COUNTY: DELAWARE
SECTION 30, T 88 N, R 4W
ALIQUOT PART: NW 1/4 - NW 1/4 & NE 1/4 - NW 1/4
CITY:
SURVEY: HARTWICK POINT
BLOCK: LOTS: 1-48 & A-H
PROPRIETOR: SEE PROPRIETORS BELOW
REQUESTED BY: MARCHETA COOEY
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
NOV - 3 2017

FILED
Delaware Co. Auditor
NOV 0 3 2017

Book 2017 Page 3055

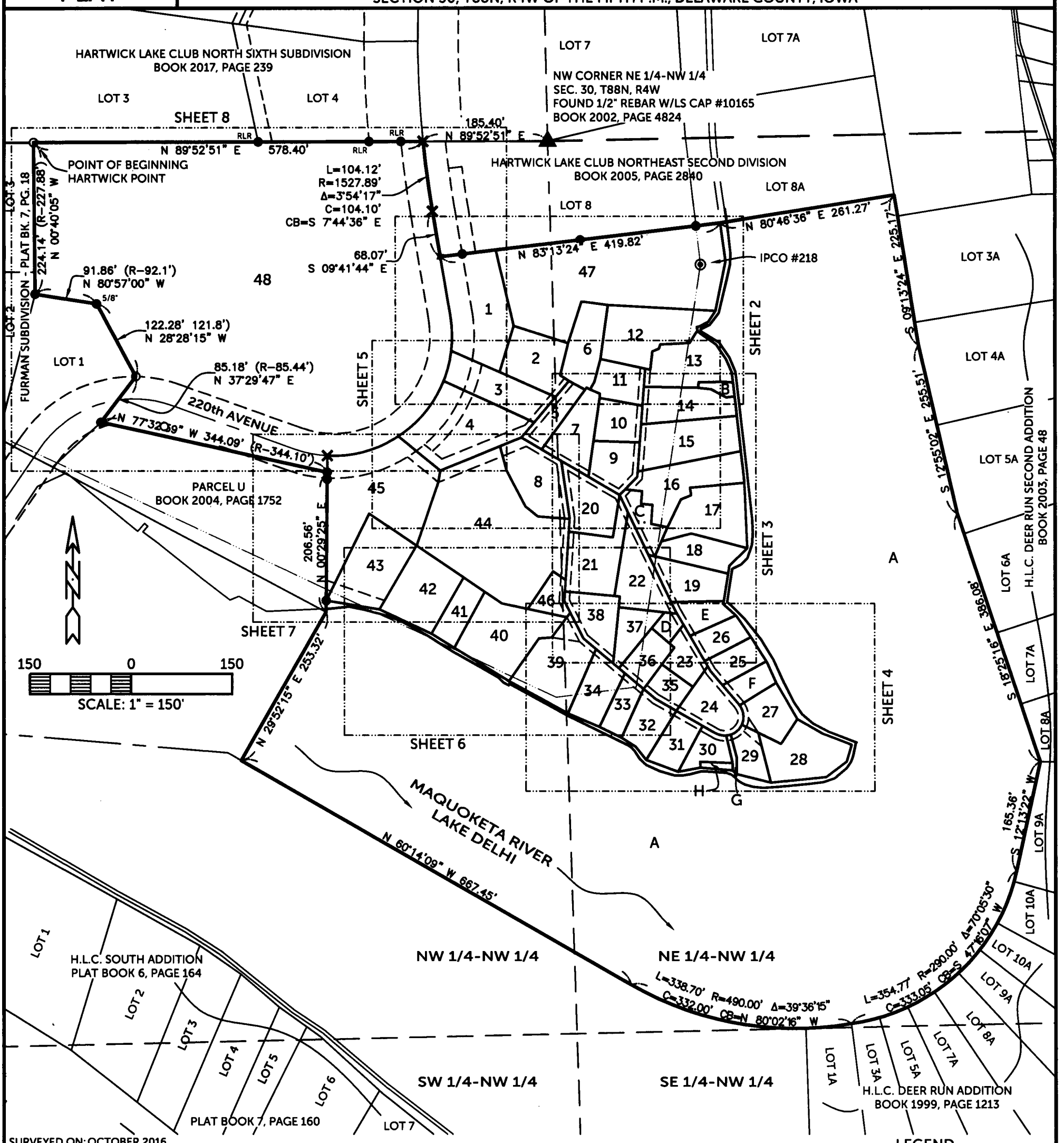
Document 2017 3055 Type 06 002 Pages 16
Date 11/03/2017 Time 8:14:37AM
Rec Amt $82.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: OCTOBER 2016
SURVEY REQUESTED BY: MARCHETA COOEY

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

LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP #8419
- RLR ● FOUND 1/2"ø REBAR w/ ORANGE CAP #17939
- ◉ FOUND 2" I.D. IRON PIPE
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- × SET/FOUND CUT "X"
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- INTERSTATE POWER LINE
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED
- R RECORDED

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-10

PROPRIETORS: 1/2 INTEREST - MARCHETA COOEY
1/2 INTEREST - MARCHETA R. COOEY & RALPH DOUGLAS COOEY, TURSTEES 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.

