Book 2020 Page 3760
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Date 10/23/2020 Time 10:39:42AM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
OCT 23 2020

FILED
Delaware Co. Auditor
OCT 23 2020

PLAT OF SURVEY

PARCEL 2020-99, PART OF LOT 30 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, SECTION 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2020-99, Part of Lot 30 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, containing a total of 0.15 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Lot 30 of Wellman's Seven Coves 2nd Subdivision, as recorded in Book 2008, Page 3417;

THENCE along the Easterly Line of said Lot 30, South 00° 10' 14" East, 74.97 feet to the Southerly Line of said Lot 30;

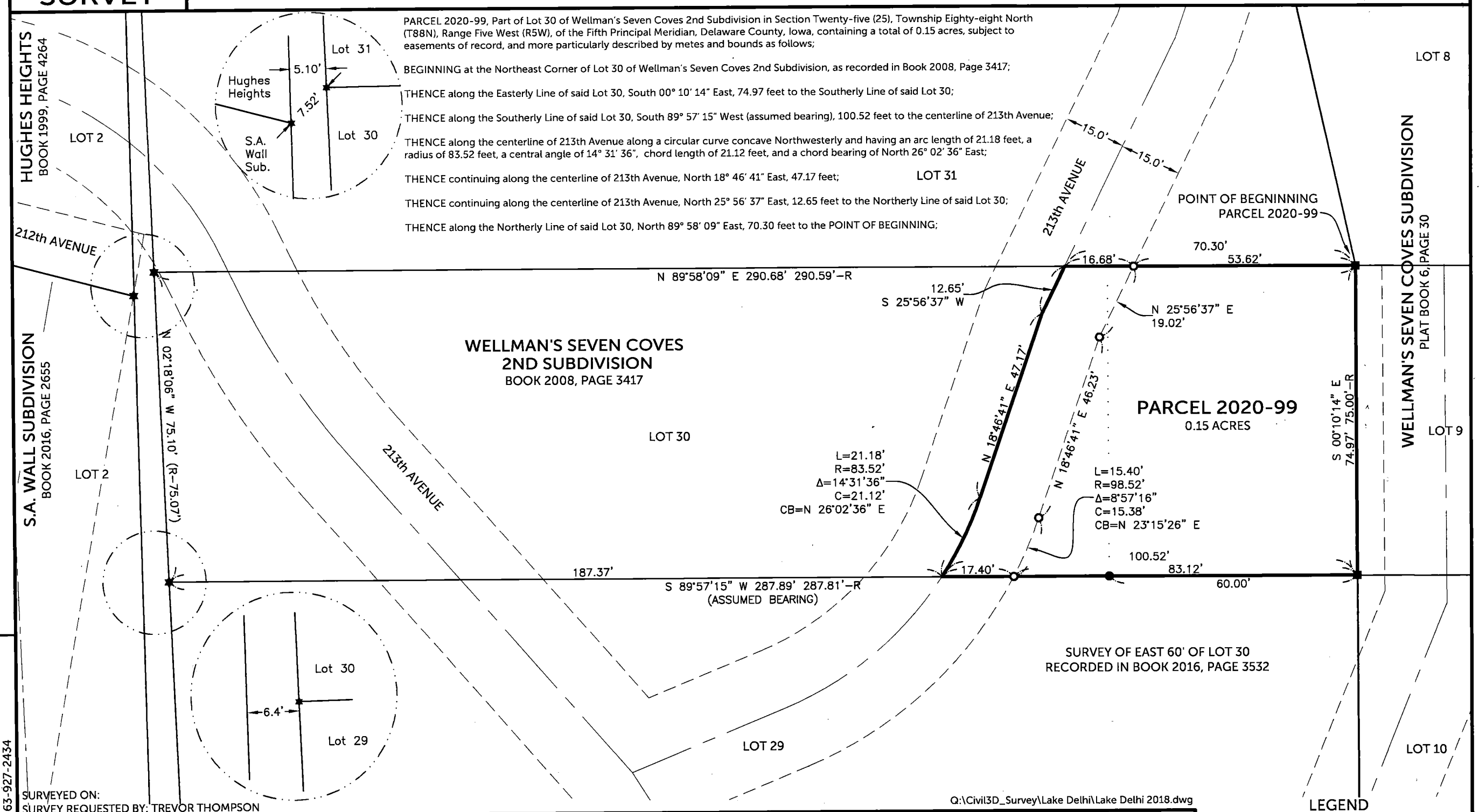
THENCE along the Southerly Line of said Lot 30, South 89° 57' 15" West (assumed bearing), 100.52 feet to the centerline of 213th Avenue;

THENCE along the centerline of 213th Avenue along a circular curve concave Northwesterly and having an arc length of 21.18 feet, a radius of 83.52 feet, a central angle of 14° 31' 36", chord length of 21.12 feet, and a chord bearing of North 26° 02' 36" East;

THENCE continuing along the centerline of 213th Avenue, North 18° 46' 41" East, 47.17 feet;

THENCE continuing along the centerline of 213th Avenue, North 25° 56' 37" East, 12.65 feet to the Northerly Line of said Lot 30;

THENCE along the Northerly Line of said Lot 30, North 89° 58' 09" East, 70.30 feet to the POINT OF BEGINNING;



SURVEYED ON:
SURVEY REQUESTED BY: TREVOR THOMPSON

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

COUNTY: DELAWARE
SECTION 25, T 88 N, R 5 W
ALIQUOT PART: NE 1/4 - NW 1/4

CITY:
SURVEY: PARCEL 2020-99
BLOCK: LOTS:
PROPRIETOR: E 60' OF LOT 30 - TREVOR THOMPSON
LOT 30 - NORMAN WELLMAN
REQUESTED BY: TREVOR THOMPSON
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: E 60' OF LOT 30 - TREVOR THOMPSON
LOT 30 - NORMAN WELLMAN

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.

10/23/2020

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 20-085
SCALE: 1" = 25'
DATE: 10/05/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 1

LEGEND
- ■ FOUND 1/2" REBAR w/YELLOW CAP #8812
- ✱ FOUND 1/2" REBAR w/YELLOW CAP #12642
- ● FOUND 1/2" REBAR w/ORANGE CAP #17939
- ○ SET 1/2" REBAR w/ORANGE CAP #17939
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FORMER LOT LINE
- FENCE LINE
- PARCEL BOUNDARY
- R— RECORDED AS

25 0 25
SCALE: 1" = 25'