



Book 2022 Page 1401

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Date 5/02/2022 Time 3:33:20PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor

MAY - 2 2022

FILED
Delaware Cp. Auditor

MAY 0 2 2022

COUNTY: DELAWARE
SECTION 30, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - SE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: LAKE POINTE ESTATES SECOND SUBDIVISION
BLOCK: LOTS: 222, 201, 202, F
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

SUBDIVISION
PLAT

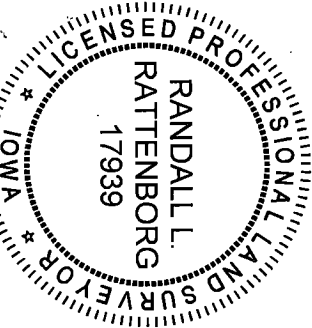
LAKE POINTE ESTATES SECOND SUBDIVISION
A SUBDIVISION OF LOT B OF LAKE POINTE ESTATES PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
SECTION 30, T88N, R4W, OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

LAKE POINTE ESTATES SECOND SUBDIVISION, A subdivision of Lot B of Lake Pointe Estates, as recorded in Book 2021, Page 3538, being in the and in the NE 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 18.22 acres, divided into Lot 200, Lot 201, Lot 202 and Lot F, subject to easements of record, and the outer boundary of said Lot B being more particularly described by metes and bounds as follows:

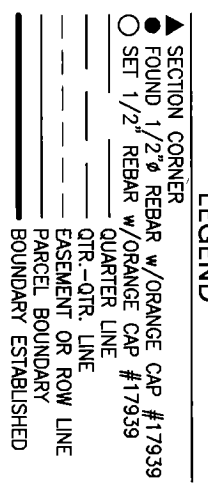
BEGINNING at the southwest corner of Lot B, being the southwest corner of the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;
THENCE North 00° 53' 43" West, 743.48 feet;
THENCE North 88° 03' 09" East, 837.54 feet;
THENCE South 46° 38' 12" East, 51.06 feet;
THENCE South 01° 19' 33" East, 300.15 feet;
THENCE South 17° 46' 30" East, 68.02 feet;
THENCE South 39° 59' 32" East, 203.21 feet;
THENCE South 66° 57' 37" East, 99.07 feet;
THENCE North 73° 25' 56" East, 286.88 feet;
THENCE North 58° 35' 18" East, 246.23 feet;
THENCE North 52° 45' 04" East, 167.00 feet;
THENCE South 45° 43' 18" East, 31.03 feet;
THENCE South 45° 14' 45" West, 619.16 feet, to the southeast corner of the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;
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 POINT OF BEGINNING;
The southerly 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 South 88° 38' 38" West.
The intent of this survey and legal description is to divide and describe the Lot B of Lake Pointe Estates, as recorded in Book 2021, Page 3538.

SURVEYED ON: 3/14/2022 SURVEY REQUESTED BY: CHAD MORMANN, JEFF DOMEYER		Q:\CIV\3D_Survey\Lake Delth\Lake Delth 2018.dwg	
PROPRIETORS: DM COVE, LLC		PROJECT NO. 20-167	
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.		SCALE: 1" = 100'	
RANDALL L. RATTENBORG P.L.S. L.L.C. #17939 DATE 3/18/2022 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023		DATE: 03/18/2022	
BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com		DRAWN BY: RLR	
		CHECKED BY: DM/DDK	
		GPS BOX: LAKE DELHI	
		SHEET 1 OF	



SHEETS COVERED BY THIS SEAL: SHEETS 1-3

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



Phone 563-927-2434 burringtongroup.com

105 W. Main Street Manchester, Iowa 52057

OWNER'S ACKNOWLEDGMENT

I Chad A. Mormann of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.



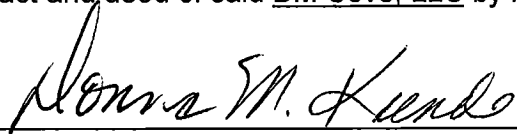
Chad A. Mormann

State of Iowa)

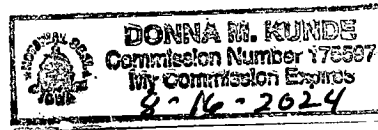
)

County of Delaware) Ss:

On this 29th day of April, 2022, before me, a Notary Public in and for said County, personally appeared Chad A. Mormann, to me personally known, who being by me duly sworn or affirmed, did say that that person is President of DM Cove, LLC and that said instrument was signed on behalf of said DM Cove, LLC by authority of its managers and the said Chad A. Mormann, President acknowledged the execution of said instrument to be the voluntary act and deed of said DM Cove, LLC by it voluntarily executed.



Notary Public in and for said County



CERTIFICATE OF TREASURER

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



Pam Klein

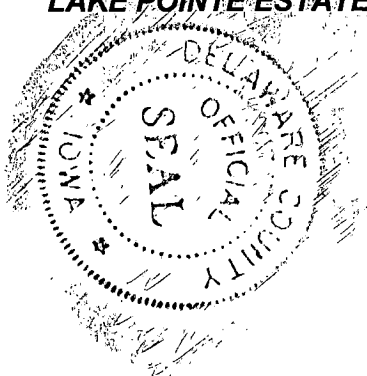
Pam Klein, County Treasurer

4/29/2022

Date

APPROVAL OF AUDITOR

I, Carla K. 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 **LAKE POINTE ESTATES SECOND SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker

Carla K. Becker, Delaware County Auditor

Deputy

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **LAKE POINTE ESTATES SECOND SUBDIVISION** 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

Michael Corkery – Coordinator
Delaware County E-911



ROBERTS & EDDY, P.C.

ATTORNEYS AT LAW

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

*Also Licensed to Practice Law in the State of Minnesota

April 29, 2022


TITLE OPINION

I have examined an abstract of title to the following described real estate, which is certified to the 1st day of April, 2022 at 8:00 A.M. by the Delaware County Abstract Company, Inc.:

Lot B of 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, according to plat recorded in Book 2021, Page 3538.

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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The F4M Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

Farmers Merchants Savings Bank

By: Scott Wilson SVP

By: Keith Kramer EVP

State of Iowa

County of Delaware Ss:

On this 2nd day of May, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott K. Wilson and Keith A. Kramer to me personally known, who being duly sworn, did say that they are the Service Vice President and Exec. Vice President respectively, of the F4M Bank, executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) ~~(the seal affixed hereto is the seal of the)~~ F4M Bank; that said instrument was signed ~~(and sealed)~~ on behalf of the F4M Bank by authority of its Board of Directors; and that Scott Wilson and Keith Kramer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Bank and its Client, by it and by them voluntarily executed.

Katie A. Hubbard
Notary Public in and for said County Delaware