9/22/17

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. 15-063
SCALE: 1"=150', 50', & 30'
DATE: 3/8/2017
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: LAKE DELHI
SHEET 1 OF 16

HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

HARTWICK LAKE CLUB NORTHEAST SECOND DIVISION
BOOK 2005, PAGE 2840

LOT 8

47

1

2

3

6

11

12

13

14

B

N 83°13'24" E 419.82'
126.87'
336.78'
173.35'
36.56'
S 06°46'35" E 57.23'
S 07°48'38" E 57.00'
IPCO #218
S 11°38'48" W 75.00'
19.15'
S 33°57'23" W
3.68'
S 77°05'39" W
7.33'
S 12°24'45" E
18.93'
S 31°53'51" W
33.00'
S 54°58'03" E
2.15'
S 77°16'17" W
S 35°01'02" E 23.18'
26.00'
21.50'
15.00'
S 06°06'56" E
10.59'
S 67°05'42" W
S 86°59'19" W 43.76'
6.60'
S 18°00'45" W
3.68'
S 10°41'12" W
23.33'
N 06°30'57" E
12.67'
N 85°37'42" W
7.98'
S 04°31'41" W
38.37'
S 88°56'12" W
N 88°58'59" W 80.75'
73.24'
25.34'
26.80'
55.16'
55.38'
54.70'
55.50'
19.88'
S 83°27'19" E
S 61°25'00" E
25.04'
20.55'
12.30'
N 82°50'18" E
28.92'
S 82°43'23" E 39.68'
S 86°48'32" E 160.17'
N 17°54'04" E 65.11'
N 07°48'46" E 80.54'
S 77°48'34" E 75.64'
60.49'
68.06'
S 14°53'55" W
34.88'
N 29°48'27" E
13.07'
S 79°25'33" E 64.91'
57.36'
6.09'
S 06°37'45" W
3.69'
S 66°38'56" E
16.07'
S 62°20'58" E
27.33'
19.64'
6.00'
S 61°43'33" E
15.42'
S 57°20'35" E
S 13°57'50" W 48.48'
7.85'
N 72°02'42" W 84.96'
N 17°12'53" E 71.73'
N 13°30'37" W 115.20'
S 66°17'50" E 169.40'
91.04'
83.21'
44.13'
34.23'
78.36'
33.03'
S 65°38'44" E 147.88'
107.05'
15.0' ACCESS EASEMENT
7.5' ACCESS EASEMENT
32.12'
30.89'
7.5' ACCESS EASEMENT
49.11'
E 109.77'
L=50.85' R=176.10' Δ=16°32'36" C=50.67 CB=N 1°25'26" W
L=70.30' R=209.10' Δ=19°15'52" C=69.97 CB=N 0°03'48" W
L=46.27' R=176.10' Δ=15°02'05" C=46.08' CB=N 14°21'55" E
L=46.36' R=209.10' Δ=12°42'15" C=46.27' CB=N 15°55'15" E
Δ=35°03'49"
"24'52" E
33.04'
N 83°13'24" E 83.04'
50.00'
33.0'
33.0'
S 09°41'44" E 89.86'
89.86'
88.18'

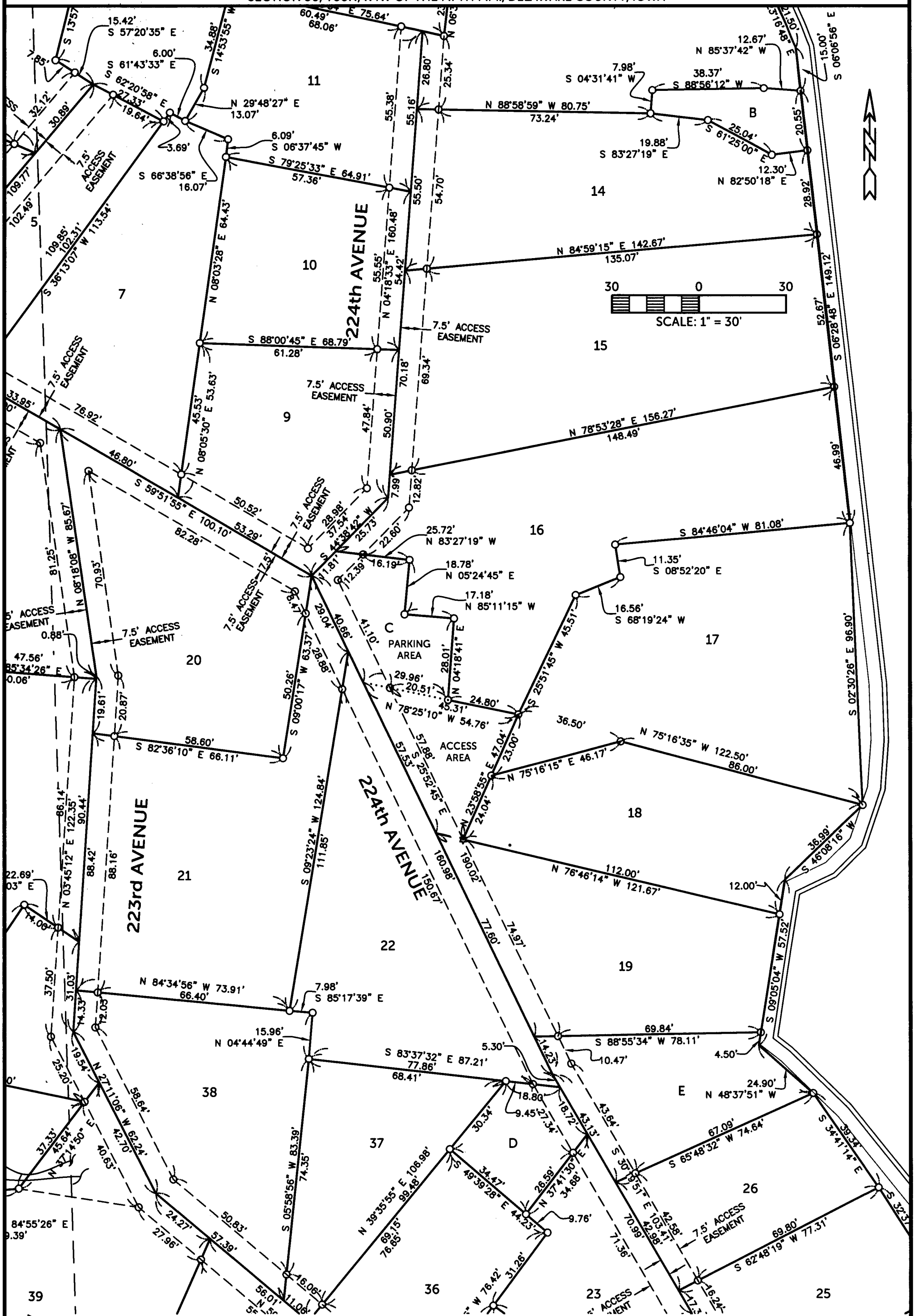
30 0 30
SCALE: 1" = 30'

N

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

HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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

HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C4	78.23'	28.00'	160°04'37"	55.16'	S 39°41'13" W
C5	16.84'	28.00'	34°27'06"	16.58'	S 77°30'01" E
C6	6.95'	28.00'	14°13'41"	6.94'	N 78°09'35" E
C7	22.72'	28.00'	46°29'23"	22.10'	N 47°48'03" E
C8	30.22'	28.00'	61°50'25"	28.78'	N 6°21'50" W
C10	1.50'	28.00'	3°04'03"	1.50'	N 38°49'04" W
C11	57.27'	20.50'	160°04'37"	40.38'	S 39°41'13" W
C12	22.45'	35.50'	36°14'05"	22.08'	S 78°23'31" E
C13	7.15'	35.50'	11°32'15"	7.14'	N 77°43'19" E
C14	29.17'	35.50'	47°05'12"	28.36'	N 48°24'36" E
C15	37.78'	35.50'	60°58'11"	36.02'	N 5°37'06" W
C16	2.63'	35.50'	4°14'54"	2.63'	N 38°13'38" W

