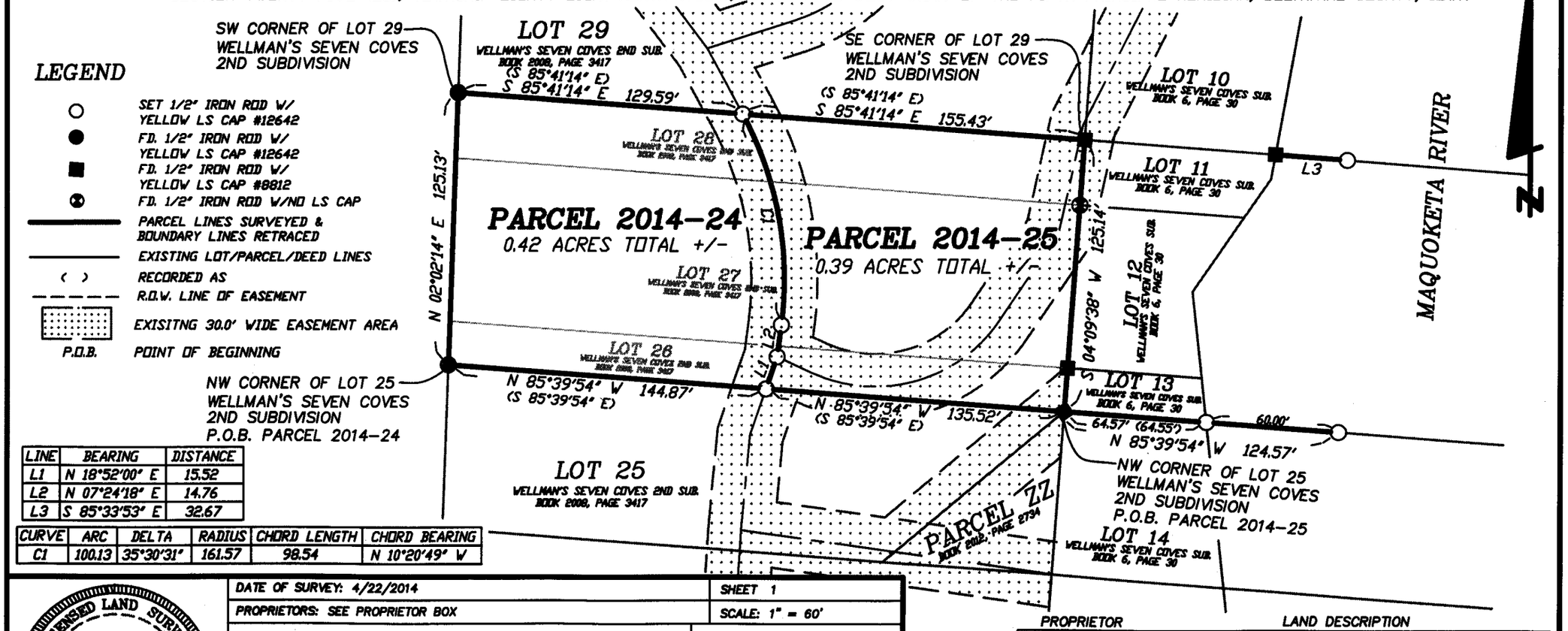
PLAT OF SURVEY

PARCEL 2014–24 PART OF LOTS 26, 27 AND 28 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 2014–25 PART OF LOTS 26, 27 AND 28 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

RETRACEMENT SURVEY THE NORTH LINE OF THE LAKE FRONTAGE OF LOT 11 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

RETRACEMENT SURVEY THE SOUTH LINE OF LOT 13 OF WELLMAN'S SEVEN COVES SUBDIVISION AND THE LAKE FRONTAGE THEREOF ALL 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 18°52'00" E	15.52
L2	N 07°24'18" E	14.76
L3	S 85°33'53" E	32.67

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	100.13	35°30'31"	161.57	98.54	N 10°20'49" W

LICENSED LAND SURVEYOR
WILLIAM H. BURGER 12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 4/22/2014 | SHEET 1

PROPRIETORS: SEE PROPRIETOR BOX | SCALE: 1" = 60'

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, 2014

William H. Burger 5/5/14

WILLIAM H. BURGER #12642 DATE

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

PROPRIETOR	LAND DESCRIPTION
JOYCE KESSENICH	LOT 26, LOT 27 & LOT 28 WELLMAN'S SEVEN COVES 2ND SUBDIVISION
DAN WILLIS	THE LAKE FRONTAGE OF LOT 11 OF WELLMAN'S SEVEN COVES SUBDIVISION AND LOT 13 AND THE LAKE FRONTAGE THEREOF ALL IN WELLMAN'S SEVEN COVES SUBDIVISION

