

COUNTY: DELAWARE
SECTION 30, T 88 N, R 4 W
ALIQUOT PART: SW 1/4 - NE 1/4, SE 1/4 - NE 1/4
NW 1/4 - SE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: LAKE POINTE ESTATES
BLOCK: LOTS: 1-22, A-E
PROPRIETOR:DM COVE, LLC
REQUESTED BY:CHAD MORMANN, JEFF DOMEYER
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

OCT 0 8 2021

FILED
Delaware Co. Auditor

OCT 0 8 2021


Book 2021 Page 3538
Document 2021 3538 Type 06 002 Pages 17
Date 10/08/2021 Time 3:25:44PM
Rec Amt \$87.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

LAKE POINTE ESTATES
A SUBDIVISION OF PART OF THE NE 1/4 AND PART OF THE SE 1/4 OF SECTION 30, T88N, R4W, OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

LAKE POINTE ESTATES: A subdivision of part of the NE 1/4 and part of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 78.16 acres, more or less, divided into 26 Lots numbered Lot 1 through Lot 21, Lot A through Lot E, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Center of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of a parcel recorded in Land Deed Book 109, Page 259, North 50° 29' 17" East, 250.00 feet, more or less;

THENCE North 39° 19' 38" East, 290.28 feet, more or less, to the center of the Maquoketa River (Lake Delhi);

THENCE along the centerline of said Maquoketa River (Lake Delhi) along a circular curve, concave northerly and having an arc length of 801.66 feet, a radius of 700.00 feet, a central angle of 65° 37' 00", a chord length of 758.56 feet, and a chord bearing of South 83° 28' 52" East, more or less;

THENCE continuing along the center line of said Maquoketa River (Lake Delhi), North 63° 42' 38" East, 255.64 feet, more or less;

THENCE continuing along the center line of said Maquoketa River (Lake Delhi), North 51° 20' 33" East, 505.03 feet, more or less;

THENCE continuing along the center line of said Maquoketa River (Lake Delhi), North 74° 38' 40" East, 476.97 feet, more or less, to the centerline of a cove on said Maquoketa River (Lake Delhi);

THENCE along the center line of a cove on said Maquoketa River (Lake Delhi), South 17° 06' 21" East, 336.97 feet, more or less;

THENCE continuing along the center line of a cove on said Maquoketa River (Lake Delhi), South 09° 12' 46" East, 436.32 feet, more or less, to the southerly line of the SE 1/4 of the NE 1/4 of said Section 30;

THENCE continuing along the center line of a cove on said Maquoketa River (Lake Delhi), along a circular curve concave westerly and having an arc length of 31.35 feet, a radius of 100.00 feet, a central angle of 17° 57' 39", a chord length of 31.22 feet, and a chord bearing of South 00° 13' 56" East, more or less, to the southerly line of the SE 1/4 of the NE 1/4 of said Section 30;

THENCE along the southerly line of the SE 1/4 of the NE 1/4 of said Section 30, South 88° 21' 12" West, 68.40 feet to a line that is parallel with and 325.7 feet west of the East line of said Section 30;

THENCE along said parallel line, South 01° 02' 08" East, 209.85 feet, to the northerly line of said Parcel 2018-87, as recorded in Book 2018, Page 2889;

THENCE along the northerly line of said Parcel 2018-87 and northerly line of a parcel recorded in Land Deed Book 130, Page 149, North 86° 58' 10" West, 158.28 feet;

THENCE along the westerly line of said parcel and westerly line of Parcel 2018-86 and Parcel 2018-87, South 11° 34' 10" East, 334.59 feet;

THENCE continuing along the westerly line of said Parcel 2018-87, South 76° 18' 59" West, 404.29 feet;

THENCE continuing along the westerly line of said Parcel 2018-87, South 13° 19' 52" West, 270.42 feet;

THENCE continuing along the westerly line of said Parcel 2018-87, South 45° 14' 45" West, 619.16 feet, to the southerly line of the NW 1/4 of the SE 1/4 of said Section 30;

THENCE along the southerly line of the NW 1/4 of the SE 1/4 of said Section 30, South 88° 38' 38" West, 1312.95 feet, to the westerly line of the NW 1/4 of the SE 1/4 of said Section 30;

THENCE along the westerly line of the NW 1/4 of the SE 1/4 of said Section 30, North 00° 53' 43" West, 1288.62 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 53' 43" West.