ACCESS AREA FOR LOT 40

224th AVENUE

223rd AVENUE

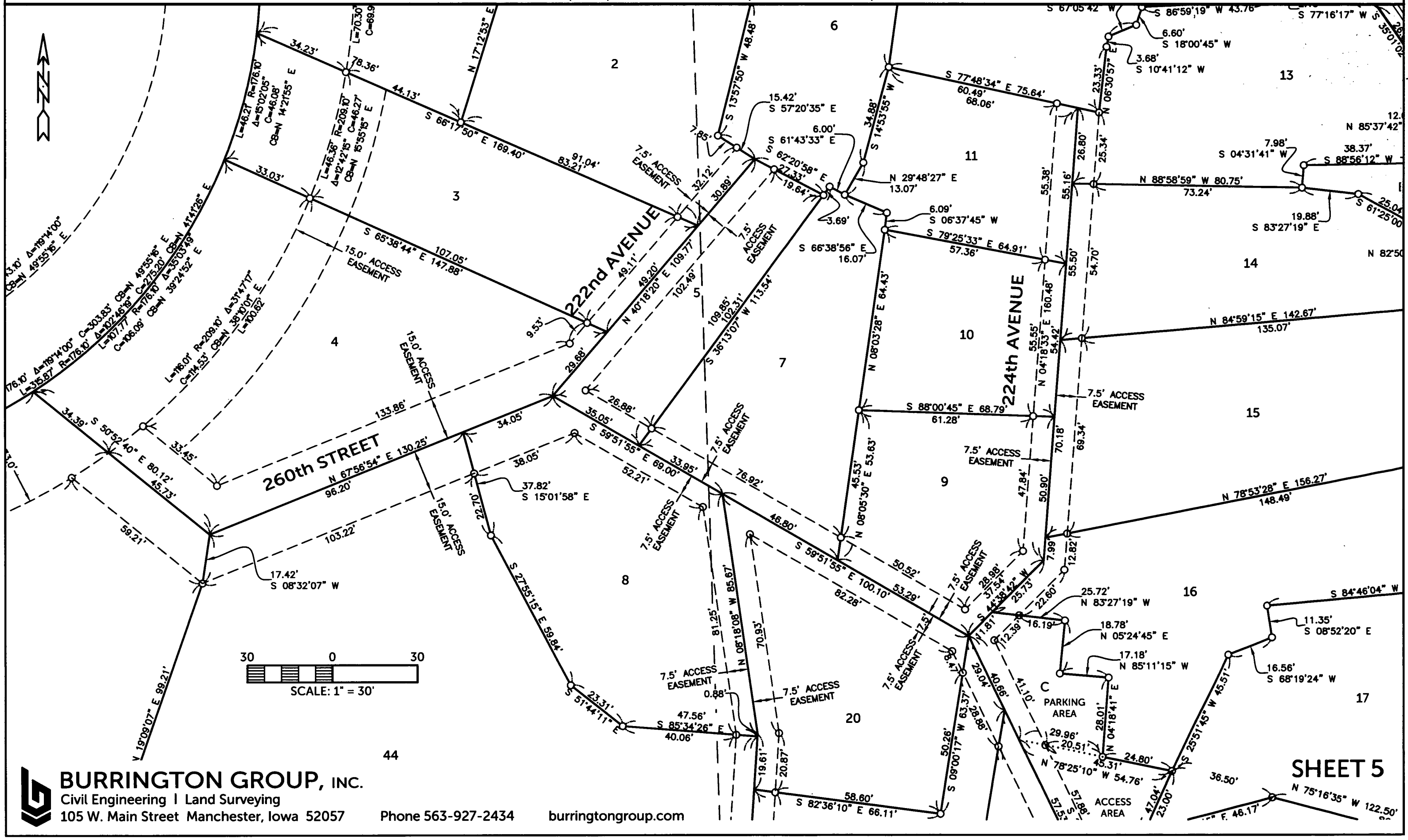
7.5' ACCESS EASEMENT

SCALE: 1" = 30'

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HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

