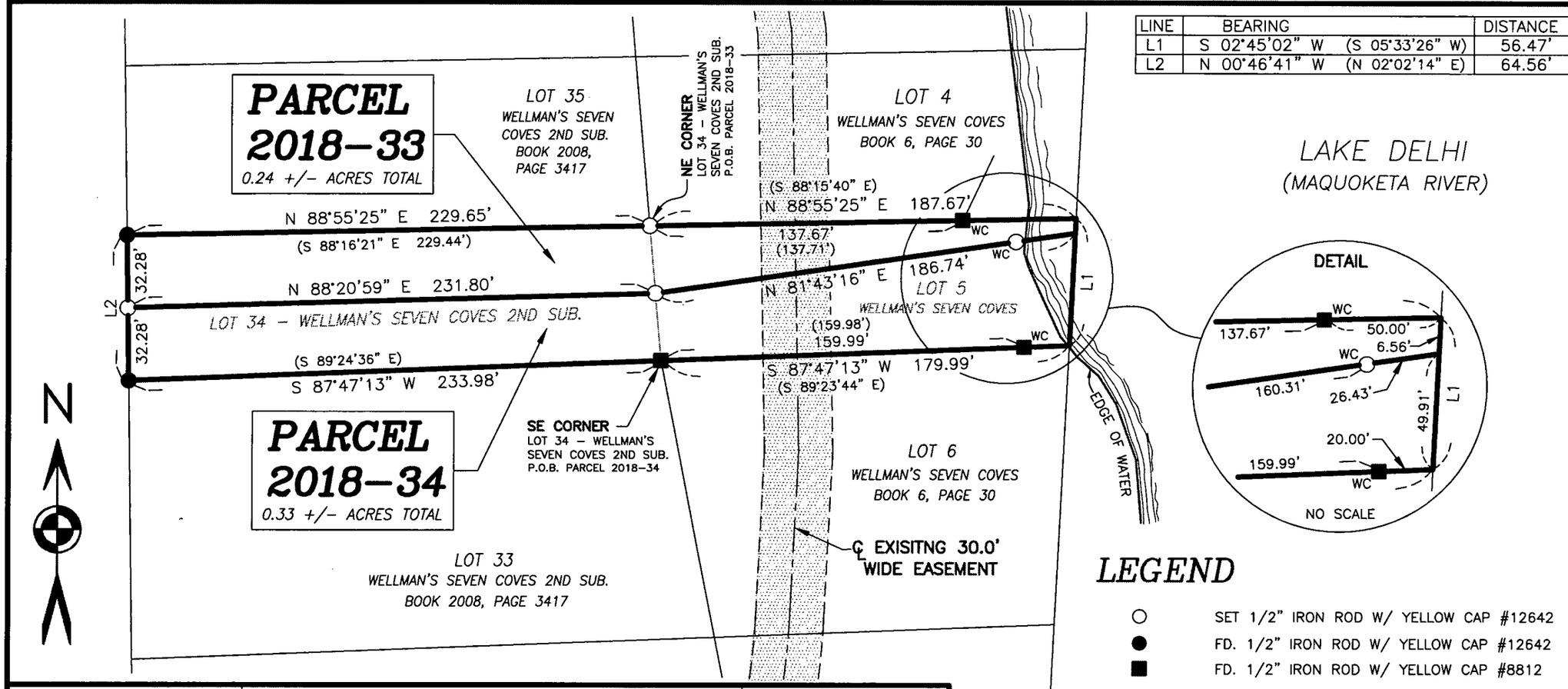
PLAT OF SURVEY

PARCEL 2018–33

PART OF LOT 5 OF WELLMAN'S SEVEN COVES AND PART OF LOT 34 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, ALL IN SECTION TWENTY–FIVE (25), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2018–34

PART OF LOT 5 OF WELLMAN'S SEVEN COVES AND PART OF LOT 34 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, 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	S 02°45'02" W (S 05°33'26" W)	56.47'
L2	N 00°46'41" W (N 02°02'14" E)	64.56'

