

COUNTY: DELAWARE

SECTION 25, T 88 N, R 5 W

ALIQUOT PART: NE 1/4 - NW 1/4

CITY:

SURVEY: PARCEL 2025-65, PARCEL 2025-66

BLOCK: LOTS:

PROPRIETOR: NEXT LEVEL 15 PROPERTIES, LLC

REQUESTED BY: DAVID WRIGHT

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 10 2025

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Delaware Co. Auditor

NOV 10 2025

Book 2025 Page 3039

Document 2025 3039 Type 06 002 Pages 2

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Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

PLAT OF

SURVEY

PARCEL 2025-65, LOT 21 AND PART OF LOT 20 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION

PARCEL 2025-66, PART OF LOT 20 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION AND LOT 19 AND PART OF LOT 18 OF WELLMAN'S SEVEN COVES SUBDIVISION

IN THE NE 1/4 - NW 1/4, SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2025-65, Part of Lot 20 and Lot 21 of Wellman's Seven Coves 2nd Subdivision and part of Lot 18 of Wellman's Seven Coves Subdivision in the NE 1/4 of the NW 1/4 of Section 25, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.84 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the southwest corner of Lot 20 of Wellman's Seven Coves 2nd Subdivision, as recorded in Book 2008, Page 3417;

THENCE along the westerly line of said Lot 20, North 00° 54' 43" West (assumed bearing), 30.02 feet, to the **POINT OF BEGINNING**;

THENCE continuing along the westerly line of Lot 20 and Lot 21 of said Wellman's Seven Coves 2nd Subdivision, North 00° 54' 43" West, 116.13 feet, to the northerly line of said Lot 21;

THENCE along the northerly line of said Lot 21, South 88° 29' 11" East, 270.56 feet, to the northwest corner of Lot 18 of Wellman's Seven Coves Subdivision, as recorded in Plat Book 6, Page 30;

THENCE along the northerly line of said Lot 18, South 88° 27' 42" East, 112.65 feet, to the easterly line of said Lot 18;

THENCE along the easterly line of said Lot 18, South 08° 13' 33" East, 30.28 feet;

THENCE continuing along the easterly line of said Lot 18, South 18° 40' 47" East, 33.71 feet;

THENCE North 88° 18' 47" West, 129.16 feet;

THENCE South 77° 00' 29" West, 35.95 feet, to the center line of a 30 foot easement, as shown in said Wellman's Seven Coves 2nd Subdivision;

THENCE along said center line, South 00° 34' 49" East, 36.13 feet;

THENCE continuing along said center line, South 25° 21' 18" West, 10.24 feet, to the easterly extension of the northerly line of said 30 foot easement;

THENCE along said northerly line, North 88° 35' 28" West, 228.28 feet, to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2025-66, Part of Lot 20 and Lot 21 of Wellman's Seven Coves 2nd Subdivision and Lot 19 and part of Lot 18 of Wellman's Seven Coves Subdivision in the NE 1/4 of the NW 1/4 of Section 25, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.50 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 20 of Wellman's Seven Coves 2nd Subdivision, as recorded in Book 2008, Page 3417;

THENCE along the westerly line of said Lot 20, North 00° 54' 43" West (assumed bearing), 30.02 feet, to the northerly line of a 30 foot easement as shown in the Plat of Wellman's Seven Coves 2nd Subdivision;

THENCE along said northerly line, South 88° 35' 28" East, 228.28 feet, to the center line of said 30 foot easement;

THENCE along said center line, North 25° 21' 18" East, 10.24 feet;

THENCE continuing along said center line, North 00° 34' 49" West, 36.13 feet;

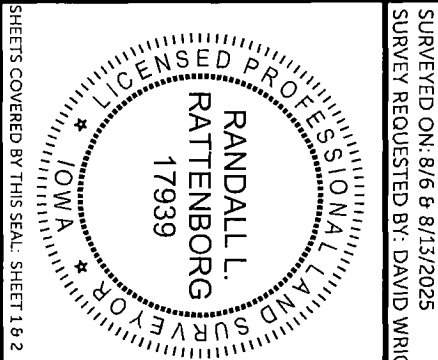
THENCE North 77° 00' 29" East, 35.95 feet;

THENCE South 88° 18' 47" East, 129.16 feet, to the easterly line of Lot 18 of Wellman's Seven Coves Subdivision, as recorded in Plat Book 6, Page 30;

THENCE along the easterly line of Lot 18 and Lot 19 of said Wellman's Seven Coves Subdivision, South 18° 40' 47" East, 89.06 feet, to the southerly line of said Lot 19;

THENCE along the southerly line of said Lot 19, North 88° 38' 19" West, 159.73 feet, to the southeast corner of said Lot 20;

THENCE along the southerly line of said Lot 20, North 88° 35' 28" West, 264.80 feet to the **POINT OF BEGINNING**;



PROPRIETORS: NEXT LEVEL 15 PROPERTIES, 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 P.L.L.C.

LLC, #17939

DATE 11/10/2025

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PROJECT NO. 25-092

SCALE: 1" = 40'

DATE: 8/5/2025

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: LAKE DELHI

SHEET 1 OF 2

BURRINGTON GROUP, INC.

Civil Engineering / Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

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- ▲ SECTION CORNER
 ● FOUND 1/2" Ø REBAR w/YELLOW CAP #8812
 ■ FOUND 1/2" Ø REBAR w/YELLOW CAP #12642
 ◆ FOUND 1/2" Ø REBAR w/ORANGE CAP #17939
 ★ FOUND P.K. NAIL
 ○ SET 1/2" REBAR w/ORANGE CAP #17939
 ⊗ SET MAG NAIL
 ✕ SET CUT 'X'
 □ CALCULATED POSITION
 _____ QTR -QTR. LINE
 _____ FENCE LINE
 _____ CENTER LINE
 _____ EASEMENT OR ROW LINE
 _____ LOT DIVISION LINE
 _____ LAKE FRONTRIDGE LINE
 FORMER LOT LINE
 _____ LOT LINE
 _____ BOUNDARY ESTABLISHED
 _____ R RECORDED

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

Phone 563-927-2434
burringtongroup.com