INDEX LEGEND	
LOCATION:	LOTS 24 & 25 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION, DELAWARE COUNTY, IOWA
PROPRIETORS:	JOYCE KESSENICH
REQUESTOR:	TERESA GREVE
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 I (563) 855-2028

FILED
Delaware Co. Assessor
MAR - 1 2021

FILED
Delaware Co. Auditor
MAR 0 1 2021

Book 2021 Page 745
Document 2021 745 Type 06 002 Pages 5
Date 3/01/2021 Time 12:10:35PM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

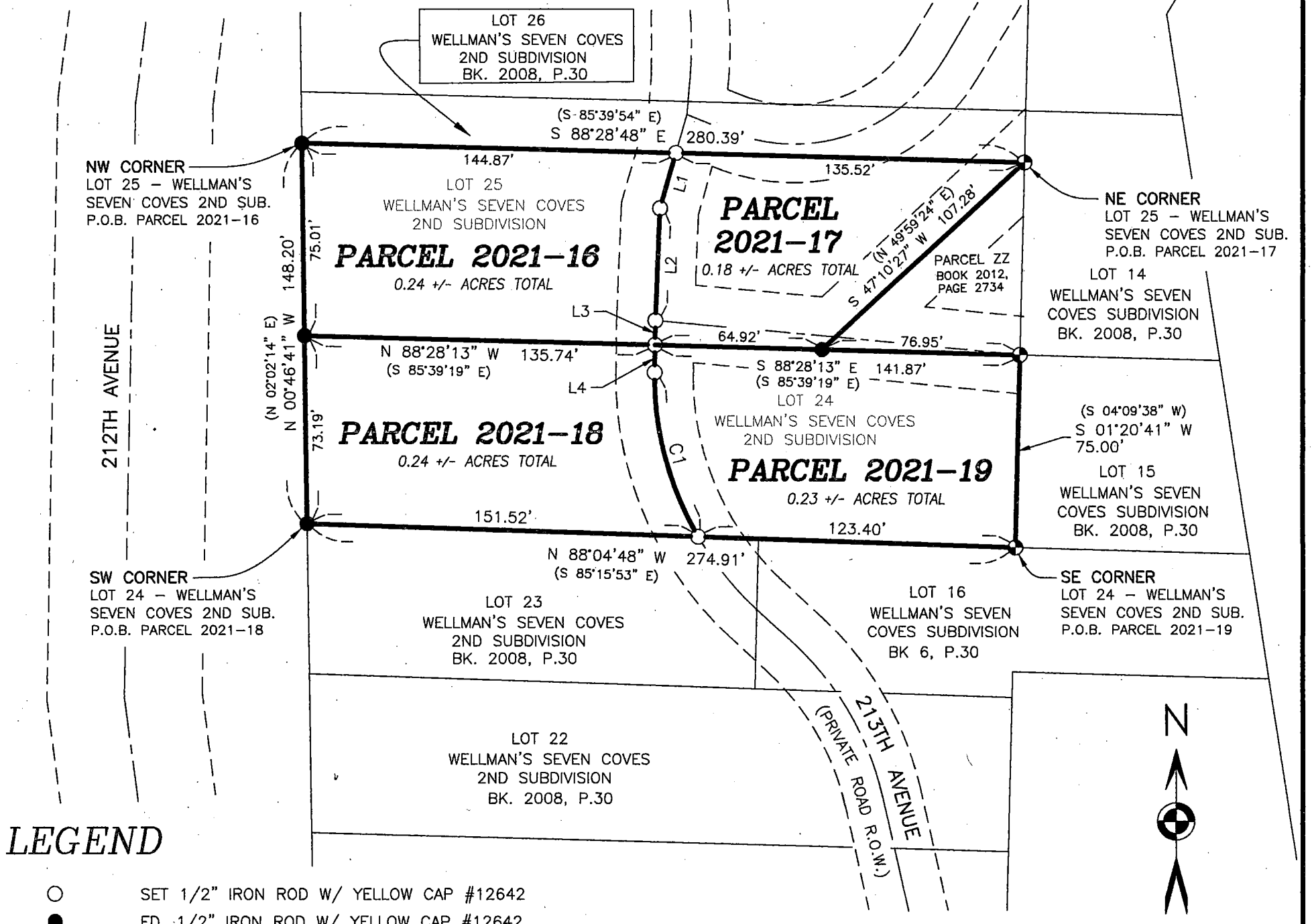
PARCEL 2021-16 PART OF LOT 25 OF WELLMAN'S SEVEN COVES 2ND SUBDIVISION IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-17 PART 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, DELAWARE COUNTY, IOWA

PARCEL 2021-18 PART OF LOT 24 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 2021-19 PART OF LOT 24 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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.01'	123.88'	30°59'24"	S 14°45'39" E	66.19'



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
- ——— PARCEL BOUNDARY SURVEYED
- – – – – – EASEMENT R.O.W. LINE
- ——– – ——– CENTER LINE OF EASEMENT
- P.O.B. POINT OF BEGINNING
- ( ) RECORDED AS

NOTE: ALL ROD WILL BE SET WITHIN 30 DAY OF RECORDING

LINE	BEARING		DISTANCE
L1	S 16°03'05" W	(S 05°33'26" W)	22.34'
L2	S 02°21'24" W	(N 02°02'14" E)	43.83'
L3	S 00°44'02" W	(S 02°04'50" E)	9.52'
L4	S 00°44'02" W	(S 02°04'50" E)	10.62'