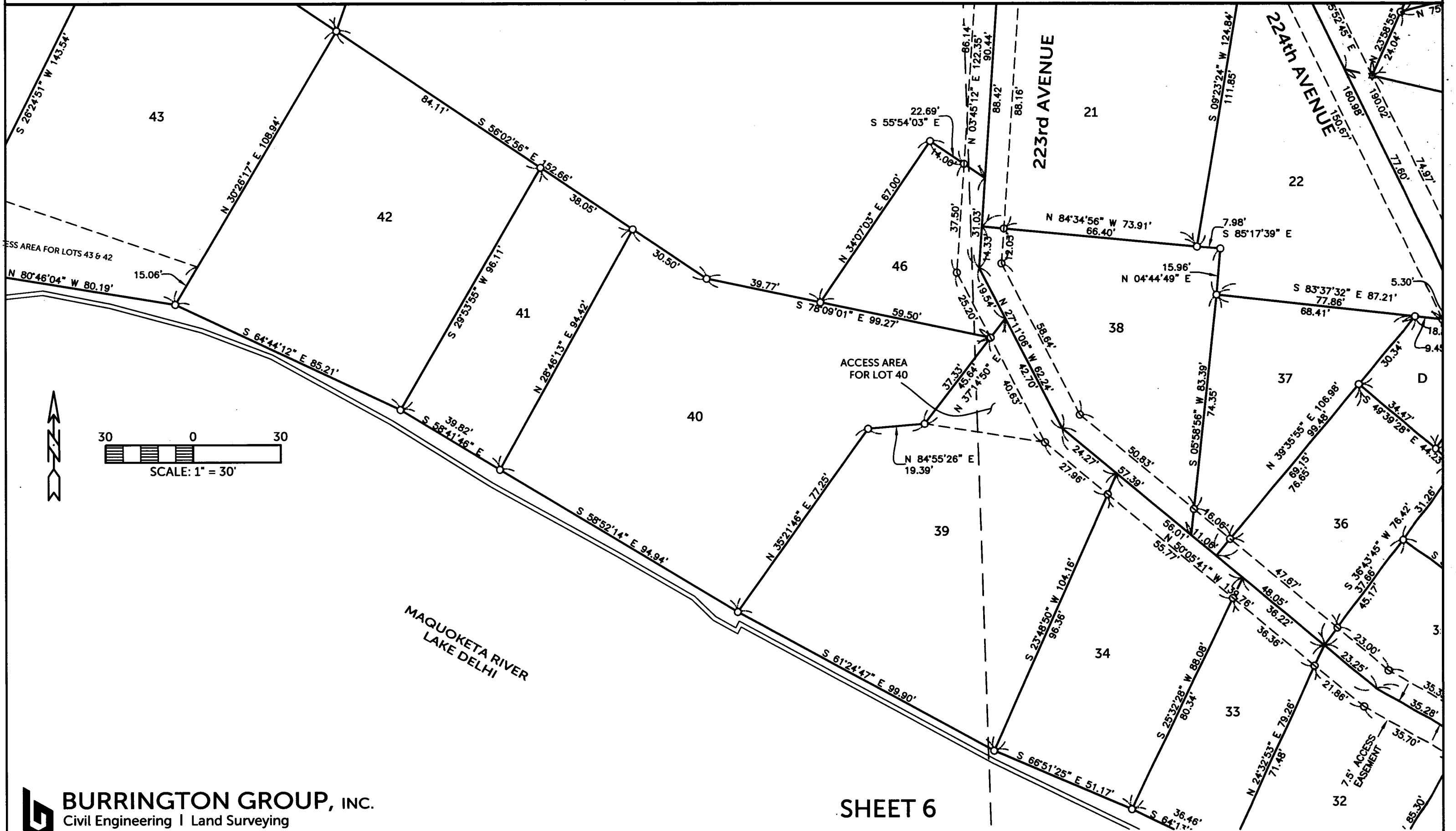


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SHEET 5

HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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SHEET 6

HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

220th AVENUE

260th STREET

223rd AVENUE

L=50.59'

136.93'

L=366.47' R=176.10' Δ=119°22'54" L=315.87'

L=111.06' R=176.10' Δ=36°08'03" C=109.23' CB=N 75°00'48" E

L=140.90' R=209.10' Δ=38°36'26" C=138.25' CB=N 73°21'52" E L=125.20'

24.71'

33.03'

33.0'

34.39' S 50°52'40" E 80.12'

45.73'

59.21'

33.45'

133.86'

N 67°56'54" E 130.25'

96.20'

34.05'

103.22'

15.0' ACCESS EASEMENT

17.42' S 08°32'07" W

38.05'

37.82' S 15°01'58" E

27.70'

S 27°55'15" E 59.84'

23.31' S 51°44'11" E

47.56' S 85°34'26" E 40.06'

26.88'

35.05' S 59°51'55" E 69.00'

33.95'

52.21'

7.5' ACCESS EASEMENT

76.92'

46.80' S 59°51'55"

82.

81.25'

N 08°18'08" W 85.67'

70.93'

7.5' ACCESS EASEMENT

0.88'

7.5' ACCESS EASEMENT

19.61'

20.87'

S 82°36'10

FOUND MONUMENT
1.81' SOUTH OF ROW
INTERSECTION

45

8

44

PARCEL U
BOOK 2004, PAGE 1752

S 00°29'25" W 231.27'

206.56'

214.33'

181.30'

S 56°01'48" E 85.00'

N 19°09'07" E 99.21'

S 26°24'51" W 143.54'

N 30°26'17" E 108.94'

84.11'

S 56°02'56" E 152.66'

38.05'

30.50'

39.77'

S 78°09'01" E 99.27'

59.50'

N 27°11'06" W

58.64'

S 29°53'55" W 96.11'

16°13" E 94.42'

43

42

41

46

22.69' S 55°54'03" E

14.06'

N 03°45'12" E 122.35'

86.14'

90.44'

88.42'

88.16'

N 34°07'03" E 67.00'

37.50'

31.03'

14.33'

12.05'

N 84°34'56

66

19.54'

25.20'

30

0

30

SCALE: 1" = 30'

ACCESS FOR LOTS 43 & 42 IS THROUGH PARCEL U
BOOK 2010, PAGE 1718

ACCESS AREA FOR LOTS 43 & 42

30.00'

6.94'

N 80°46'04" W 80.19'

15.06'

S 64°44'12" E 85.