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW CAP #12642
●	FD. 1/2" IRON ROD W/ YELLOW CAP #12642
■	FD. 1/2" IRON ROD W/ YELLOW CAP #8812
WC	WITNESS CORNER
———	PARCEL BOUNDARY SURVEYED
– – – –	EASEMENT R.O.W. LINE
——–——	CENTER LINE OF ROAD
P.O.B.	POINT OF BEGINNING
( )	RECORDED AS

60 0 60 120

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 11/3/2017 | SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND | 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, 2018

WILLIAM H. BURGER #12642 DATE 4/4/18

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

INDEX LEGEND

LOCATION: LOT 5 - WELLMAN SEVEN COVES
LOT 34 - WELLMAN SEVEN COVES 2ND SUBDIVISION

REQUESTOR: NORM WELLMAN

PROPRIETOR: NORMAN WELLMAN

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

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

FILED
Delaware Co. Assessor
APR 11 2018

FILED
Delaware Co. Auditor
APR 11 2018

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Book 2018 Page 931
Document 2018 931 Type 06 002 Pages 3
Date 4/11/2018 Time 3:17:11PM
Rec Amt $17.00

LEGAL DESCRIPTION

PARCEL 2018-33 - part of Lot 5 of Wellman's Seven Coves and part of Lot 34 of Wellman's Seven Coves 2nd Subdivision, all in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.24 acres more or less, **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 34 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;

Thence North 88°-55'-25" East 187.67 feet along the North line and to the Northeast corner of Lot 5 of Wellman's Seven Coves 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 Plat Book 6, Page 30;

Thence South 02°-45'-02" West 6.56 feet along the East line of said Lot 5;

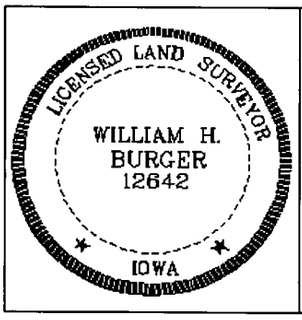
Thence South 81°-43'-16" West 186.74 feet to the East line of said Lot 34, also being the West line of said Lot 5;

Thence South 88°-20'-59" West 231.80 feet to the West line of said Lot 34;

Thence North 00°-46'-41" West 32.28 feet along the West line and to the Northwest corner of said Lot 34;

Thence North 88°-55'-25" East 229.65 feet along the North line of said Lot 34 to the **POINT OF BEGINNING,** containing a total of 0.24 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 34 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 88°-55'-25" East.



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, 2018

William H. Burger Date 9/14/18 Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2017-34 - part of Lot 5 of Wellman's Seven Coves and part of Lot 34 of Wellman's Seven Coves 2nd Subdivision, all in Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.33 acres more or less, **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 Southeast corner of Lot 34 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;

Thence South 87°-47'-13" West 233.98 feet along the South line and to the Southwest corner of said Lot 34;

Thence North 00°-46'-41" West 32.28 feet along the West line of said Lot 34;

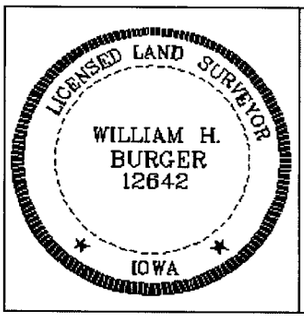
Thence North 88°-20'-59" East 231.80 feet to the East line of said Lot 34;

Thence North 81°-43'-16" East 186.74 feet to the East line of Lot 5 of Wellman's Seven Coves 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 Plat Book 6, Page 30;

Thence South 02°-45'-02" West 49.91 feet along the East line and to the Southeast corner of said Lot 5;

Thence South 87°-47'-13" West 179.99 feet along the South line of said Lot 5 to the **POINT OF BEGINNING,** containing a total of 0.33 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of Lot 34 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 South 87°-47'-13" 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, 2018

William H. Burger 4/11/18

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal