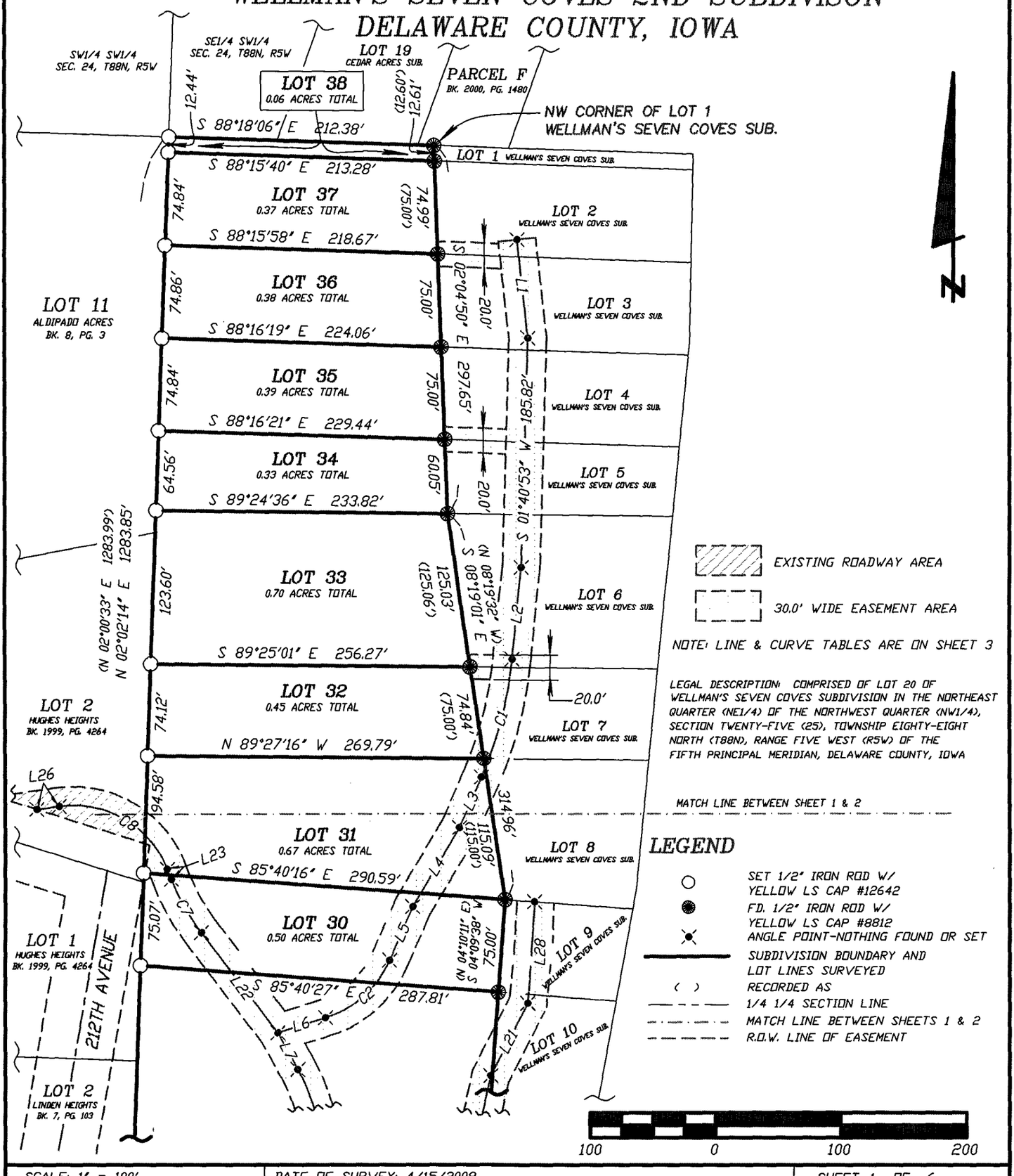
FILED
NOV - 4 2008
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
NOV 04 2008
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2008 Page 3417
Document 2008 3417 Type 06 002 Pages 6
Date 11/04/2008 Time 10:46:58AM
Rec Amt $32.00
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

FINAL PLAT
WELLMAN'S SEVEN COVES 2ND SUBDIVISON
DELAWARE COUNTY, IOWA



SCALE: 1" = 100'

