

PARCEL 2018-104

PARCEL 2018-105

PLAT OF SURVEY

PART OF PARCEL 2018-34 WHICH WAS PART OF LOT 5 OF WELLMAN'S SEVEN COVES AND PART OF LOT 34 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PART OF PARCEL 2018-34 WHICH WAS PART OF LOT 5 OF WELLMAN'S SEVEN COVES AND PART OF LOT 34 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

| INDEX LEGEND      |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| LOCATION:         | PARCEL 2018-34 IN SECTION 25, T88N, R5W                                      |
| REQUESTOR:        | NORM WELLMAN                                                                 |
| PROPRIETOR:       | NORMAN WELLMAN                                                               |
| SURVEYOR:         | BILL BURGER                                                                  |
| SURVEYOR COMPANY: | WM. BURGER LANDSURVEYOR                                                      |
| RETURN TO:        | BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028 |

FILED  
Delaware Co. Assessor

DEC 10 2018

FILED  
Delaware Co. Auditor

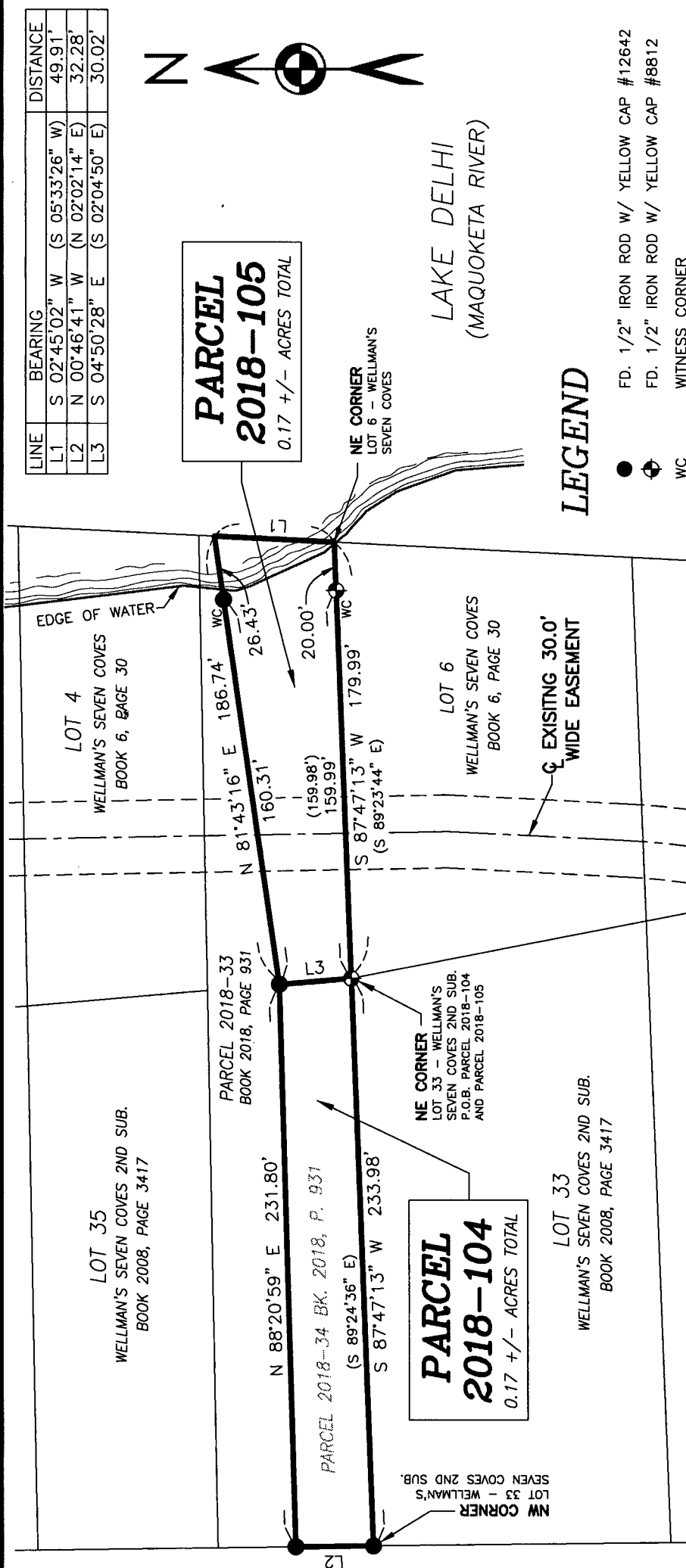
DEC 10 2018

Book 2018 Page 3485

Document 2018 3485 Type 06 002 Pages 3  
Date 12/10/2018 Time 11:08:57AM  
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYOR 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028



| LINE | BEARING       | DISTANCE               |
|------|---------------|------------------------|
| L1   | S 02°45'02" W | (S 05°33'26" W) 49.91' |
| L2   | N 00°46'41" W | (N 02°02'14" E) 32.28' |
| L3   | S 04°50'28" E | (S 02°04'50" E) 30.02' |

