

INDEX LEGEND	
LOCATION:	LOTS 22 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION LOT 17 OF WELLMAN'S SEVEN COVES SUBDIVISION
PROPRIETORS:	JOYCE KESSENICH
REQUESTOR:	TERESA GREVE
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 I (563) 855-2028

FILED
Delaware Co. Auditor

JUN 15 2021

FILED
Delaware Co. Assessor

JUN 15 2021

Book 2021 Page 2185
Document 2021 2185 Type 06 002 Pages 5
Date 6/15/2021 Time 1:02:16PM
Rec Amt \$27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 563-855-2028

PLAT OF SURVEY

PARCEL 2021-79 PART OF LOT 22 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-80 PART OF LOT 22 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

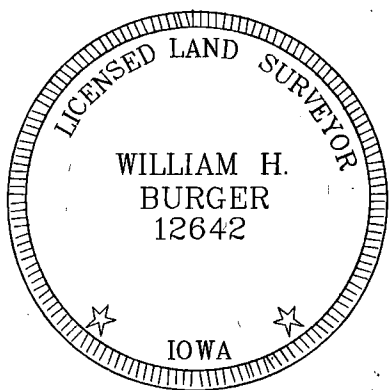
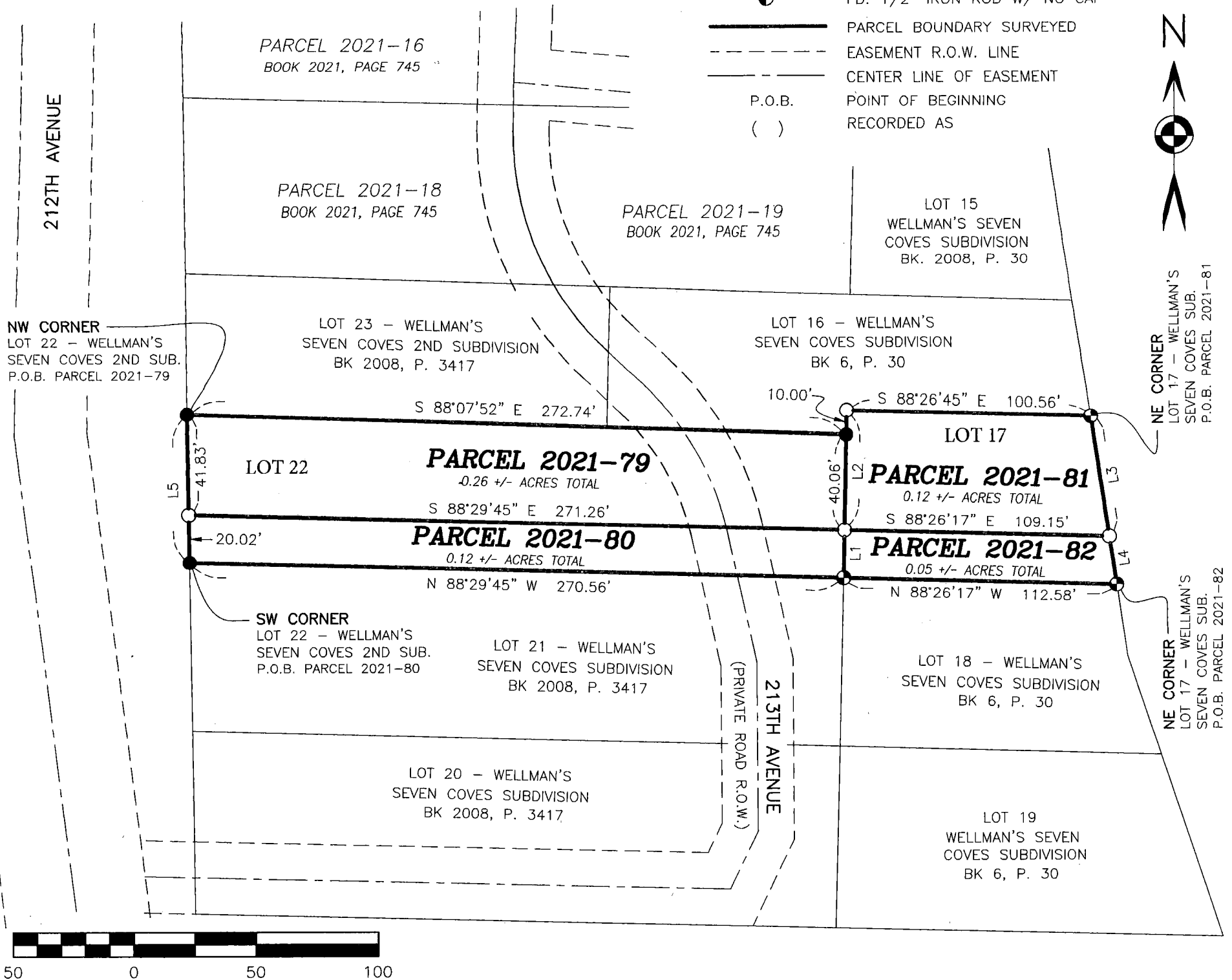
PARCEL 2021-81 PART OF LOT 17 OF WELLMAN'S SEVEN COVES SUBDIVISION IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-82 PART OF LOT 17 OF WELLMAN'S SEVEN COVES SUBDIVISION IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 01°07'43" E (N 04°10'11" E)	20.00'
L2	N 01°07'43" E (N 04°10'11" E)	50.06'
L3	S 08°35'47" E (S 05°57'30" E)	50.87'
L4	S 08°35'47" E (S 05°57'30" E)	20.32'
L5	N 00°52'39" W (N 02°02'14" E)	61.85' (61.88')

