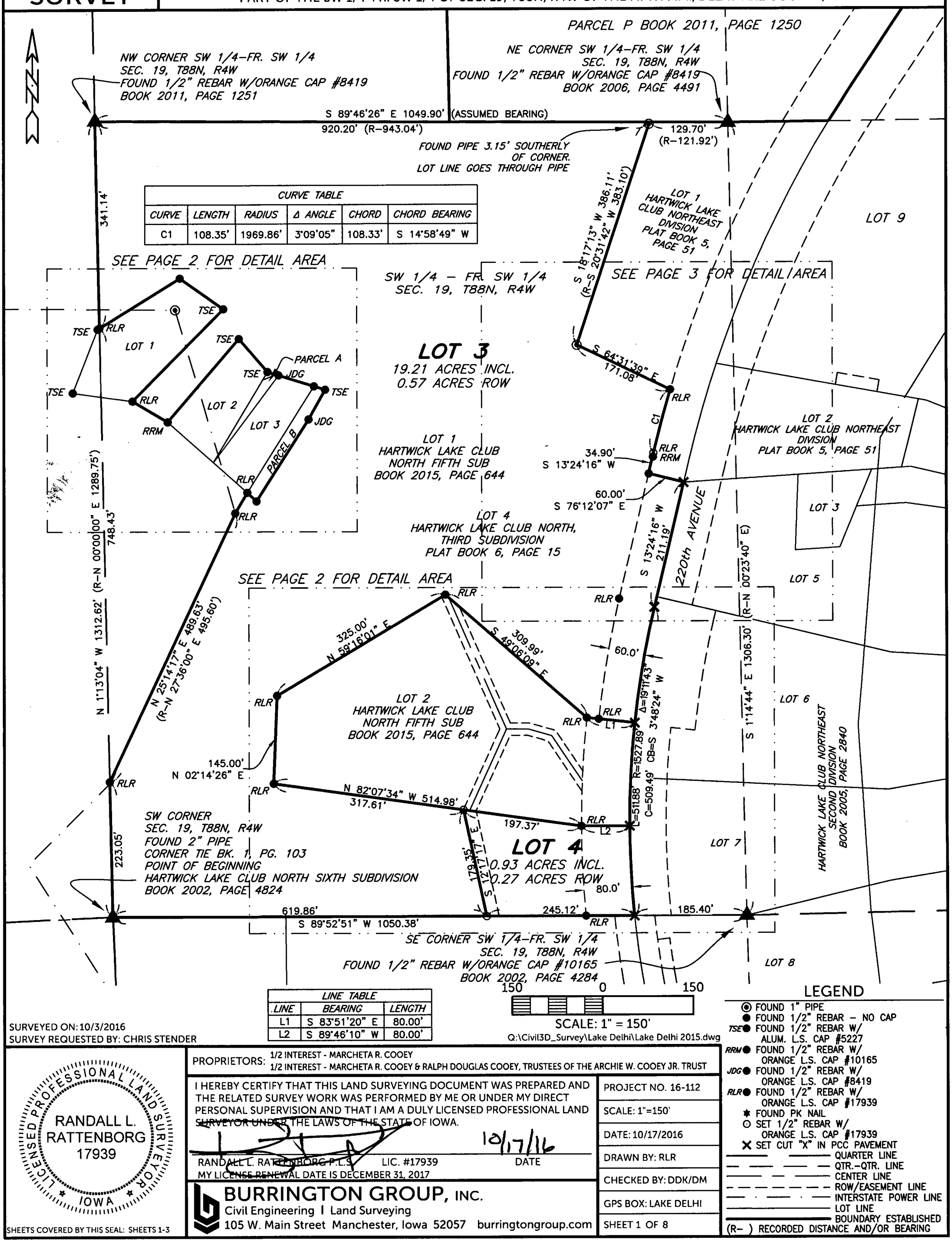
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISION

A SUBDIVISION OF LOT 1 OF HARTWICK LAKE CLUB NORTH FIFTH SUBDIVISION
PART OF THE SW 1/4-FR. SW 1/4 OF SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LINE TABLE

LINE	BEARING	LENGTH
L1	S 83°51'20" E	80.00'
L2	S 89°46'10" W	80.00'

SURVEYED ON: 10/3/2016
SURVEY REQUESTED BY: CHRIS STENDER

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LEGEND

- FOUND 1" PIPE
- FOUND 1/2" REBAR – NO CAP
- TSE FOUND 1/2" REBAR W/ ALUM. L.S. CAP #5227
- RRM FOUND 1/2" REBAR W/ ORANGE L.S. CAP #10165
- JDG FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- RLR FOUND 1/2" REBAR W/ ORANGE L.S. CAP #17939
- FOUND PK NAIL
- SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- SET CUT "X" IN PCC PAVEMENT
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- ROW/EASEMENT LINE
- INTERSTATE POWER LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED DISTANCE AND/OR BEARING

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1-3

PROPRIETORS: 1/2 INTEREST - MARCHETA R. COOEY
1/2 INTEREST - 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.

10/17/16

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. 16-112
SCALE: 1"=150'
DATE: 10/17/2016
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: LAKE DELHI
SHEET 1 OF 8

HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISION

A SUBDIVISION OF LOT 1 OF HARTWICK LAKE CLUB NORTH FIFTH SUBDIVISION
PART OF THE SW 1/4-FR. SW 1/4 OF SEC. 19, T88N, R4W OF THE FIFTH P.M.,
DELAWARE COUNTY, IOWA

NW CORNER SW 1/4-SW 1/4
SEC. 19, T88N, R4W
FOUND 1/2" REBAR
W/ORANGE CAP #8419
BK 2011, PG 1251

341.14' N 01°13'04" W

87.83' (R-87.66')
N 54°53'15" W
(R-S 52°41'31" E)

156.29'
S 58°29'32" W 159.76'
(R-N 60°45'25" E 159.74')

IP Co. #225

TSE

3.47'

TSE RLR

N 21°23'39" E 113.00'
(R-N 23°38'00" E 113.05')

LOT 1

N 44°44'45" E 213.87' (R-S 47°00'20" W 214.48')

TSE

N 82°05'34" W 99.67'
(R-N 79°40'00" W 99.16')

RLR

67.68'
N 59°24'24" W
(R-N 57°08'50" W)

RRM

S 40°43'10" W 181.13'
(R-N 42°58'30" E 181.80')

S 16°31'43" E 349.50'
(R-S 14°10' E 349.5')

LOT 2

N 48°35'41" W 175.79'
(R-N 46°21'00" W 175.00')

RLR

S 46°43'52" E 20.93'

IP Co. #224 RLR

N 30°29'53" E 39.37'

TSE

72.43'
N 40°50'54" W
(R-S 38°24'31" E)
(R-72.36')

TSE

N 73°09'35" W 19.17'
(R-S 70°25'02" E 19.47')

N 73°08'40" W 19.32'
(R-S 70°26'49" E 19.47')

JDG

61.53'
N 72°48'24" W
(R-S 70°24'31" E)
(R-61.08')

TSE

56.13'
N 29°23'10" E
(R-S 31°44'43" E)
(R-55.69')

JDG

N 32°40'59" E 160.21'
(R-S 34°46'54" W 160.00')

PARCEL A

PARCEL B

LOT 3

LOT 1
HARTWICK LAKE CLUB
NORTH FIFTH SUBDIVISION
BOOK 2015, PAGE 644

60 0 60
SCALE: 1" = 60'

LEGEND

- FOUND 1" PIPE
- FOUND 1/2" REBAR – NO CAP
- TSE FOUND 1/2" REBAR W/ ALUM. L.S. CAP #5227
- RRM FOUND 1/2" REBAR W/ ORANGE L.S. CAP #10165
- JDG FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- RLR FOUND 1/2" REBAR W/ ORANGE L.S. CAP #17939
- FOUND PK NAIL
- SET 1/2" REBAR W/ ORANGE L.S. CAP #17939
- SET CUT "X" IN PCC PAVEMENT
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- ROW/EASEMENT LINE
- INTERSTATE POWER LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED DISTANCE AND/OR BEARING

N 1°13'04" W 971.48'

LOTS 1, 2, & 3 ARE PART OF HARTWICK LAKE CLUB NORTH THIRD SUBDIVISION PLAT BOOK 6, PAGE 15

PARCELS A & B ARE RECORDED IN BOOK 1999, PAGE 2788

SW CORNER
SEC. 19, T88N, R4W
FOUND 2" PIPE
BOK 2002, PAGE 4824

LOT 3

RLR

S 49°06'09" E 309.99'

20.0'
S 23°46'32" E 237.11'

N 24°33'09" E 147.66'

LOT 2
HARTWICK LAKE CLUB
NORTH FIFTH SUBDIVISION
BOOK 2015, PAGE 644

BUILDING

ACCESS EASEMENT

N 89°45'10" W
36.75'

N 74°21'27" W
40.00'

20.0'

N 34°04'21" W 89.97'

