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: MARCHETA COOEY

FILED
Delaware Co. Assessor
MAR 08 2017

FILED
Delaware Co. Auditor
MAR 08 2017

Book 2017 Page 682
Document 2017 682 Type 06 002 Pages 2
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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 2017-19, PART OF THE SW 1/4 - SE 1/4; PARCEL 2017-20, PART OF THE SW 1/4 - SE 1/4;
PARCEL 2017-21, 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 2017-19, 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 0.16 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, being the Northerly most Corner of Parcel 2016-45, as recorded in Book 2016, Page 3634;

THENCE along the Southerly Line of said Lot 22, and Northeasterly Line of said Parcel 2016-45, South 58° 53' 57" East, 85.75 feet, to the Northerly most Corner of Parcel 2016-47, recorded in Book 2016, Page 3634, the POINT OF BEGINNING;

THENCE along the Southerly Line of said Lot 22, and Northeasterly Line of said Parcel 2016-47, South 58° 53' 57" East, 118.93 feet to the Southerly most Corner of said Lot 22;

THENCE South 63° 11' 59" West, 139.38 feet, to the Westerly Line of said Parcel 2016-47, being the Easterly Line of said Parcel 2016-45;

THENCE along the Westerly Line of said Parcel 2016-47, being the Easterly Line of said Parcel 2016-45, North 10° 17' 43" East, 126.31 feet to the POINT OF BEGINNING;

Containing a total of 0.16 acres and subject to easements of record.

LEGAL DESCRIPTION:

PARCEL 2017-20, 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 0.15 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Southwesterly most corner of Lot 23 of Hartwick Lake Club West Subdivision, as recorded in Plat Book 5, Page 40, being the Northeasterly Line of Parcel 2016-47, as recorded in Book 2016, Page 3634;

THENCE along the Southwesterly Line of said Lot 23, and Northeasterly Line of said Parcel 2016-47, South 58° 53' 57" East, 47.65 feet, to the centerline of an easement shown in the Subdivision Plat of said Hartwick Lake Club West Subdivision;

THENCE along the centerline of said easement, South 60° 06' 43" West, 158.06 feet to the Westerly Line of said Parcel 2016-47, being the Easterly Line of Parcel 2016-45, as recorded in Book 2016, Page 3634;

THENCE along the Westerly Line of said Parcel 2016-47, being the Easterly Line of Parcel 2016-45, North 34° 47' 47" West, 49.36 feet;

THENCE North 63° 11' 59" East, 139.38 feet to the POINT OF BEGINNING;

Containing a total of 0.15 acres and subject to easements of record.

LEGAL DESCRIPTION:

PARCEL 2017-21, 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 0.345 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the Southwesterly most corner of Lot 23 of Hartwick Lake Club West Subdivision, as recorded in Plat Book 5, Page 40, being the Northeasterly Line of Parcel 2016-47, as recorded in Book 2016, Page 3634;

THENCE along the Southwesterly Line of said Lot 23, and Northeasterly Line of said Parcel 2016-47, South 58° 53' 57" East, 47.65 feet, to the centerline of an easement shown in the Subdivision Plat of said Hartwick Lake Club West Subdivision, the POINT OF BEGINNING;

THENCE continuing along the Southwesterly Line of Lot 23 and Lot 24 of said Hartwick Lake Club West Subdivision, South 58° 53' 57" East, 169.50 feet to the Southeast Corner of said Parcel 2016-47, being on 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 Parcel 2016-47 and 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, to the Westerly Line of said Parcel 2016-47 and the Easterly Line of Parcel 2016-45, recorded in book 2016, Page 3634;

THENCE along the Westerly Line of said Parcel 2016-47 and the Easterly Line of said Parcel 2016-45, North 34° 47' 47" West, 25.40 feet;

THENCE North 60° 06' 43" East, 158.06 feet to the POINT OF BEGINNING;

Containing a total of 0.34 acres and subject to easements of record.

SURVEYED ON: 9/19/2016
SURVEY REQUESTED BY: MARCHETA COOEY
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.