Lake Pointe Estates is a subdivision of all of Keith's First Subdivision as recorded in Plat Book 4, Page 20, (and adjacent lake frontage) and Parcel C as recorded in Plat Book 8, Page 175.

SURVEYED ON:
SURVEY REQUESTED BY: CHAD MORMANN, JEFF DOMEYER

G:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

PROPRIETORS: DM COVE, LLC

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.



RANDALL L. RATTENBORG, R.L.S.

L.C. #17939

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

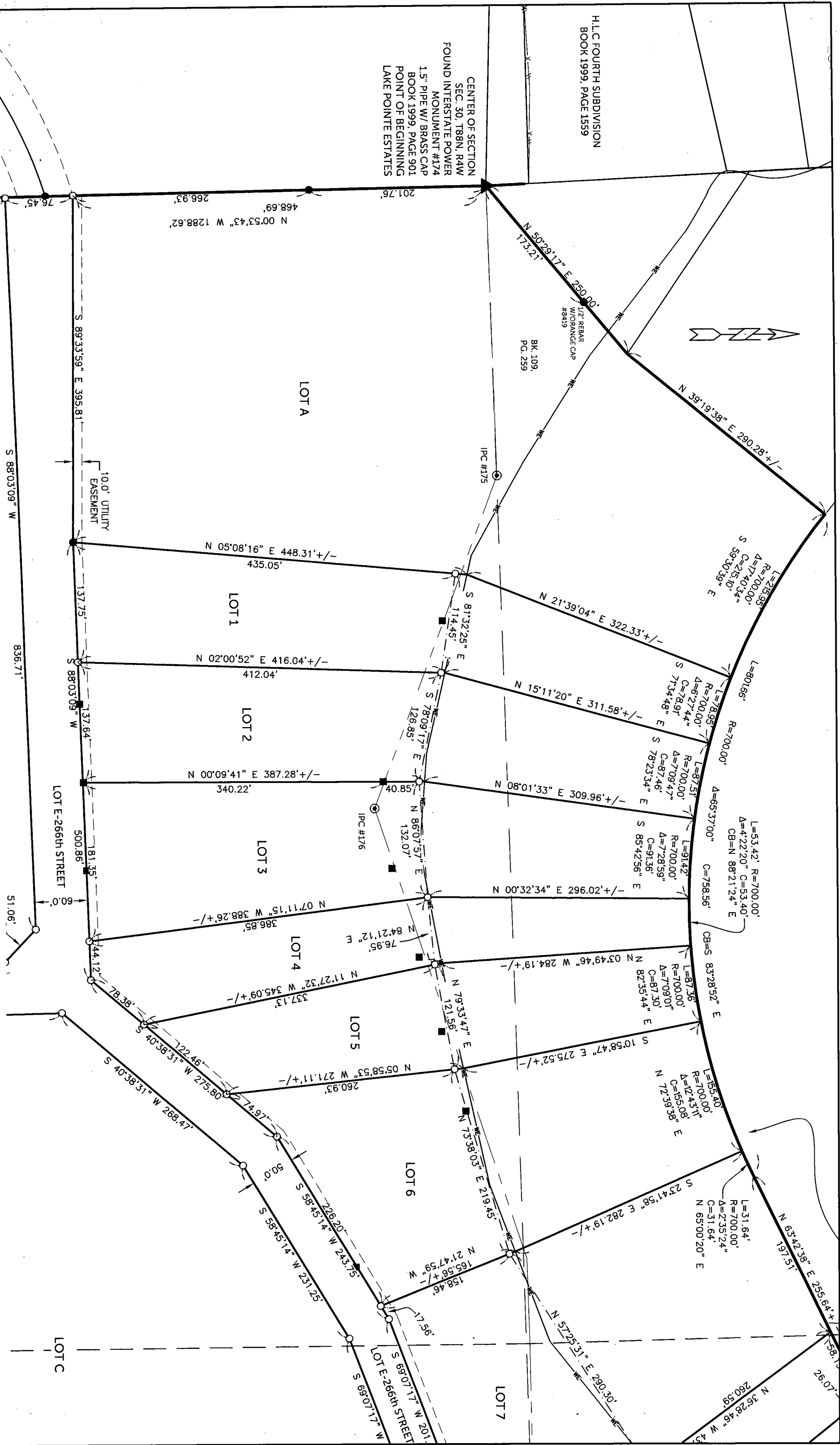
10/8/2021



BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 20-167
SCALE: 1" = 250' 100'
DATE: 07/22/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF



BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434 burringtongroup.com

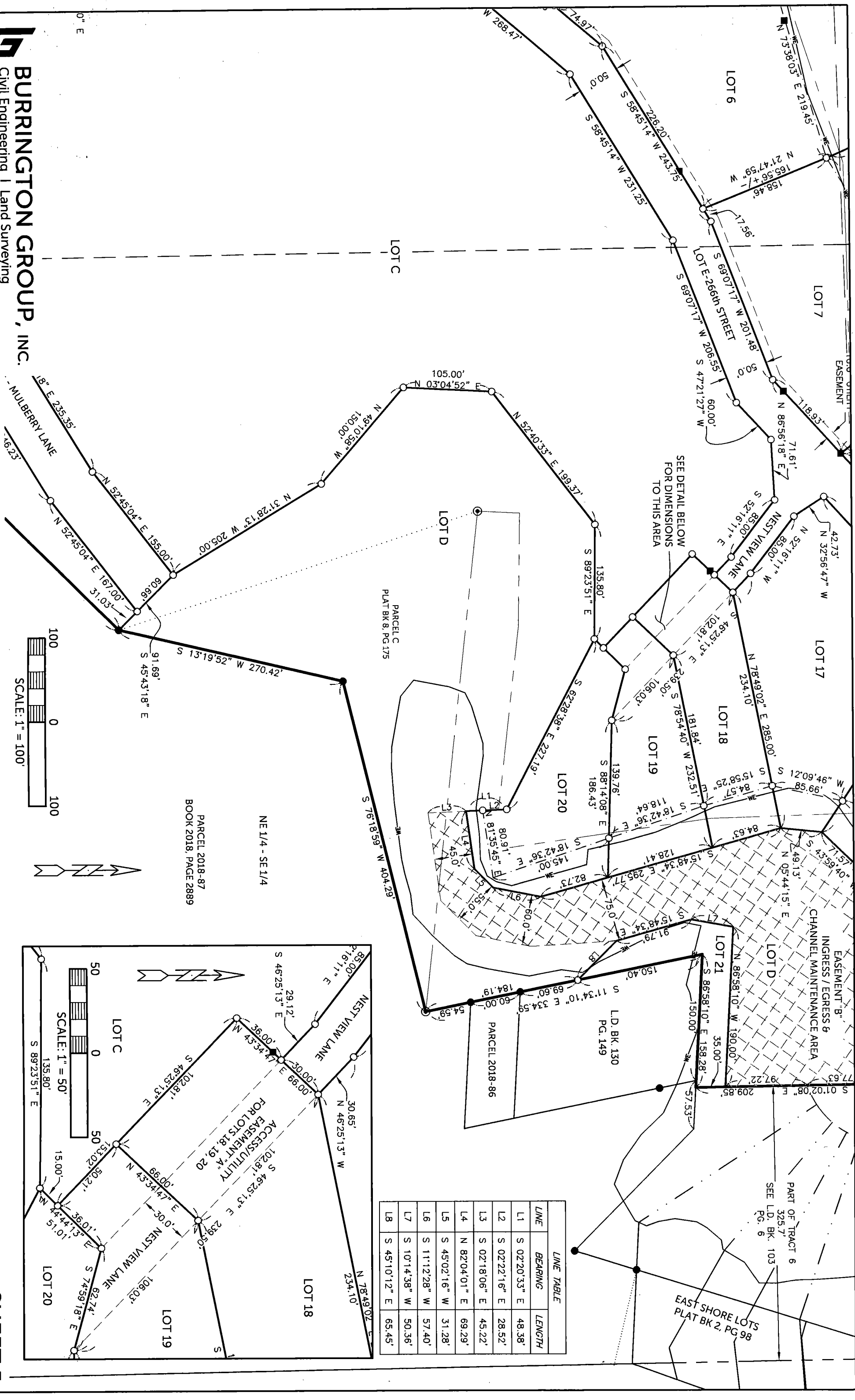


SHEET 3



Phone 563-927-2434

burringtongroup.com



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02°20'33" E	48.38'
L2	S 02°22'16" E	28.52'
L3	S 02°18'06" E	45.22'
L4	N 82°04'01" E	69.29'
L5	S 45°02'16" W	31.28'
L6	S 11°12'28" W	57.40'
L7	S 10°14'38" W	50.36'
L8	S 45°10'12" E	65.45'



BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

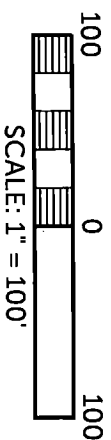
Phone 565-927-2434 burringtongroup.com

FOUND 1/2" REBAR W/ORANGE CAP #8419
BOOK 2010, PAGE 714

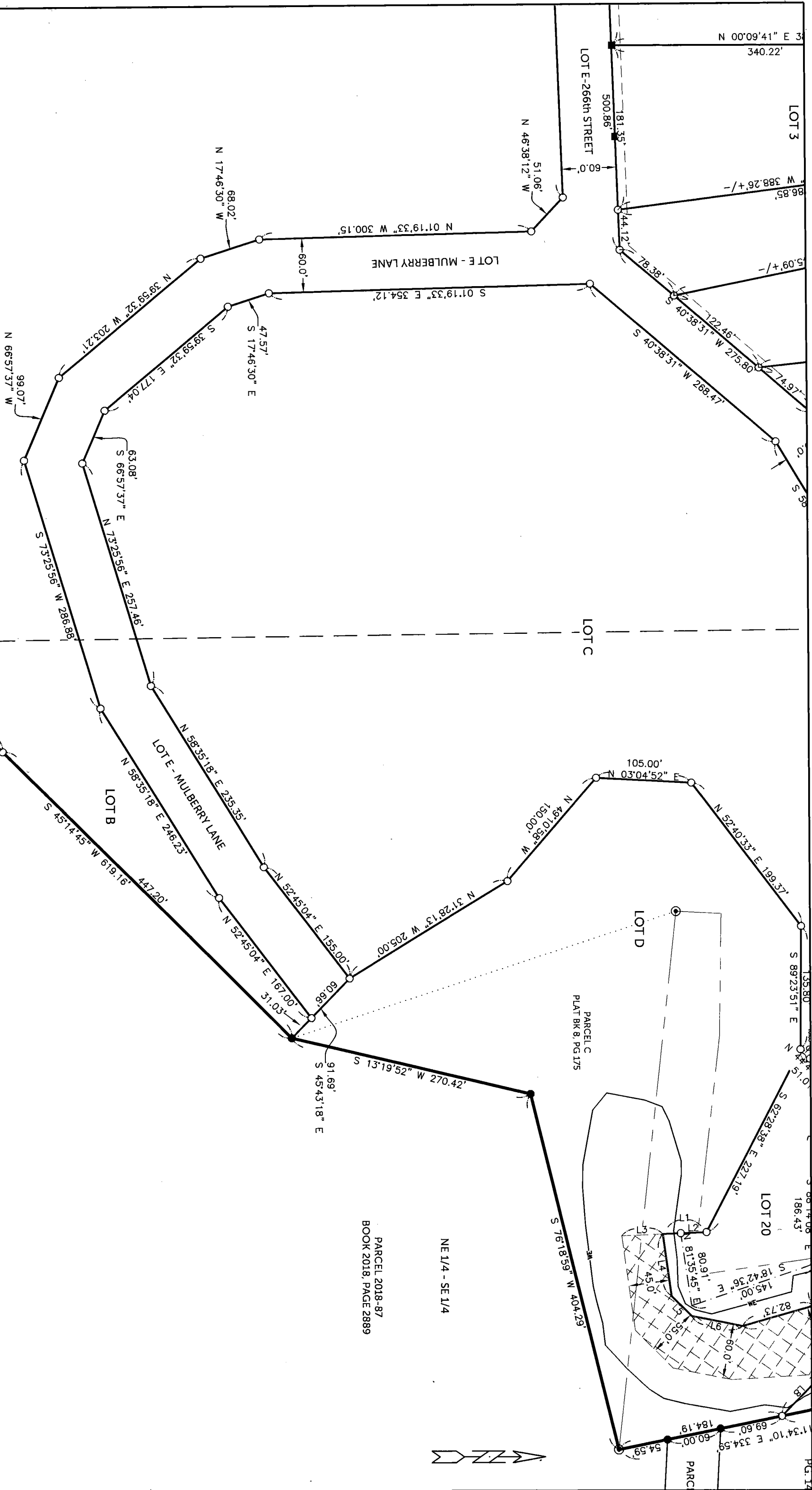
SW CORNER NE 1/4 - SE 1/4

SEC. 30, T88N, R4W

BOOK 2010, PAGE 714



SHEET 6



PARCEL 2020-37
BK. 2020
PG. 1425

KEITH'S FIRST SUBDIVISION
PLAT BOOK 4, PAGE 20

NW CORNER SW 1/4 - SE 1/4
SEC. 30, T88N, R4W