DATE OF SURVEY: 4/15/2008

SHEET 1 OF 6

PROPRIETORS: ORVILLE C. WELLMAN

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

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, 2008

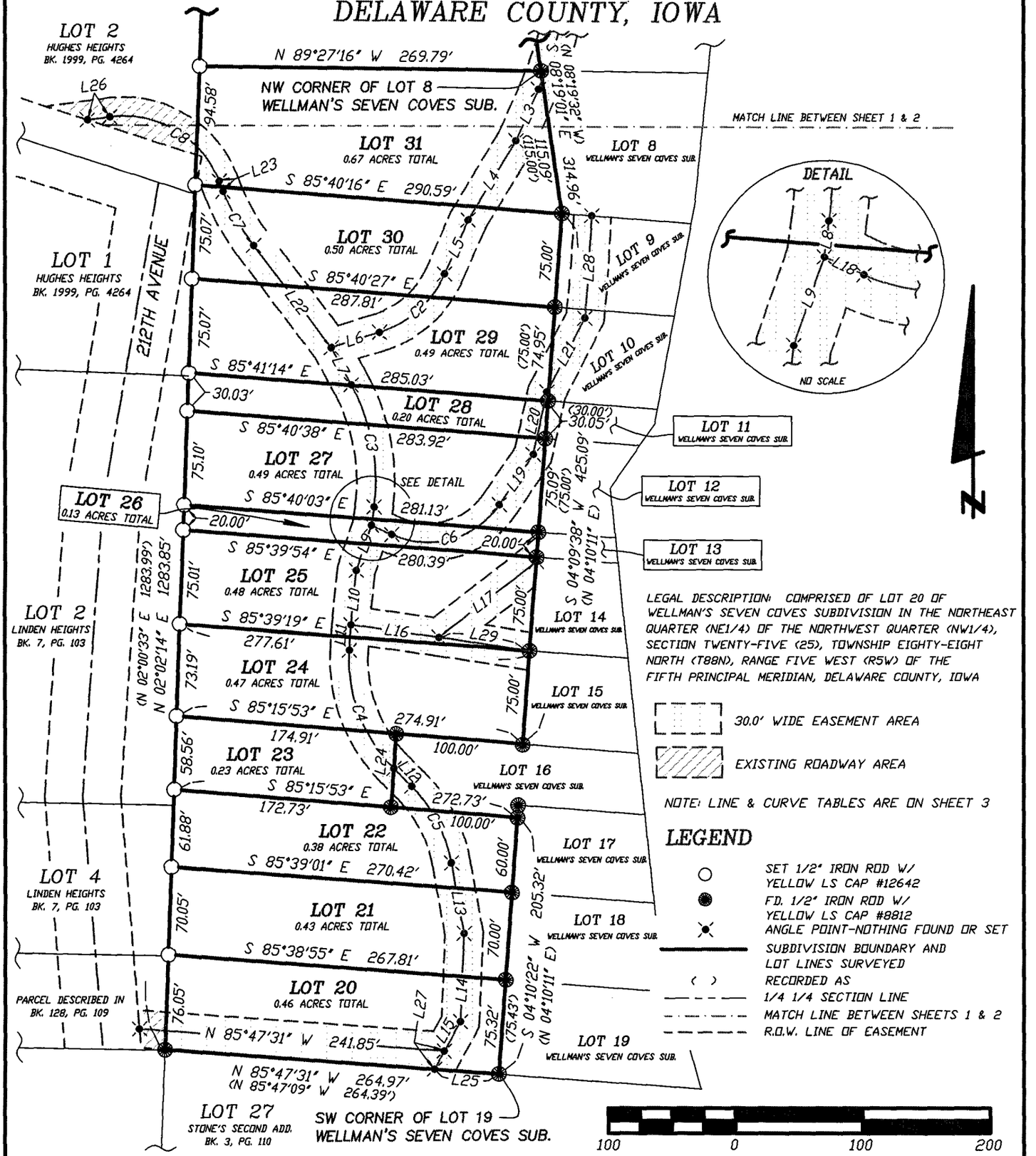
William H. Burger 10/6/08

WILLIAM H. BURGER #12642 DATE

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

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

FINAL PLAT
WELLMAN'S SEVEN COVES 2ND SUBDIVISION
DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION: COMPRISED OF LOT 20 OF WELLMAN'S SEVEN COVES SUBDIVISION IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

30.0' WIDE EASEMENT AREA

EXISTING ROADWAY AREA

NOTE: LINE & CURVE TABLES ARE ON SHEET 3

LEGEND

- SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
- F.D. 1/2" IRON ROD W/ YELLOW LS CAP #8812
- ANGLE POINT-NOTHING FOUND OR SET
- SUBDIVISION BOUNDARY AND LOT LINES SURVEYED
- ( ) RECORDED AS
- 1/4 1/4 SECTION LINE
- MATCH LINE BETWEEN SHEETS 1 & 2
- R.O.W. LINE OF EASEMENT

SCALE: 1" = 100'

