Book 2025 Page 3384
Document 2025 3384 Type 06 002 Pages 7
Date 12/11/2025 Time 3:42:43PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT

LAKE POINTE ESTATES THIRD SUBDIVISION

A SUBDIVISION OF LOT F OF LAKE POINTE ESTATES SECOND SUBDIVISION, PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 SECTION 30, T88N, R4W, OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

LAKE POINTE ESTATES THIRD SUBDIVISION, A subdivision of Lot F of Lake Pointe Estates Second Subdivision, as recorded in Book 2022, Page 1401, being in the NE 1/4 of the SE 1/4 and in the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 13.16 acres, divided into ten (10) lots numbered Lot 300 through Lot 307, Lot G, and Lot H, subject to easements of record, and the outer boundary of said Lot F being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot F of said Lake Pointe Estates Second Subdivision, being the southwest corner of the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE North 00° 53' 43" West, 743.48 feet;

THENCE North 88° 03' 09" East, 323.83 feet;

THENCE South 01° 19' 33" East, 295.00 feet;

THENCE South 70° 03' 40" East, 160.95 feet;

THENCE South 75° 11' 51" East, 208.18 feet;

THENCE South 68° 51' 29" East, 215.00 feet;

THENCE North 47° 29' 40" East, 77.15 feet;

THENCE South 39° 59' 32" East, 143.21 feet;

THENCE South 66° 57' 37" East, 99.07 feet;

THENCE North 73° 25' 56" East, 286.88 feet;

THENCE North 58° 35' 18" East, 246.23 feet;

THENCE North 52° 45' 04" East, 167.00 feet;

THENCE South 45° 43' 18" East, 31.03 feet;

THENCE South 45° 14' 45" West, 619.16 feet, to the southeast corner of the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of the NW 1/4 of the SE 1/4 of said Section 30, South 88° 38' 38" West, 1312.95 feet, to the **POINT OF BEGINNING**;

The southerly line of the NW 1/4 of the SE 1/4 of Section 30, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 88° 38' 38" West.

The intent of this survey and legal description is to divide and describe Lot F of Lake Pointe Estates Second Subdivision, as recorded in Book 2022, Page 1401.

SURVEYED ON: 11/5/2025
SURVEY REQUESTED BY: CHAD MORMANN, JEFF DOMEYER

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

FILED
Delaware Co. Assessor
DEC 11 2025

FILED
Delaware Co. Auditor
DEC 11 2025

COUNTY: DELAWARE
SECTION 30, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - SE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: LAKE POINTE ESTATES THIRD SUBDIVISION
BLOCK: LOTS: 300-307, LOT G, LOT H
PROPRIETOR: DM COVE, LLC
REQUESTED BY: CHAD MORMANN, JEFF DOMEYER
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: SHEETS 1-3

PROPRIETORS: **DM COVE, LLC**

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 11/7/2025 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 20-167
SCALE: 1"= 100'
DATE: 11/7/2025
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 7

LAKE POINTE ESTATES THIRD SUBDIVISION

A SUBDIVISION OF LOT F OF LAKE POINTE ESTATES SECOND SUBDIVISION, PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
SECTION 30, T88N, R4W, OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