FOUND 1/2" REBAR W/ORANGE CAP #8419
BOOK 2010, PAGE 715

S 88°38'38" W

1312.95'
991.73'

SW CORNER NE 1/4 - SE 1/4
SEC. 30, T88N, R4W
FOUND 1/2" REBAR W/ORANGE CAP #8419
BOOK 2010, PAGE 714

LOT B

NW 1/4 - SE 1/4

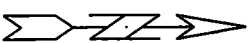
LOT E - 266th STREET

LOT E - MULBERRY LANE

LOT C

LOT B

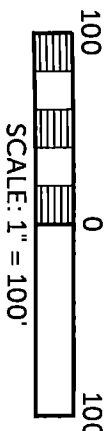
LOT E - MULBERRY LA



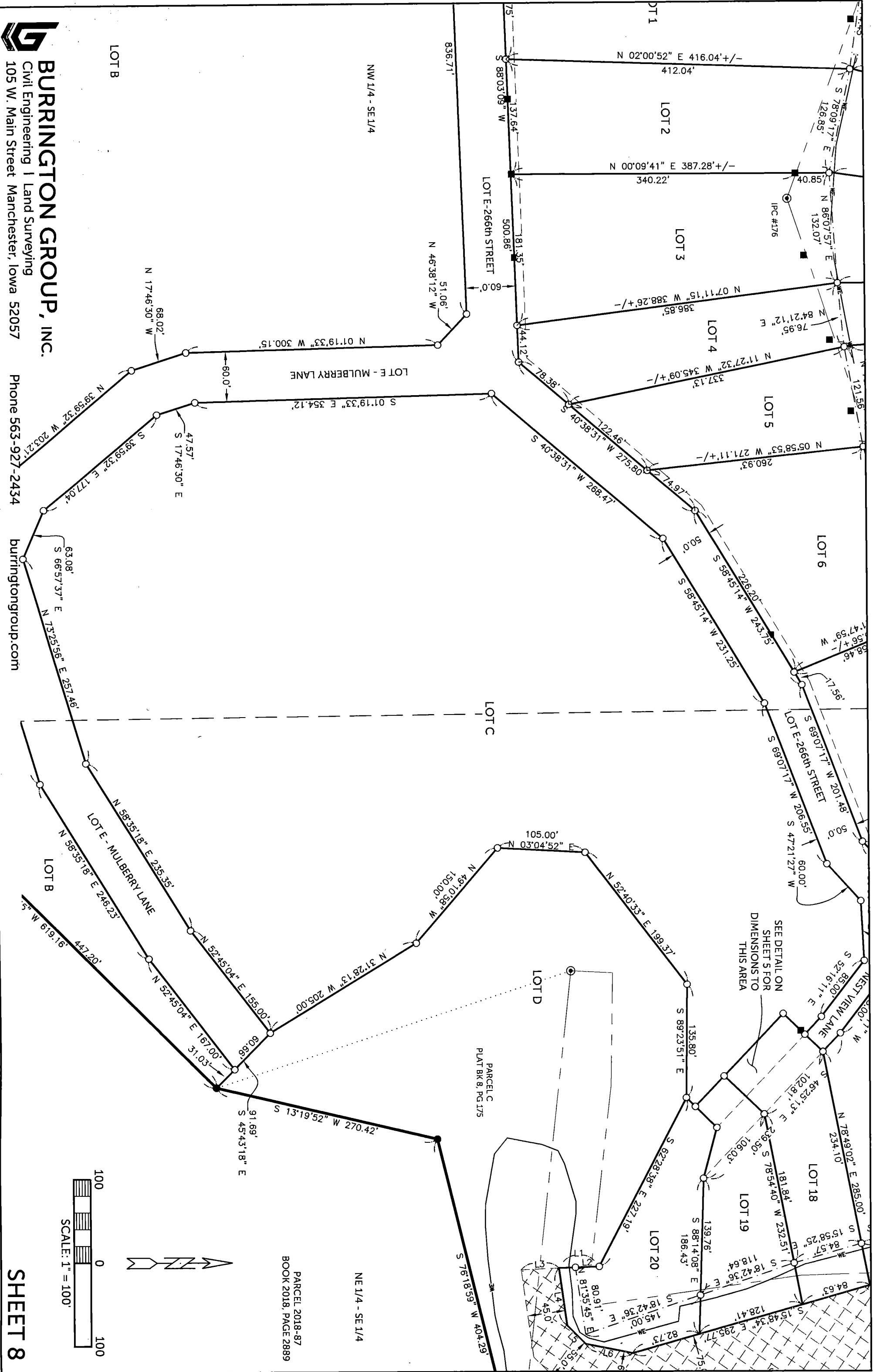
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