ACCESS AREA

BURRINGTON GROUP, INC.
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HARTWICK POINT

A SUBDIVISION OF PART OF THE NW 1/4 -NW 1/4 AND PART OF THE NE 1/4 - NW 1/4
SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

50 0 50
SCALE: 1" = 50'

HARTWICK LAKE CLUB NORTH SIXTH SUBDIVISION
BOOK 2017, PAGE 239

LOT 3

LOT 4

POINT OF BEGINNING
HARTWICK POINT

333.28'

S 89°52'51" W 578.40'

RLR

245.12'

47.17'

33.16'

185.40'
N 89°52'51" E

LOT 3

FURMAN SUBDIVISION - PLAT BK. 7, PG. 18

N 00°40'05" W 224.14'

N 80°57'00" W 91.86'

5/8"

LOT 2

N 25°28'15" W 122.28'

LOT 1

L=109.65' R=1560.89' Δ=4°01'30"
C=109.63' CB=S 07°40'59" E

L=104.12' R=1527.89' Δ=3°54'17"
C=104.10' CB=S 07°44'36" E

LOT 8

HARTWICK LAKE CLUB NORTHEAST
SECOND DIVISION
BOOK 2005, PAGE 2840

S 09°41'44" E 157.93'

L=65.53'
R=201.52'
Δ=18°37'51"
C=65.24'
CB=N 79°46'38" W

L=221.28' R=168.52' Δ=75°14'09"
C=205.72' CB=N 71°55'13" E

N 37°29'47" E 85.18'

33.0' ROW

N 70°27'44" W 192.86'

220th AVENUE

N 70°27'44" W 192.86'

33.0' ROW

14.02'

CB=N 87°42'35" W
C=80.36'
Δ=34°29'44"
R=135.52
L=81.59'

114.94'

193.14'

S 77°32'59" E 344.09'

L=50.59'

136.93'

L=297.79' R=143.10' Δ=119°14'00"
C=246.89' CB=N 49°55'16" E

L=366.47' R=176.10' Δ=119°14'00" C=303.83' CB=N 49°55'16" E
L=315.87' R=176.10' Δ=102°46'19" C=275.20' CB=N 41°41'26" E

1

3

4

260th STREET

PARCEL U
BOOK 2004, PAGE 1752

48

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SHEET 8

LEGAL DESCRIPTION:

***HARTWICK POINT*, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,** containing a total of 28.608 acres, more or less, including 1.528 acres of public road right of way, subject to easements of record, divided into 56 lots, numbered Lot 1 through Lot 48, and lettered Lot A through Lot H, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 3 of Furman Subdivision, as recorded in Plat Book 7, Page 18, being on the Northerly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, and also on the Southerly Line of Hartwick Lake Club North Sixth Subdivision, as recorded in Book 2017, Page 239;

THENCE along said Northerly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, and also along the Southerly Line of Hartwick Lake Club North Sixth Subdivision, North 89° 52' 51" East, 578.40 feet, to the Westerly Line of Hartwick Lake Club Northeast Second Division, as recorded in Book 2005, Page 2840;

THENCE along the Westerly Line of said Hartwick Lake Club Northeast Second Division along a circular curve concave Easterly and having an arc length of 104.12 feet, a radius of 1527.89 feet, a central angle of 03° 54' 17", a chord length of 104.10 feet, and a chord bearing of South 07° 44' 36" East;

THENCE continuing along the Westerly Line of Hartwick Lake Club Northeast Second Division, South 09° 41' 44" East, 68.07 feet, to the Southerly Line of said Hartwick Lake Club Northeast Second Division;

THENCE along the Southerly Line of said Hartwick Lake Club Northeast Second Division, North 83° 13' 24" East, 419.82 feet;

THENCE continuing along the Southerly Line of said Hartwick Lake Club Northeast Second Division, North 80° 46' 36" East, 261.27 feet, to the center of the Maquoketa River (Lake Delhi);

THENCE along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of H.L.C. Deer Run Second Addition, as recorded in Book 2003, Page 48, South 09° 13' 24" East, 225.17 feet;

THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, South 12° 55' 02" East, 255.51 feet;

THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, South 18° 25' 16" East, 386.08 feet;

THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, South 12° 13' 22" West, 165.36 feet;

THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Addition, along a circular curve having an arc length of 354.77 feet, having a radius of 290.00 feet, a central angle of 70° 05' 30", a chord length of 333.05 feet, and a chord bearing of South 47° 16' 07" West;

THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Addition, along a circular curve having an arc length of 338.70 feet, having a radius of 490.00 feet, a central angle of 39° 36'15", a chord length of 332.00 feet, and a chord bearing of North 80° 02' 16" West;

THENCE continuing along the center of the Maquoketa River (Lake Delhi), North 60° 14' 09" West, 667.45 feet;

THENCE North 29° 52' 15" East, 253.32 feet, to the Southeast Corner of Parcel U, as recorded in Book 2004, Page 1752;

THENCE along the Easterly Line of said Parcel U, North 00° 29' 25" East, 206.56 feet, to the Northeast Corner of said Parcel U;

THENCE along the Northerly Line of said Parcel U, North 77° 32' 59" West, 344.09 feet, to the Easterly Line of said Furman Subdivision;

THENCE along the Easterly Line of said Furman Subdivision, North 37° 29' 47" East, 85.18 feet;

THENCE continuing along the Easterly Line of said Furman Subdivision, North 28° 28' 15" West, 122.28 feet;

THENCE continuing along the Easterly Line of said Furman Subdivision, North 80° 57' 00" West, 91.86 feet;

THENCE continuing along the Easterly Line of said Furman Subdivision, North 00° 40' 05" West, 224.14 feet, to the **POINT OF BEGINNING**;

Containing a total of 28.608 acres, more or less, including 1.528 acres of public road right of way, subject to easements of record, and divided into 56 lots, numbered Lot 1 through Lot 48, and lettered Lot A through Lot H.