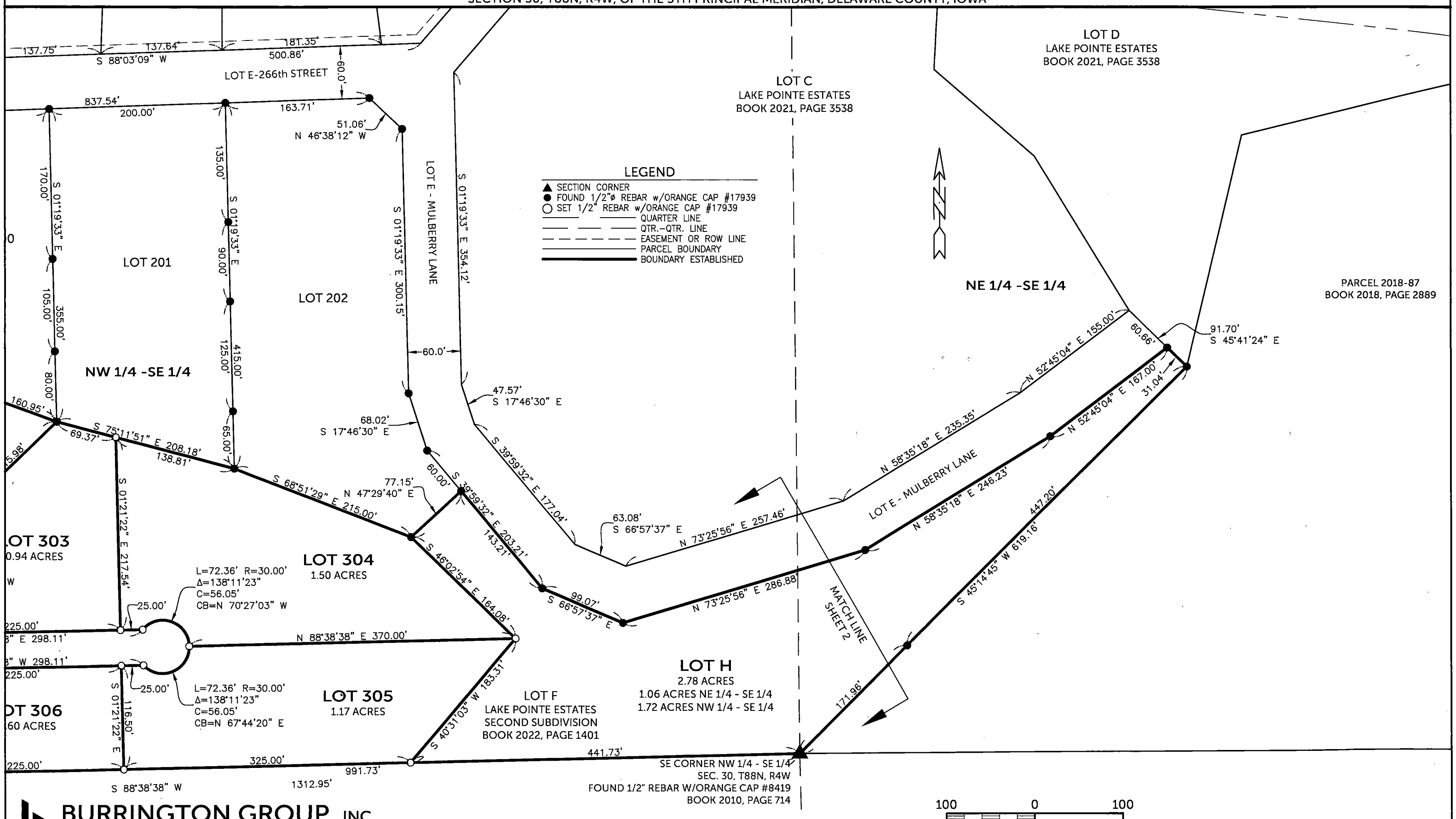
10.0' UTILITY EASEMENT
S 88°03'09" W 500.86'
LOT E-266th STREET 60.0'
N 88°03'09" E 837.54'
273.82' 323.83' 150.00' 200.00' 163.71'
51.06' N 46°38'12" W
50.01'
PARCEL 2020-37 BK. 2020 PG, 1425
LOT 300 1.30 ACRES
LAKE POINTE ESTATES SECOND SUBDIVISION BOOK 2022, PAGE 1401
LOT C LAKE POINTE ESTATES BOOK 2021, PAGE 3538
LOT E - MULBERRY LANE
S 01°19'33" E 354.12'
150.18' 100.00' S 01°19'33" E 170.00' 135.00' S 01°19'33" E 90.00'
S 01°19'33" E 300.15'
50.0' 65.00' N 89°06'21" E
277.73' N 00°53'43" W
S 00°53'39" E 422.79' 185.00' 195.00' S 01°19'33" E 295.00'
LOT 200
LOT 201
LOT 202
LEGEND
▲ SECTION CORNER
● FOUND 1/2"ø REBAR w/ORANGE CAP #17939
○ SET 1/2" REBAR w/ORANGE CAP #17939
QUARTER LINE
QTR.–QTR. LINE
EASEMENT OR ROW LINE
PARCEL BOUNDARY
BOUNDARY ESTABLISHED
1/2" REBAR W/ORANGE CAP #8419
LOT G - 1.12 ACRES
S 57°22'16" E 253.09'
LOT 301 0.75 ACRES
S 70°03'40" E 160.95'
355.00' 80.00' 105.00' S 01°19'33" E 415.00' 125.00'
NW 1/4 -SE 1/4
60.0'
47.57' S 17°46'30" E
68.02' S 17°46'30" E
120.00' S 89°06'21" W
S 72°56'17" W 162.42'
S 75°11'51" E 208.18' 138.81' 69.37'
65.00'
S 39°59'32" E 177.04'
60.00' S 39°59'32" E 203.21'
77.15' N 47°29'40" E
87.61'
LOT 302 1.78 ACRES
N 45°48'23" E 215.98'
S 01°21'22" E 217.54'
S 68°51'29" E 215.00'
63.08' S 66°57'37" E
N 73°25'56" E 257.46'