burringtongroup.com



SHEET 7



Lake Pointe Estates - Lot Acreage Table

LOT	SE 1/4 - NE 1/4	NE 1/4 - SE 1/4	SW 1/4 - NE 1/4	NW 1/4 - SE 1/4	TOTAL ACRES
LOT 1	0.00	0.00	0.55	1.39	1.94
LOT 2	0.00	0.00	0.52	1.44	1.96
LOT 3	0.00	0.00	0.49	1.67	2.16
LOT 4	0.00	0.00	0.28	0.94	1.22
LOT 5	0.00	0.00	0.47	0.96	1.43
LOT 6	0.00	0.00	0.98	1.35	2.33
LOT 7	0.94	0.56	1.13	0.28	2.91
LOT 8	0.89	0.00	0.00	0.00	0.89
LOT 9	0.90	0.00	0.00	0.00	0.90
LOT 10	0.98	0.00	0.00	0.00	0.98
LOT 11	1.62	0.00	0.00	0.00	1.62
LOT 12	1.77	0.00	0.00	0.00	1.77
LOT 13	0.32	0.00	0.00	0.00	0.32
LOT 14	3.45	0.00	0.00	0.00	3.45
LOT 15	2.20	0.00	0.00	0.00	2.20
LOT 16	0.62	0.07	0.00	0.00	0.69
LOT 17	0.38	0.99	0.00	0.00	1.36
LOT 18	0.00	0.66	0.00	0.00	0.66
LOT 19	0.00	0.59	0.00	0.00	0.59
LOT 20	0.00	0.69	0.00	0.00	0.69
LOT 21	0.00	0.27	0.00	0.00	0.27
LOT A	0.00	0.00	2.45	4.62	7.07
LOT B	0.00	1.06	0.00	17.16	18.22
LOT C	0.00	5.59	0.00	6.09	11.68
LOT D	0.00	5.90	0.00	0.00	5.90
LOT E	0.60	1.20	0.00	3.16	4.96
TOTAL					78.16

OWNER'S STATEMENT OF CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DM Cove, LLC, an Iowa limited liability company, as proprietor and fee owner of the real estate described as follows:

See attached Exhibit "A"

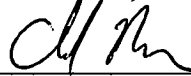
That the subdivision as it appears on the plat of said real estate, hereto attached, is entitled Lake Pointe Estates, and is with the free consent and in accordance with the desires of the owner and proprietor of the above-described tract of land.