The Northerly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 52' 51" East.

LOT	ACRES	ROW	LOT	ACRES	ROW	LOT	ACRES	ROW
1	0.319	0.113	13	0.169		25	0.075	
2	0.158		14	0.143		26	0.071	
3	0.167	0.350	15	0.207		27	0.103	
4	0.313	0.084	16	0.199		28	0.183	
5	0.077		17	0.190		29	0.070	
6	0.135		18	0.108		30	0.065	
7	0.134		19	0.120		31	0.088	
8	0.180		20	0.141		32	0.095	
9	0.106		21	0.175		33	0.068	
10	0.090		22	0.151		34	0.116	
11	0.092		23	0.072		35	0.060	
12	0.231		24	0.128		36	0.080	
LOT	ACRES	ROW	LOT	ACRES	ROW			
37	0.079		A	14.549				
38	0.122		B	0.018				
39	0.221		C	0.069				
40	0.251		D	0.028				
41	0.084		E	0.067		TOTAL ACRES: 28.608		
42	0.198		F	0.058		ROW ACRES: 1.528		
43	0.232		G	0.009				
44	0.734		H	0.010				
45	0.482	0.095						
46	0.053							
47	0.875							
48	5.590	0.886						

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***HARTWICK POINT***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Jenny Eucken for Pam Klein 11-2-17
Pam Klein, 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 POINT***, a subdivision in Delaware County, Iowa.

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 2nd day of November, 2017, 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 175697
My Commission Expires
8/16/18

Donna M. Kunde
Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***HARTWICK POINT***, 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 Corkery - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 2nd day of November, 2017, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Commission Number
My Commission Expires
8/16/18

Donna M. Kunde
Notary Public

OWNERS' STATEMENT

MARCHETA R. COOEY-LUX, FORMERLY KNOWN AS MARCHETA R. COOEY, and MARCHETA R. COOEY-LUX and RALPH DOUGLAS COOEY, AS TRUSTEES OF THE TRUST U/W/O ARCHIE W. COOEY, JR., DECEASED are the owners, proprietors and holders of the title to the real estate included within a subdivision to be known as "Hartwick Point, a subdivision of part of the NW 1/4th - NW 1/4th and part of the NE 1/4th - NW 1/4th, Section 30, T 88 N, R 4 W of the 5th P.M., Delaware County, Iowa" and more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

The subdivision of said real estate as it appears on the final plat of said subdivision, to which this Owners' Statement is attached, is with the free consent and in accord with the desires of said owners and proprietors.

William E. Lux, spouse of Marcheta R. Cooey-Lux, while not an owner of said real estate, executes this Owners' Statement to affirm that the plat is also prepared with his free consent and in accordance with his desire.

DATED, this 23rd day of September, 2017.

Marcheta R Cooey Lux

MARCHETA R. COOEY-LUX, individually

TRUSTEES OF THE TRUST U/W/O
ARCHIE W. COOEY, JR., DECEASED

By: Marcheta R Cooey Lux
Marcheta R. Cooey-Lux, Trustee

By:
Ralph Douglas Cooey, Trustee

William E Lux

WILLIAM E. LUX

STATE OF IOWA)
) SS:
COUNTY OF DELEWARE)

On this 23rd day of ~~September~~ October, 2017, before me a Notary Public personally appeared MARCHETA R. COOEY-LUX, individually and as Trustee of the Trust U/W/O Archie W. Cooey, Jr., deceased, and WILLIAM E. LUX, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

My Commission Expires 8-16-2018

Notary Public in and for the State of Iowa

STATE OF COLORADO)
) SS:
COUNTY OF Boulder)

On this 23rd day of September, 2017, before me a Notary Public personally appeared RALPH DOUGLAS COOEY, as Trustee of the Trust U/W/O Archie W. Cooey, Jr., deceased, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Jazmin Gonzalez Puerta
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164043006
MY COMMISSION EXPIRES 11/16/20

Notary Public in and for the State of Colorado

OPINION OF ATTORNEY

I, Robert N. Downer, a regular practicing attorney of Iowa City, Johnson County, Iowa, do hereby certify that I have examined the Abstract of Title to "Hartwick Point, a subdivision of part of the NW ¼ - NW ¼ and part of the NE ¼ - NW ¼, Section 30, T 88 N, R 4 W of the 5th P.M., Delaware County, Iowa," and more particularly described on Exhibit "A," attached hereto and by this reference made a part hereof.