3/8/17

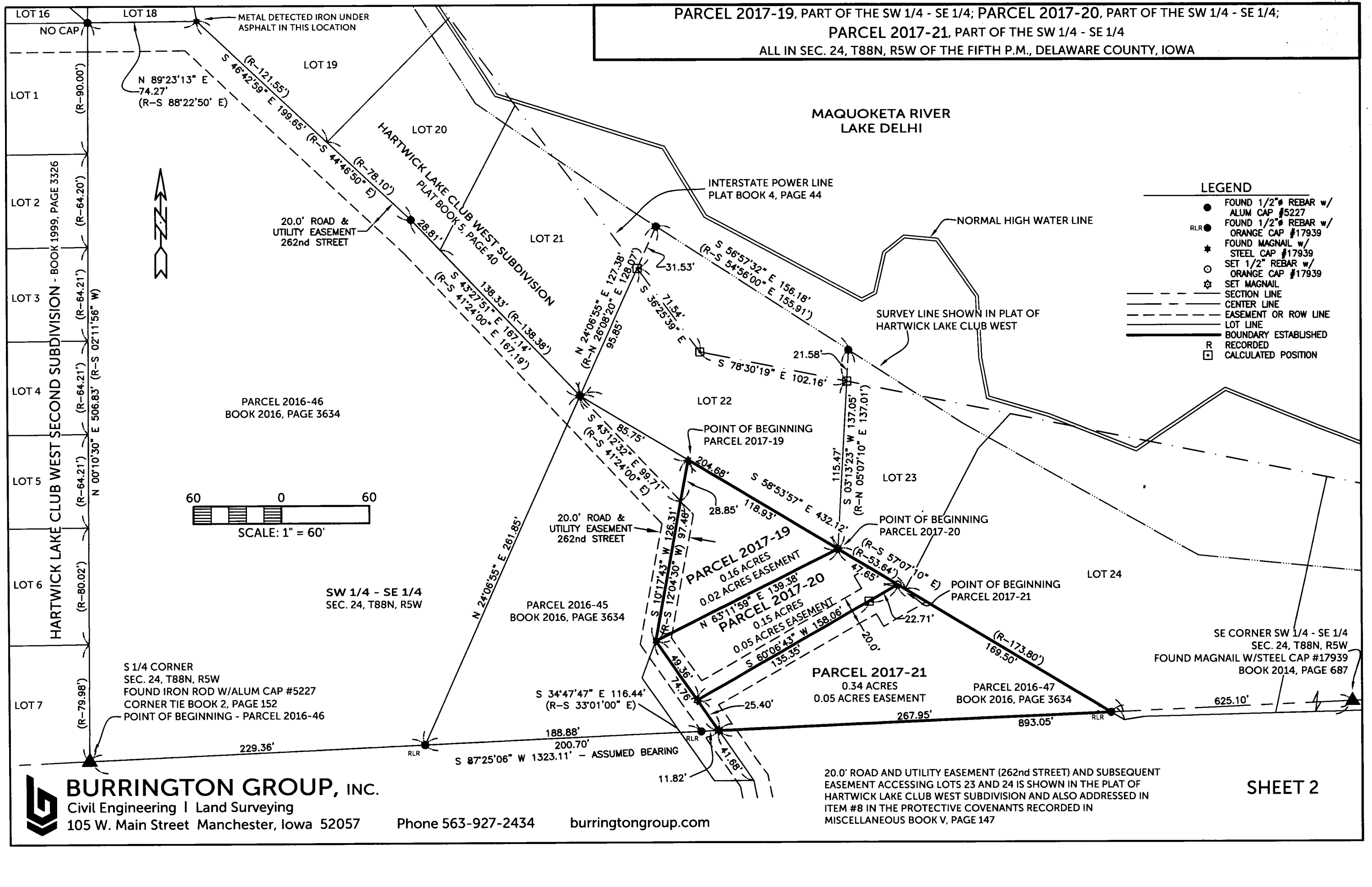
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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 2017-19, PART OF THE SW 1/4 - SE 1/4; PARCEL 2017-20, PART OF THE SW 1/4 - SE 1/4; PARCEL 2017-21, PART OF THE SW 1/4 - SE 1/4

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



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20.0' ROAD AND UTILITY EASEMENT (262nd STREET) AND SUBSEQUENT EASEMENT ACCESSING LOTS 23 AND 24 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