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊙ FD. 1/2" IRON ROD W/ NO CAP
- PARCEL BOUNDARY SURVEYED
- - - EASEMENT R.O.W. LINE
- - - CENTER LINE OF EASEMENT
- P.O.B. POINT OF BEGINNING
- () RECORDED AS



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 6/4/2021

PROPRIETORS: SEE INDEX LEGEND ABOVE

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, 2022

William H. Burger 6/15/21
WILLIAM H. BURGER #12642 DATE

SHEET 1 OF 5

SCALE: 1" = 50'

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2021-79 - part of Lot 22 of Wellman's Seven Coves 2nd Subdivision 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 0.26 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 Northwest corner of Lot 22 of Wellman's Seven Coves 2nd 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;

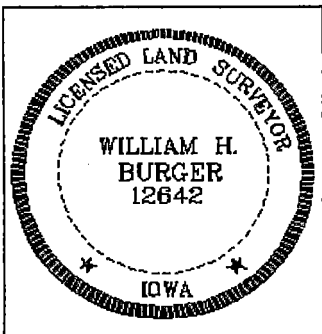
Thence South 88°-07'-52" East 272.74 feet along the North line of said Lot 22 to the Northeast corner of said Lot 22

Thence South 01°-07'-43" West 40.06 feet along the East line of said Lot 22;

Thence North 88°-29'-45" West 271.26 feet to the West line of said Lot 22;

Thence North 00°-52'-39" West 41.83 feet along the West line of said Lot 22 to the **POINT OF BEGINNING**, containing a total of 0.26 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 22 of Wellman's Seven Coves 2nd 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 88°-07'-52" East.

	<u>SURVEYORS CERTIFICATE</u> 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; My license renewal date is December 31, 2022 <i>William H. Burger</i> 6/15/21 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>2</u> covered by this seal
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LEGAL DESCRIPTION

PARCEL 2021-80 - part of Lot 22 of Wellman's Seven Coves 2nd Subdivision 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 0.12 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 Southwest corner of Lot 22 of Wellman's Seven Coves 2nd 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;

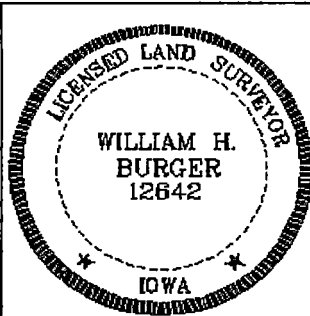
Thence North 00°-52'-39" West 20.02 feet along the West line of said Lot 22;

Thence South 88°-29'-45" East 271.26 feet to the East line of said Lot 22;

Thence South 01°-07'-43" West 20.00 feet to the Southeast corner of said Lot 22

Thence North 88°-29'-45" West 270.56 feet along the South line of said Lot 22 to the **POINT OF BEGINNING**, containing a total of 0.12 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 22 of Wellman's Seven Coves 2nd 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 88°-07'-52" East.



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2022

William H. Burger 6/15/21
William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-81 - part of Lot 17 of Wellman's Seven Coves Subdivision 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 0.12 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 17 of Wellman's Seven Coves 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 6, Page 30 in the Office of the Delaware County Recorder;

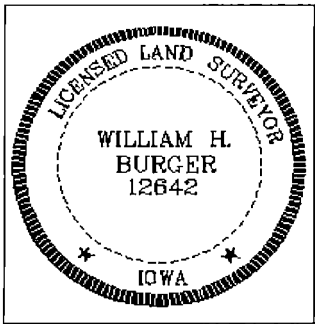
Thence South 08°-35'-47" East 50.87 feet along the Easterly line of said Lot 17;

Thence North 88°-26'-17" West 109.15 feet to the West line of said Lot 17;

Thence North 01°-07'-43" East 50.06 feet to the Northwest corner of said Lot 17

Thence South 88°-26'-45" East 100.56 feet along the North line of said Lot 17 to the **POINT OF BEGINNING**, containing a total of 0.12 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 17 of Wellman's Seven Coves 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 88°-26'-45" East.

	<u>SURVEYORS CERTIFICATE</u> 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; My license renewal date is December 31, 2022 <i>William H. Burger</i> 6/15/21 William H. Burger Date Reg. No. 12642 Sheet No. <u>4</u> covered by this seal
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LEGAL DESCRIPTION

PARCEL 2021-82 - part of Lot 17 of Wellman's Seven Coves Subdivision 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 0.05 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 Southeast corner of Lot 17 of Wellman's Seven Coves 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 6, Page 30 in the Office of the Delaware County Recorder;

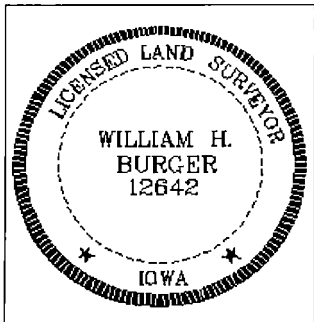
Thence North 88°-26'-17" West 112.58 feet to the Southwest corner of said Lot 17;

Thence North 01°-07'-43" East 20.00 feet along the West line of said Lot 17

Thence South 88°-26'-17" East 109.15 feet to the Easterly line of said Lot 17

Thence South 08°-35'-47" East 20.32 feet along the Easterly line of said Lot 17 to the **POINT OF BEGINNING**, containing a total of 0.05 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 17 of Wellman's Seven Coves 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 88°-26'-45" East.

	<u>SURVEYORS CERTIFICATE</u> 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; My license renewal date is December 31, 2022 <i>William H. Burger</i> 6/15/21 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>5</u> covered by this seal
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