That there is a lien holder in regard to the property described above to obtain the consent thereof in regard to this platting procedure, to wit: Farmers & Merchants Savings Bank.

That the streets as shown on said plat are hereby dedicated to the public use forever. That the proprietor, DM Cove, LLC, and Iowa limited liability company, does dedicate all of the easements as shown on said plat to the uses set out and provided in Chapter 409A of the Iowa Code, and do hereby state that said easements as shown on the final plat filed herein, a copy of which is attached to this Dedication, are for the purposes of and shall be confined to the easements for public utilities to include gas, power, telephone, water, sewer and such drainage easements which are deemed necessary for the orderly development of the land encompassed within the plat.

Dated this 28 day of July, 2021.

DM COVE, LLC



By: Chad Mormann, its Manager



By: Jeff Domeyer, its Manager

STATE OF IOWA)
)ss
COUNTY OF Delaware)

This record was acknowledged before me on July 28, 2021, by Chad Mormann and Jeff Domeyer, Managers of DM Cove, LLC.


Signature of Notary Public

EXHIBIT A

All of Keith's First Subdivision of part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M. in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 20, also all lake frontage adjoining said Keith's First Subdivision running to the water front and then at right angles to the middle of Delhi Lake; except that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), said point being the point of beginning, thence North 2° 11' 35" West three hundred (300) feet along the West line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence South 55° 19' 15" East two hundred fifty (250) feet, thence South 50° 56' 25" West two hundred fifty (250) feet to the point of beginning and also except that portion of the Maquoketa River lying adjacent to the Northeasterly boundary of said excepted parcel and extending to the centerline of said river; also Parcel C of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), Section 30, Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 175.



ROBERTS & EDDY, P.C.

ATTORNEYS AT LAW

Daryl E. Roberts
Brian C. Eddy*
A.J. "Lans" Flickinger
Jeremy B. Hahn
Stephanie A. Sailer

*Also Licensed to Practice Law in the State of Minnesota

July 26, 2021

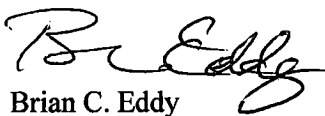
TITLE OPINION

I have examined an abstract of title to the following described real estate, which is certified to the 13th day of January, 2021 at 8:00 A.M. by the Delaware County Abstract Company, Inc.:

All of Keith's First Subdivision of part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M. in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 20, also all lake frontage adjoining said Keith's First Subdivision running to the water front and then at right angles to the middle of Delhi Lake; except that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), said point being the point of beginning, thence North 2° 11' 35" West three hundred (300) feet along the West line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence South 55° 19' 15" East two hundred fifty (250) feet, thence South 50° 56' 25" West two hundred fifty (250) feet to the point of beginning and also except that portion of the Maquoketa River lying adjacent to the Northeasterly boundary of said excepted parcel and extending to the centerline of said river; also Parcel C of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), Section 30, Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 175.

I find fee simple title to the above-described property described to be in DM Cove, LLC and that the land platted is free from encumbrance, except for a real estate mortgage to Farmers & Merchants Savings Bank, dated September 11, 2020, filed September 11, 2020, in Book 2020, Page 3121 in the office of the Delaware County, Iowa Recorder.

Sincerely,
ROBERTS & EDDY, P.C.


Brian C. Eddy

CONSENT TO PLATTING

COMES NOW Farmers & Merchants Savings Bank, and states as follows:

1. That Farmers & Merchants Savings Bank is the mortgagee in a real estate mortgage covering the real estate described on Exhibit "A" attached hereto and by this reference made a part hereof. That said real estate mortgage is as follows:

- Mortgage dated September 11, 2020, filed September 11, 2020, in Book 2020, Page 3121, in the office of the Delaware County, Iowa Recorder.

2. That Farmers & Merchants Savings Bank hereby consents to the platting of this area into Lake Pointe Estates.

Dated this 22 day of July, 2021.