SURVEY REQUESTED BY: DAN WILLIS

60 0 60 120

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

FILED
MAY 05 2014
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
MAY 5 2014
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Book 2014 Page 1015
Document 2014 1015 Type 06 002 Pages 3
Date 5/05/2014 Time 12:17:19PM
Rec Amt $17.00

LEGAL DESCRIPTION

PARCEL 2014-24 - Part of Lots 26, 27 and 28 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 the Office of the Delaware County Recorder in Book 2008, Page 3417; containing a total of 0.42 acres more or less and **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 25 of Wellman's Seven Coves 2nd Subdivision Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 02°-02'-14" East 125.13 feet along the West line of Lots 26, 27 and 28 of said Wellman's Seven Coves 2nd Subdivision to the Southwest corner of Lot 29 of said Wellman's Seven Coves 2nd Subdivision;

Thence South 85°-41'-14" East 129.59 feet along the South line of said Lot 29 of Wellman's Seven Coves 2nd Subdivision to centerline of an existing 30.0 feet wide Easement;

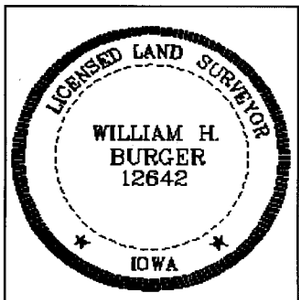
Thence along the centerline of said Easement and along a circular curve concave Southwesterly for an arc length of 100.13 feet, said circular curve having a central angle of 35°-30'-31", a radius of 161.57 feet, a chord bearing of South 10°-20'-49" East and a chord length of 98.54 feet;

Thence continuing along the centerline of said Easement South 07°-24'-18" West 14.76 feet;

Thence continuing along the centerline of said Easement South 18°-52'-00" West 15.52 feet to the North line of Lot 25 of said Wellman's Seven Coves 2nd Subdivision;

Thence North 85°-39'-54" West 144.87 feet along the North line of Lot 25 of said Wellman's Seven Coves 2nd Subdivision to the **POINT OF BEGINNING**; containing a total of 0.42 acres more or less and **subject to easements, reservations, restrictions, and rights of way of record and not of record;**

The North line of Lot 25 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 North 85°-39'-54" West.



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, 2014

William H. Burger 5/5/14

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2014-25 - Part of Lots 26, 27 and 28 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 the Office of the Delaware County Recorder in Book 2008, Page 3417; containing a total of 0.39 acres more or less and **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 25 of Wellman's Seven Coves 2nd Subdivision Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 85°-39'-54" West 135.52 feet along the North line of Lots 25 of Wellman's Seven Coves 2nd Subdivision to the centerline of an existing 30.0 feet wide Easement;

Thence North 18°-52'-00" East 15.52 feet along the centerline of said Easement;

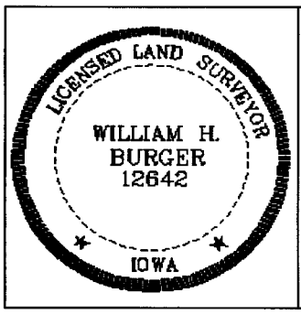
Thence continuing along the centerline of said Easement North 07°-24'-18" East 14.76 feet to a point of curvature;

Thence continuing along the centerline of said Easement and along a circular curve concave Southwesterly for an arc length of 100.13 feet, said circular curve having a central angle of 35°-30'-31", a radius of 161.57 feet, a chord bearing of North 10°-20'-49" West and a chord length of 98.54 feet to the South line of Lot 29 of said Wellman's Seven Coves 2nd Subdivision;

Thence South 85°-41'-14" East 155.43 feet along the South line and to the Southeast corner of Lot 29 of said Wellman's Seven Coves 2nd Subdivision;

Thence South 04°-09'-38" West 125.14 feet along the East line of Lot 28, 27 and 26 of said Wellman's Seven Coves 2nd Subdivision to the **POINT OF BEGINNING**; containing a total of 0.39 acres more or less and **subject to easements, reservations, restrictions, and rights of way of record and not of record;**

The North line of Lot 25 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 North 85°-39'-54" West.



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, 2014

William H. Burger 5/5/14

William H. Burger Date Reg. No. 12642

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