N 58°35'18" E 235.35'
LOT E - MULBERRY LANE
N 58°35'18" E
30.00'
6.96' S 88°59'31" W
WELL & WATER SYSTEM EASEMENT AREA
LOT 303 0.94 ACRES
LOT 304 1.50 ACRES
L=295.07' R=230.00' Δ=73°30'16" C=275.24' CB=S 54°36'14" E
90.00' N 01°21'22" W
30.0' 20.0'
L=72.36' R=30.00' Δ=138°11'23" C=56.05' CB=N 70°27'03" W
S 46°02'54" E 164.08'
99.07' S 66°57'37" E
N 73°25'56" E 286.88'
MATCH LINE SHEET 3
LOT 2 KEITH'S THIRD SUBDIVISION BK. 2019 PG, 154
MINERAL LANE
L=364.84' R=270.00' Δ=77°25'16" C=337.71' CB=N 52°38'44" W
48.11' 225.00' N 88°38'38" E 298.11' 25.00'
N 88°38'38" E 370.00'
40.0'
S 88°38'38" W 298.11' 225.00'
48.11' 25.00'
L=72.36' R=30.00' Δ=138°11'23" C=56.05' CB=N 67°44'20" E
LOT 307 1.22 ACRES
LOT 306 0.60 ACRES
LOT 305 1.17 ACRES
LOT F LAKE POINTE ESTATES SECOND SUBDIVISION BOOK 2022, PAGE 1401
LOT H 2.78 ACRES 1.06 ACRES NE 1/4 - SE 1/4 1.72 ACRES NW 1/4 - SE 1/4
N 01°21'22" W 116.50' S 01°21'22" E 116.50'
S 40°31'03" W 183.31'
327.75' 743.48'
SW CORNER NW 1/4 - SE 1/4 SEC. 30, T88N, R4W FOUND 1/2" REBAR W/ORANGE CAP #8419 BOOK 2010, PAGE 715
POINT OF BEGINNING LAKE POINTE ESTATES THIRD SUBDIVISION
321.22' 225.00' 325.00' 991.73' 441.73'
S 88°38'38" W 1312.95'
SE CORNER NW 1/4 - SE 1/4 SEC. 30, T88N, R4W FOUND 1/2" REBAR W/ORANGE CAP #8419 BOOK 2010, PAGE 714
171.96'
NE 1/4 -SE 1/4
100 0 100
SCALE: 1" = 100'