PARCEL 2018-105  
0.17 +/- ACRES TOTAL

PARCEL 2018-104  
0.17 +/- ACRES TOTAL

LEGEND

- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #8812
- WC WITNESS CORNER
- PARCEL BOUNDARY SURVEYED
- EASEMENT R.O.W. LINE
- CENTER LINE OF EASEMENT
- POINT OF BEGINNING
- RECORDED AS



|                                                                                                                                                                                                                                                                                  |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| DATE OF SURVEY: 11/3/2017                                                                                                                                                                                                                                                        | SHEET 1 OF 3    |
| PROPRIETORS: SEE INDEX LEGEND                                                                                                                                                                                                                                                    | SCALE: 1" = 60' |
| I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018 |                 |
| Wm. Burger<br>LandSurveyor<br>510 3rd Street West Court<br>Worthington, Iowa 52078                                                                                                                                                                                               |                 |
| William H. Burger<br>#12642<br>DATE 12/10/18                                                                                                                                                                                                                                     |                 |
| WILLIAM H. BURGER<br>12642<br>IOWA                                                                                                                                                                                                                                               |                 |

**LEGAL DESCRIPTION**

**PARCEL 2018-104** - part of Parcel 2018-34 which was part of Lot 5 of Wellman's Seven Coves and part of Lot 34 of Wellman's Seven Coves 2<sup>nd</sup> Subdivision, all in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.17 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

**BEGINNING** at the Northeast corner of Lot 33 of Wellman's Seven Coves 2<sup>nd</sup> Subdivision in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 2008, Page 3417 in the Office of the Delaware County Recorder;

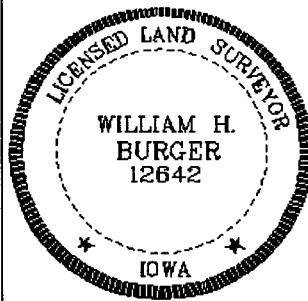
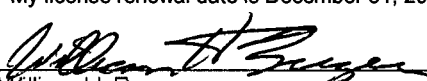
**Thence** South 87°-47'-13" West 233.98 feet along the North line of said Lot 33, also being the South line of Parcel 2018-34 as recorded in Book 2018, Page 931 in the Office of the Delaware County Recorder to the Southwest corner of said Parcel 2018-34;

**Thence** North 00°-46'-41" West 32.28 feet along the West line and to the Northwest corner of said Parcel 2018-34;

**Thence** North 88°-20'-59" East 231.80 feet along a Northerly line and to a Northerly corner of said Parcel 2018-34;

**Thence** South 04°-50'-28" East 30.02 feet to the **POINT OF BEGINNING**, containing a total of 0.17 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 33 of Wellman's Seven Coves 2<sup>nd</sup> Subdivision in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 87°-47'-13" West.

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2018</p> <p> 12/19/18<br/>William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p> |
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**LEGAL DESCRIPTION**

**PARCEL 2018-105** - part of Parcel 2018-34 which was part of Lot 5 of Wellman's Seven Coves and part of Lot 34 of Wellman's Seven Coves 2<sup>nd</sup> Subdivision, all in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.17 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

**BEGINNING** at the Northeast corner of Lot 33 of Wellman's Seven Coves 2<sup>nd</sup> Subdivision in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 2008, Page 3417 in the Office of the Delaware County Recorder;

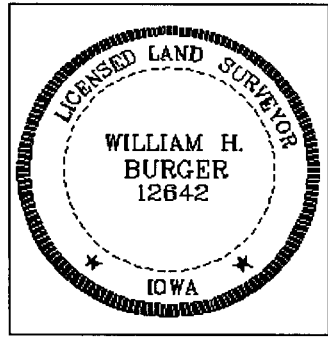
**Thence** North 04°-50'-28" West 30.02 feet to a Northerly corner of Parcel 2018-34 as recorded in Book 2018, Page 931 in the Office of the Delaware County Recorder;

**Thence** North 81°-43'-16" East 186.74 feet along a Northerly line and to the Northeast corner of said Parcel 2018-34;

**Thence** South 02°-45'-02" West 49.91 feet along the East line and to the Southeast corner of said Parcel 2018-34, corner also being the Northeast corner of Lot 6 of Wellman's Seven Coves in Delaware County, Iowa as recorded in Book 6, Page 30 in the Office of the Delaware County Recorder;

**Thence** South 87°-47'-13" West 179.99 feet along the South line of said Parcel 2018-34, also being the North line of said Lot 6 to the **POINT OF BEGINNING**, containing a total of 0.17 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 6 of Wellman's Seven Coves in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 87°-47'-13" West.

|                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2018</p> <p><i>William H. Burger</i> 12/10/18<br/>_____<br/>William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p> |
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