L=201.20' R=1587.89' Δ=7°15'36"
C=201.07' CB=N 9°46'28" E

RLR

60.0'
ROW

L=193.60' R=1527.89' Δ=7°15'36"
C=193.47' CB=S 9°46'28" W

RLR RLR

60.00'
S 83°51'20" E
80.00'

L=74.53' L=178.90' R=1607.89' Δ=6°22'30"
C=178.81' CB=S 2°57'25" W

L=170.00' R=1527.89' Δ=6°22'30"
C=169.91' CB=S 2°57'25" W

220th AVENUE

LOT 6

HARTWICK LAKE CLUB
NORTHEAST SECOND DIVISION
BOOK 2005, PAGE 2840

20.0'

BUILDING

N 82°07'34" W 197.37'

S 89°46'10" W
80.00'

RLR

80.0'
ROW

L=148.10' R=1607.89' Δ=5°16'39"
C=148.05' CB=S 2°52'09" E

L=148.28' R=1527.89' Δ=5°33'38"
C=148.22' CB=S 3°00'38" E

ACCESS EASEMENT

LOT 3

LOT 1
HARTWICK LAKE CLUB
NORTH FIFTH SUBDIVISION
BOOK 2015, PAGE 644

LOT 4
0.93 ACRES INCL.
0.27 ACRES ROW

LOT 7

N 12°17'17" W 179.35'

20.0'

60 0 60
SCALE: 1" = 60'

S 89°52'51" W 245.12'
164.79'

RLR

80.33'

185.40'

SE CORNER SW 1/4-FR. SW 1/4
SEC. 19, T88N, R4W
FOUND 1/2" REBAR W/ORANGE
CAP #10165
BOOK 2002, PAGE 4824

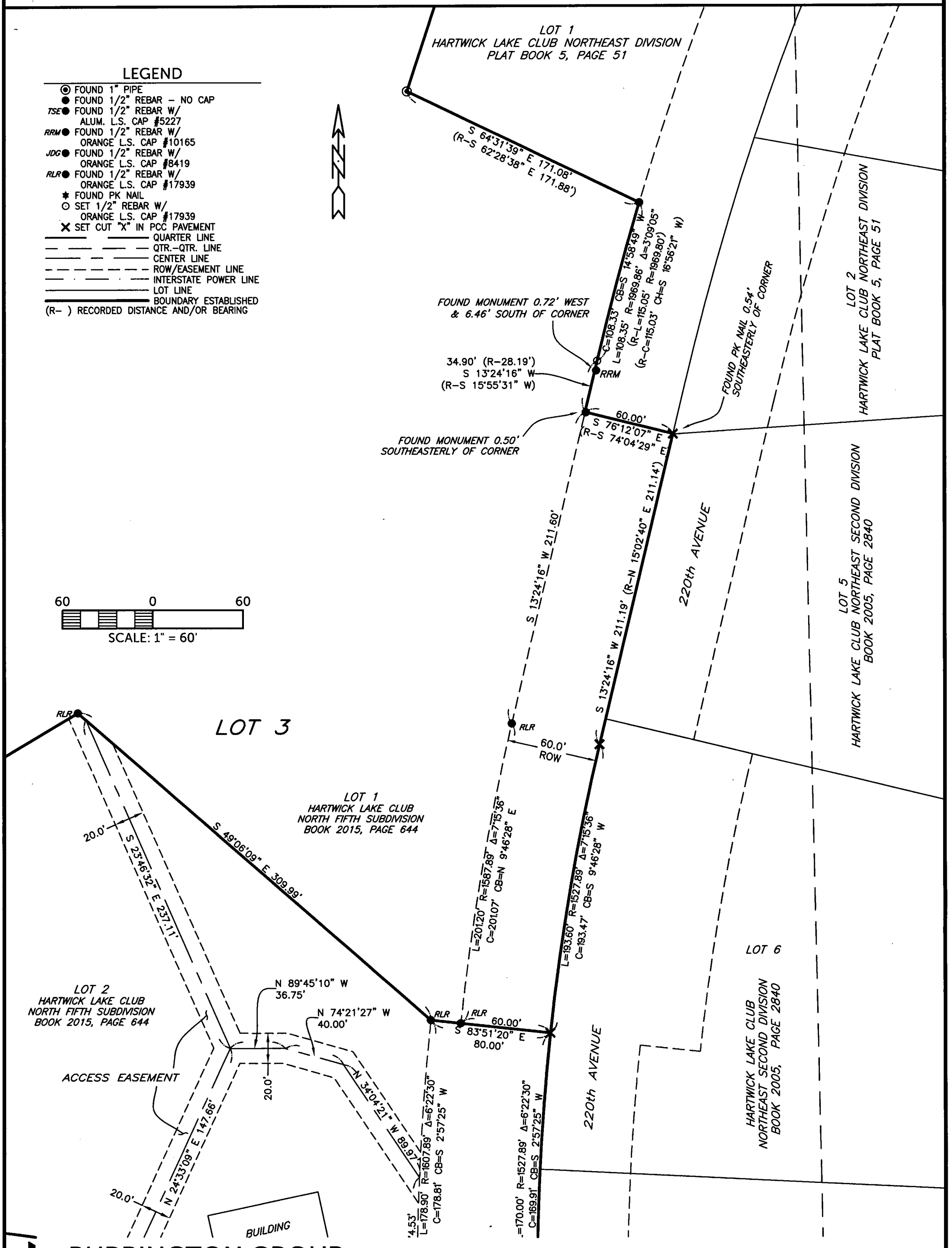
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISION

A SUBDIVISION OF LOT 1 OF HARTWICK LAKE CLUB NORTH FIFTH SUBDIVISION
PART OF THE SW 1/4-FR. SW 1/4 OF SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISON, A SUBDIVISION OF LOT 1 OF HARTWICK LAKE CLUB NORTH FIFTH SUBDIVISION, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE FRACTIONAL SOUTHWEST QUARTER (FR. SW ¼) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, as recorded in Book 2015, Page 644 in the Office of the Delaware County Recorder, divided into 2 lots numbered Lot 3 and Lot 4, containing 20.14 acres, including 0.84 acres of public road right of way, and subject to easements of record.



BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

OWNER'S ACKNOWLEDGMENT

I, Marcheta R. Cooey Lux, 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 Lux

State of Iowa)
)
County of Delaware) ss:

On this 22nd day of December A.D. 2016, before me a Notary Public in and for said County, personally appeared Marcheta R. Cooey Lux 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.

Carolyn Klein
Notary Public in and for said County

NOTARIAL SEAL IOWA
CAROLYN KLEIN
Commission Number 790809
My Commission Expires
07-01-2018

OWNER'S ACKNOWLEDGMENT

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

State of Iowa)
)
County of Delaware) ss:

On this 22nd day of December A.D. 2016, before me a Notary Public in and for said County, personally appeared Marcheta R. Cooey Lux, 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.

Carolyn Klein
Notary Public in and for said County

NOTARIAL SEAL IOWA
CAROLYN KLEIN
Commission Number 790809
My Commission Expires
07-01-2018

OWNER'S ACKNOWLEDGMENT

I, William E. Lux, 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.

William E. Lux

State of Iowa)
)
County of Delaware) ss:

On this 22nd day of December A.D. 2016, before me a Notary Public in and for said County, personally appeared William E. Lux 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.

Carolyn Klein
Notary Public in and for said County

NOTARIAL SEAL IOWA

CAROLYN KLEIN
Commission Number 790809
My Commission Expires
07-01-2018

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 31 day of December A.D. 2016, 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

REBECCA SANGUINETTE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154045908
MY COMMISSION EXPIRES NOVEMBER 25, 2019

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

Carolyn A. Wilson 1-20-17

Carolyn A. Wilson, County Treasurer Date

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 NORTH SIXTH SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla Becker

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware) ss:

On this 21st day of December, 2016, before me Anne Rave 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.

ANNE RAVE
Commission Number 757587
My Commission Expires
March 25, 2018

Anne Rave

Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***HARTWICK LAKE CLUB NORTH SIXTH 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

Michael Corker

~~Norman Wellman~~ - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 21st day of DECEMBER, 2016, 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.

Michael Corker

RANDY RATTENBORG
Commission Number 224035
My Commission Expires
8-11-2017

Notary Public

Prepared by and when recorded,
return to: Robert N. Downer, Meardon, Sueppel & Downer P.L.C., 122 S. Linn Street, Iowa City, IA 52240, 319-338-9222

ATTORNEY'S OPINION

I, ROBERT N. DOWNER, a practicing attorney at law in Iowa City, Johnson County, Iowa, have examined the abstract of title to the land included in HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2016.

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 6th day of January, A.D., 2017, 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 MARCHETA R. COOEY-LUX, formerly known as Marcheta R. Cooey, an undivided one-half interest, and MARCHETA R. COOEY-LUX AND RALPH DOUGLAS COOEY, AS TRUSTEES OF THE ARCHIE W. COOEY, JR. TRUST, an undivided one-half interest, and that said property is free from all encumbrances.

Dated at Iowa City, Iowa, in Johnson County, this 12th day of January, 2017.

Robert N. Downer, Attorney at Law