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com

SHEET 2

LAKE POINTE ESTATES THIRD SUBDIVISION

A SUBDIVISION OF LOT F OF LAKE POINTE ESTATES SECOND SUBDIVISION, PART OF THE NE 1/4 OF THE SE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4
SECTION 30, T88N, R4W, OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



BURRINGTON GROUP, INC.
Civil Engineering I Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com

SHEET 3

OWNER'S ACKNOWLEDGMENT

I Chad A. Mormann of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Chad A. Mormann

State of Iowa)
)
County of Delaware) Ss:

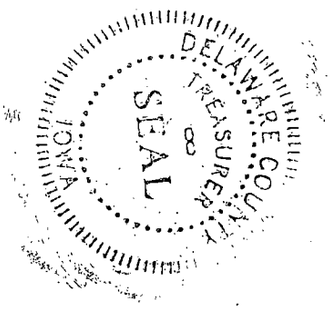
On this 26th day of November, 2025, before me, a Notary Public in and for said County, personally appeared Chad A. Mormann, to me personally known, who being by me duly sworn or affirmed, did say that that person is President of DM Cove, LLC and that said instrument was signed on behalf of said DM Cove, LLC by authority of its managers and the said Chad A. Mormann, President acknowledged the execution of said instrument to be the voluntary act and deed of said DM Cove, LLC by it voluntarily executed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175397
My Commission Expires
9-16-2027

CERTIFICATE OF TREASURER

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***LAKE POINTE ESTATES THIRD SUBDIVISION***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Libby Kramer, Deputy 12/1/25
Jenny Eschen, County Treasurer Date

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 ***LAKE POINTE ESTATES THIRD SUBDIVISION***, a subdivision in Delaware County, Iowa.



Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***LAKE POINTE ESTATES THIRD SUBDIVISION*** has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996.

Michael Corkery – Coordinator
Delaware County E-911

ROBERTS & EDDY, P.C.

ATTORNEYS AT LAW

2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Phone: 319.334.3704 or 319.334.6061 | Fax: 319.334.3421 or 319.334.6607
www.RobertsEddy.com

Brian C. Eddy
Jeremy B. Hahn*
Stephanie A. Sailer
Nick A. Sailer
Andrew E. Steffensmeier
Brad D. Bleichner *(Of Counsel)*
Daryl E. Roberts *(Retired)*
A.J. "Lans" Flickinger *(Retired)*
*Certified Mediator

November 26, 2025

DM Cove, LLC
Attn: Chad Moorman
1197 Candle Road
Manchester, IA 52057

I have examined an abstract of title to the following described real estate, which is continued by the Delaware County Abstract Company, Inc. to the 17th day of November, 2025, at 8:00 AM, to wit:

Lot F of Lake Pointe Estates Second Subdivision a Subdivision of Lot B of Lake Pointe Estates Part of the NE 1/4 of the SE 1/4 and part of the NW 1/4 of the SE 1/4 Section 30, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2022, Page 1401.

I find fee simple title to the above-described property described to be in DM Cove, LLC and that the land platted is free from encumbrance, except for a real estate mortgage to Farmers & Merchants Savings Bank, dated September 11, 2020, filed September 11, 2020, in Book 2020, Page 3121 in the office of the Delaware County, Iowa Recorder.

Sincerely,
ROBERTS & EDDY, P.C.

Brian C. Eddy

BCE/nas

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers & Merchants Savings Bank, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

By: Keith A. Kramer, Executive Vice President

By: Tirzah N. Wedewer, Chief Financial Officer

State of ~~IOWA~~)
)
County of DELAWARE) Ss:

On this 3rd day of December, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith A. Kramer and Tirzah N. Wedewer to me personally known, who being duly sworn, did say that they are the Executive Vice President and Chief Financial Officer respectively, of the Farmers & Merchants Savings Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) ~~(the seal affixed hereto is the seal of the)~~ ; that said instrument was signed (and sealed) on behalf of the Farmers & Merchants Savings Bank by authority of its Board of Directors; and that Keith A. Kramer and Tirzah N. Wedewer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers & Merchants Savings Bank, by it and by them voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA

ANGELA K WENDT
Commission Number 824418
My Commission Expires
3-20-2026