I do certify that fee simple title to said property is 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 TRUST U/W/O ARCHIE W. COOEY, JR., DECEASED (an undivided one-half interest), and that said property is free from all encumbrances.

DATED at Iowa City, Iowa, this 11th day of October, 2017.

Robert N. Downer
Attorney at Law
122 South Linn Street
Iowa City, IA 5224

ABSTRACT OF TITLE

Prepared By

Delaware County Abstract Company

Manchester, Iowa

To The Following Described Real Estate In

DELAWARE COUNTY, IOWA

That part of the North one-half (N½) of the Northwest Quarter (NW¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M. described as:

BEGINNING at the Northeast Corner of Lot 3 of Furman's Addition, being on the Northerly Line of the NW ¼ of the NW ¼ of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, and also on the Southerly Line of Hartwick Lake Club North Sixth Subdivision, as recorded in Book 2017, Page 239;

THENCE along said Northerly Line of the NW ¼ of the NW ¼ of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, and also along the Southerly Line of Hartwick Lake Club North Sixth Subdivision, North 89° 52' 51" East, 578.40 feet, to the Westerly Line of Hartwick Lake Club Northeast Second Subdivision, as recorded in Book 2005, Page 2840;

THENCE along the Westerly Line of said Hartwick Lake Club Northeast Second Subdivision along a circular curve concave Easterly and having an arc length of 104.12 feet, a radius of 1527.89 feet, a central angle of 03° 54' 17", a chord length of 104.10 feet, and a chord bearing of South 07° 44' 36" East;

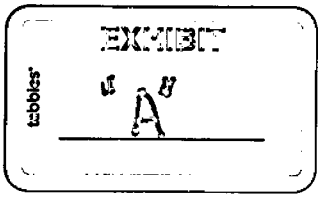
THENCE continuing along the Westerly Line of Hartwick Lake Club Northeast Second Subdivision, South 09° 41' 44" East, 68.07 feet, to the Southerly Line of said Hartwick Lake Club Northeast Second Subdivision;

THENCE along the Southerly Line of said Hartwick Lake Club Northeast Second Subdivision, North 83° 13' 24" East, 419.82 feet;

THENCE continuing along the Southerly Line of said Hartwick Lake Club Northeast Second Subdivision, North 80° 46' 36" East, 261.27 feet, to the center of the Maquoketa River (Lake Delhi);

THENCE along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of H.L.C. Deer Run Second Addition, as recorded in Book 2003, Page 48, South 09° 13' 24" East, 225.17 feet;

PREPARED FOR INFORMATIONAL PURPOSES ONLY



THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, South 12° 55' 02" East, 255.51 feet;
THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, South 18° 25' 16" East, 386.08 feet;
THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, South 12° 13' 22" West, 165.36 feet;
THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Second Addition, and also along the Westerly Line of H.L.C. Deer Run Addition, as recorded in Book 1999, Page 1213, South 12° 55' 02" East, 255.51 feet;
THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Addition, along a circular curve having an arc length of 354.77 feet, having a radius of 290.00 feet, a central angle of 70° 05' 30", a chord length of 333.05 feet, and a chord bearing of South 47° 16' 07" West;
THENCE continuing along the center of the Maquoketa River (Lake Delhi), and also being along the Westerly Line of said H.L.C. Deer Run Addition, along a circular curve having an arc length of 338.70 feet, having a radius of 490.00 feet, a central angle of 39° 36' 15", a chord length of 332.00 feet, and a chord bearing of North 80° 02' 16" West;
THENCE continuing along the center of the Maquoketa River (Lake Delhi), North 60° 14' 09" West, 667.45 feet;
THENCE North 29° 52' 15" East, 253.32 feet, to the Southeast Corner of Parcel U, as recorded in Book 2004, Page 1752;
THENCE along the Easterly Line of said Parcel U, North 00° 29' 25" East, 206.56 feet, to the Northeast Corner of said Parcel U;
THENCE along the Northerly Line of said Parcel U, North 77° 32' 59" West, 344.09 feet, to the Easterly Line of said Furman Subdivision;
THENCE along the Easterly Line of said Furman Subdivision, North 37° 29' 47" East, 85.18 feet;
THENCE continuing along the Easterly Line of said Furman Subdivision, North 28° 28' 15" West, 122.28 feet;
THENCE continuing along the Easterly Line of said Furman Subdivision, North 80° 57' 00" West, 91.86 feet;
THENCE continuing along the Easterly Line of said Furman Subdivision, North 00° 40' 05" West, 224.14 feet, to the **POINT OF BEGINNING**;
The Northerly Line of the NW ¼ of the NW ¼ of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 52' 51" East.