50 0 50 100

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 1/30/2021 SHEET 1 OF 5

PROPRIETORS: SEE INDEX LEGEND ABOVE SCALE: 1" = 50'

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, 2022

William H Burger 3/1/21

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2021-16 – part 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, 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 Northwest corner 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, Delaware County, Iowa as recorded in Book 2008, Page 3417 in the Office of the Delaware County Recorder;

Thence South 88°-28'-48" East 144.87 feet along the North line of said Lot 25 to the centerline of 213th Avenue;

Thence South 16°-03'-05" West 22.34 feet along said centerline;

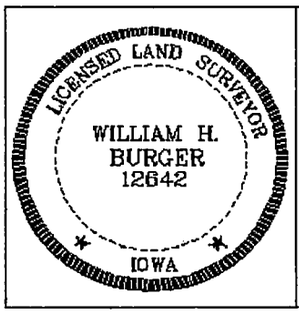
Thence continuing along said centerline South 02°-21'-24" West 43.83 feet;

Thence continuing along said centerline South 00°-44'-02" West 9.52 feet to the South line of said Lot 25;

Thence North 88°-28'-13" West 135.74 feet along the South line and to the Southwest corner of said Lot 25;

Thence North 00°-46'-41" West 75.01 feet along the West line of said Lot 25 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 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, Delaware County, Iowa is assumed to bear South 88°-28'-48" 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, 2022

William H Burger 3/1/21

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-17 – part 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, Delaware County, Iowa; containing a total of 0.18 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 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, Delaware County, Iowa as recorded in Book 2008, Page 3417 in the Office of the Delaware County Recorder;

Thence South 47°-10'-27" West 107.28 feet along the Northwesterly line and to the Southwesterly corner of Parcel ZZ as recorded in Book 2012, Page 2734 in the Office of the Delaware County Recorder;

Thence North 88°-28'-13" West 64.92 feet along the South line of said Lot 25 to the centerline of 213th Avenue;

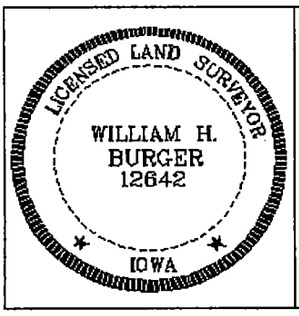
Thence North 00°-44'-02" East 9.52 feet along said centerline;

Thence continuing along said centerline North 02°-21'-24" East 43.83 feet;

Thence continuing along said centerline North 16°-03'-05" East 22.34 feet to the North line of said Lot 25;

Thence South 88°-28'-48" East 135.52 feet along the North line of said Lot 25 to the **POINT OF BEGINNING,** containing a total of 0.18 acres more or less, **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, Delaware County, Iowa is assumed to bear South 88°-28'-48" 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, 2022

William H. Burger 3/1/21

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-18 – part of Lot 24 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 0.24 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 Southwest corner of Lot 24 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 Book 2008, Page 3417 in the Office of the Delaware County Recorder;

Thence North 00°-46'-41" West 73.19 feet along the West line and to the Northwest corner of said Lot 24;

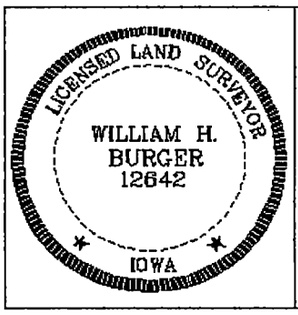
Thence South 88°-28'-13" East 135.74 feet along the North line of said Lot 24 to the centerline of 213th Avenue;

Thence South 00°-44'-02" West 10.62 feet along said centerline;

Thence continuing along said centerline and along a circular curve concave Northeasterly for an arc length of 67.01 feet, said circular curve having a central angle of 30°-59'-24", a radius of 123.88 feet, a chord bearing of South 14°-45'-39" East and a chord length of 66.19 feet to the South line of said Lot 24;

Thence North 88°-04'-48" West 151.52 feet along the South line of said Lot 24 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 24 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 is assumed to bear South 88°-28'-13" 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, 2022

William H. Burger 3/1/21

William H. Burger Date Reg. No. 12642

Sheet No. 4 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-19 – part of Lot 24 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 0.23 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 24 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 Book 2008, Page 3417 in the Office of the Delaware County Recorder;

Thence North 88°-04'-48" West 123.40 feet along the South line of said Lot 24 to the centerline of 213th Avenue;

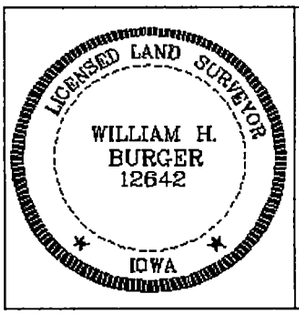
Thence along said centerline and along a circular curve concave Northeasterly for an arc length of 67.01 feet, said circular curve having a central angle of 30°-59'-24", a radius of 123.88 feet, a chord bearing of North 14°-45'-39" West and a chord length of 66.19 feet;

Thence continuing along said centerline North 00°-44'-02" East 10.62 feet to the North line of said Lot 24;

Thence South 88°-28'-13" East 141.87 feet along the North line and to the Northeast corner of said Lot 24;

Thence South 01°-20'-41" West 75.00 feet along the East line of said Lot 24 to the **POINT OF BEGINNING,** containing a total of 0.23 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 24 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 is assumed to bear South 88°-28'-13" 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, 2022

William H. Burger 3/1/21

William H. Burger Date Reg. No. 12642

Sheet No. 5 covered by this seal