FARMERS & MERCHANTS SAVINGS BANK

By: Scott R. Wilson, its VP

STATE OF IOWA)
) SS
DELAWARE COUNTY)

On this 22 day of July, 2021, before me the undersigned, a Notary Public in and for the said County and State, personally appeared Scott R. Wilson to me personally known, who being by me duly sworn, did say that he is the VP of said Corporation, that no seal has been procured by the said company; that said instrument was signed on behalf of said Farmers & Merchants Savings Bank by authority of its Board of Directors; and that the said Scott R. Wilson as such officer, acknowledged the execution of said instrument to be his voluntary act and deed of said Farmers & Merchants Savings Bank.



Katie A. Hubbard
Notary

EXHIBIT A

All of Keith's First Subdivision of part of the South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and part of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty (30), Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M. in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 20, also all lake frontage adjoining said Keith's First Subdivision running to the water front and then at right angles to the middle of Delhi Lake; except that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), said point being the point of beginning, thence North $2^{\circ} 11' 35''$ West three hundred (300) feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), thence South $55^{\circ} 19' 15''$ East two hundred fifty (250) feet, thence South $50^{\circ} 56' 25''$ West two hundred fifty (250) feet to the point of beginning and also except that portion of the Maquoketa River lying adjacent to the Northeasterly boundary of said excepted parcel and extending to the centerline of said river; also Parcel C of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), Section 30, Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 175.

COUNTY TREASURER'S CERTIFICATE

STATE OF IOWA)
) SS
DELAWARE COUNTY)

I, the undersigned, Pam Klein, hereby certify that I am the County Treasurer of Delaware, State of Iowa and I do further certify that the land is free from certified taxes and free from special assessments, and there are no unpaid taxes, or unredeemed tax sales and no unpaid special assessments against the following real property:

All of Keith's First Subdivision of part of the South Half (S ½) of the Northeast Quarter (NE ¼) and part of the North Half (N ½) of the Southeast Quarter (SE ¼) of Section Thirty (30), Township Eighty-eight (88) North, Range Four (4) West of the Fifth P.M. in Delaware County, Iowa, according to plat recorded in Book 4 Plats, Page 20, also all lake frontage adjoining said Keith's First Subdivision running to the water front and then at right angles to the middle of Delhi Lake; except that part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty (30), Township Eighty Eight (88) North, Range Four (4), West of the Fifth P.M., described as commencing at the Southwest corner of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), said point being the point of beginning, thence North 2° 11' 35" West three hundred (300) feet along the West line of said Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), thence South 55° 19' 15" East two hundred fifty (250) feet, thence South 50° 56' 25" West two hundred fifty (250) feet to the point of beginning and also except that portion of the Maquoketa River lying adjacent to the Northeasterly boundary of said excepted parcel and extending to the centerline of said river; also Parcel C of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), Section 30, Township Eighty-Eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 175.

Parcel No.'s 220-30-00-027-00 and 220-30-00-024-10.

Dated this 8 day of October, 2021




Pam Klein, County Treasurer
Delaware County, Iowa

Approval of Subdivision Plat Name

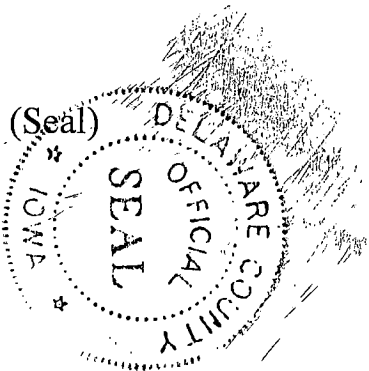
Carla Becker
Delaware County Auditor
301 E Main St.
Manchester, IA 52057

The Delaware County Auditor's Office has reviewed the Subdivision name of:

Lake Pointe Estates

Pursuant of Iowa Code 354.6(2) and 354.11(6) the above Subdivision name of title is approved.

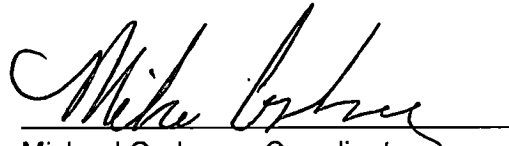
Signed: Peggy A. Hildebrand
Title: Deputy County Auditor
Date: 10-8-21



DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **LAKE POINTE ESTATES** 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