DATE OF SURVEY: 4/15/2008

SHEET 2 OF 6

PROPRIETORS: ORVILLE C. WELLMAN

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

SHEETS 2 & 3 COVERED BY THIS SEAL

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, 2008

William H. Burger 10/6/08

WILLIAM H. BURGER #12642 DATE

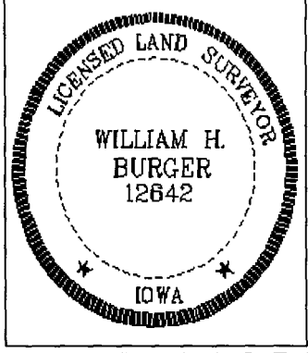
Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LINE	BEARING	DISTANCE
L1	S 06°14'12" E	79.82
L2	S 05°35'42" W	74.28
L3	S 23°18'52" W	44.46
L4	S 30°30'54" W	74.03
L5	S 23°20'58" W	47.17
L6	S 72°16'40" W	40.25
L7	S 28°16'36" E	33.74
L8	S 07°24'18" W	14.76
L9	S 18°52'00" W	37.86
L10	S 05°10'18" W	43.83
L11	S 03°32'57" W	20.14
L12	S 44°19'46" E	19.97
L13	S 09°55'45" E	57.21
L14	S 02°25'58" W	70.41
L15	S 28°22'05" W	26.63
L16	S 82°00'37" E	70.36
L17	N 51°22'59" E	97.78
L18	S 65°16'43" E	17.47
L19	N 33°39'51" E	48.34
L20	N 12°20'17" E	51.06
L21	N 26°43'53" E	66.02
L22	N 37°01'01" W	101.67
L23	N 21°12'01" W	8.76
L24	S 04°10'11" W	58.50
L25	N 85°47'31" W	50.86
L26	S 82°06'52" W	18.06
L27	N 28°22'05" E	16.44
L28	N 04°10'11" E	82.00
L29	S 81°38'04" E	71.97

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	99.20	17°43'10"	320.77	98.81	S 14°27'17" W
C2	71.32	48°55'41"	83.52	69.18	S 47°48'49" W
C3	100.62	35°40'54"	161.57	99.00	S 10°26'09" E
C4	103.52	47°52'44"	123.88	100.54	S 20°23'25" E
C5	69.82	34°24'02"	116.30	68.78	S 27°07'46" E
C6	95.98	81°03'26"	67.84	88.17	N 74°11'34" E
C7	49.68	15°49'01"	179.97	49.52	N 29°06'31" W
C8	108.30	76°41'07"	80.91	100.39	N 59°32'34" W

LEGAL DESCRIPTION

WELLMAN'S SEVEN COVES 2ND SUBDIVISION – Comprised of Lot 20 of Wellman's Seven Coves Subdivision in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 6, Page 30; containing a total of 7.61 acres, divided into Nineteen (19) lots and numbered Lot 20 through Lot 38 as shown on the attached plat; **subject to easements of record and not of record**;



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, 2008

William H. Burger 10/6/08

William H. Burger Date Reg. No. 12642

Sheet No. 3 & 4 covered by this seal

OWNERS ACKNOWLEDGMENT

I (We) NORMAN WELLMAN & JOYCE W. KESSENICH of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

NORMAN WELLMAN JOYCE W. KESSENICH

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 6 day of October A. D. 2006 before me, a Notary Public in and for said County, personally appeared JOYCE W. KESSENICH & NORMAN WELLMAN, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

BARB ROBINSON
Commission Number 742821
My Commission Expires
7-14-09

Notary Public in and for said ~~County~~

ATTORNEY'S OPINION

I, DAN MCCLEAN, a practicing attorney at law in DYERSVILLE, DUBUQUE County, Iowa have examined the abstract of title to the land included within **Lot 20 of Wellman's Seven Coves Subdivision in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;** Said abstract has been prepared in its entirety by the DELAWARE Co. Abstract Company, and was last certified to by said company on the 16 day of OCTOBER, AD, 2008, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Oruille C. Wellman's ~~and~~ Estate Dated at Dyersville, Iowa in said County, this 22nd day of October, 2008

Attorney at Law

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 22 day of October A. D. 2008 before me, JoAnn K. Hawkins a Notary Public in and for the State of Iowa, personally appeared Danny McCleon, to me personally known, and, who being duly sworn, did say that he/she is a licensed Attorney in the State of Iowa.

JoAnn K. Hawkins
Notary Public in and for said State

JOANN K. HAWKINS
COMMISSION NO. 101422
MY COMMISSION EXPIRES
12-10-10

DELAWARE COUNTY TREASURER

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Lot 20 of Wellman's Seven Coves Subdivision in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;** have been paid and said real estate is free and clear of all taxes as of this date.

10-7-08 Carolyn A. Wilson
County Treasurer Delaware County, Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 7 day of October A. D. 2008 before me, Barb Robinson a Notary Public in and for the State of Iowa, personally appeared ~~Carla~~ Carolyn A. Wilson, to me personally known, and, who being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.

BARB ROBINSON
Commission Number 742821
My Commission Expires
7-14-09

Barb Robinson
Notary Public in and for said State

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 **Wellman's Seven Coves Subdivision**, a subdivision in Delaware County, Iowa.

DELAWARE CO. IOWA OFFICIAL SEAL

Carla K. Becker
Carla K. Becker, Delaware County Auditor

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 10th day of October A. D. 2008 before me, Andrea Schmidt a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

ANDREA SCHMIDT
Commission Number 744417
My Commission Expires
December 14, 2009

Andrea Schmidt
Notary Public in and for said State