

COUNTY: DELAWARE
SECTION 18, T 87 N, R 3 W
ALIQUOT PART:
CITY: HOPKINTON
SURVEY: PARCEL 2021-121, PARCEL 2021-122, PARCEL 2021-123
BLOCK: LOTS:
PROPRIETOR: PARCEL 2021-121 & 122, LEVERN A. HOWELL
PARCEL 2021-123, RANDY CHARLES BACON
REQUESTED BY: RANDY BACON
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

NOV 19 2021

FILED
Delaware Co. Auditor

NOV 19 2021



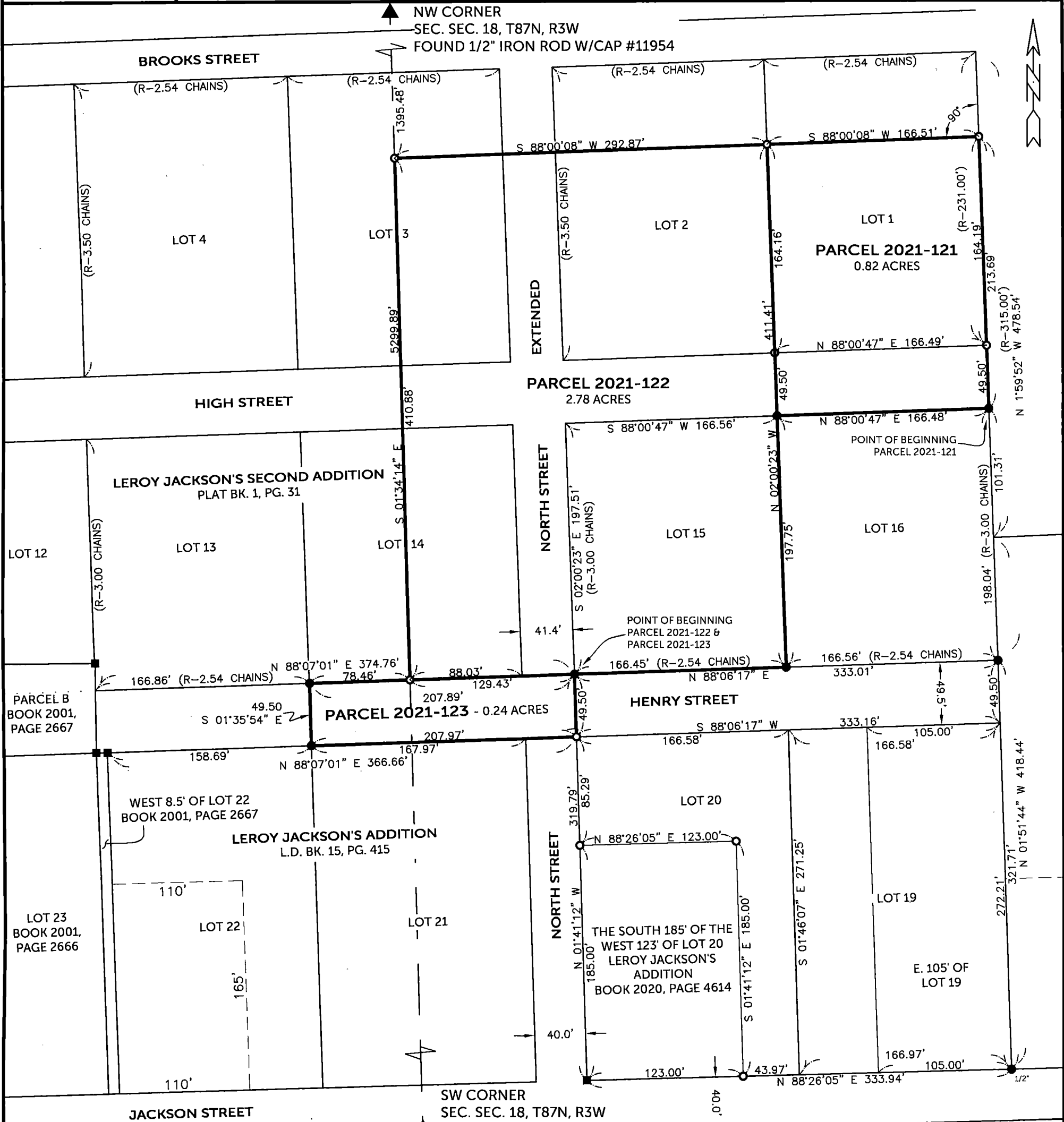
Book 2021 Page 4058

Document 2021 4058 Type 06 002 Pages 2
Date 11/19/2021 Time 3:00:22PM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2021-121, PART OF LOT 1 AND HIGH STREET,
PARCEL 2021-122, PART OF LOT 2, LOT 3, LOT 14, LOT 15, NORTH STREET EXTENDED, AND HIGH STREET,
PARCEL 2021-123, PART OF HENRY STREET ADJACENT LOT 14 AND NORTH STREET EXTENDED,
ALL IN LEROY JACKSON'S SECOND ADDITION TO HOPKINTON, DELAWARE COUNTY, IOWA



SURVEYED ON: 7/16 & 7/20 & 11/1/2021
SURVEY REQUESTED BY: RANDY BACON

Q:\Civil3D_Survey\GPS Box 50 - 51\GPS Box 50-51 2015.dwg

PROPRIETORS: PARCEL 2021-121 & 122, LEVERN A. HOWELL
PARCEL 2021-123, RANDY CHARLES BACON

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.

[Signature]
RANDALL L. RATTENBORG, P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE: DECEMBER 31, 2021

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

PROJECT NO. 21-111

SCALE: 1" = 80'

DATE: 10/13/2021

DRAWN BY: RLR

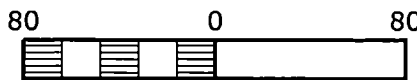
CHECKED BY: DM/DDK

GPS BOX: 50-51

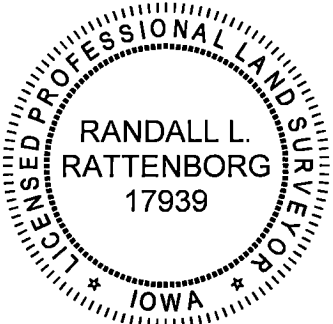
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- FD. 1/2" Ø REBAR w/
YELLOW CAP #12642
- FD. 1/2" Ø REBAR w/
ORANGE CAP #8419
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- SECTION LINE
- LOT DIVISION
- LOT LINE
- BOUNDARY ESTABLISHED
RECORDED AS



SCALE: 1" = 80'



SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

PARCEL 2021-121, PART OF LOT 1 AND HIGH STREET,
PARCEL 2021-122, PART OF LOT 2, LOT 3, LOT 14, LOT 15, NORTH STREET EXTENDED, AND HIGH STREET,
PARCEL 2021-123, PART OF HENRY STREET ADJACENT LOT 14 AND NORTH STREET EXTENDED,
ALL IN LEROY JACKSON'S SECOND ADDITION TO HOPKINTON, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2021-121, Part of Lot 1 and High Street in Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa, containing 0.82 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of Lot 16 of Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa, as recorded in Plat Book 1, Page 31, being on the north line of High Street;

THENCE along easterly boundary line and easterly line of Lot 1 of said Leroy Jackson's Second Addition, North 01° 59' 52" West, 213.69 feet;

THENCE along a line that is perpendicular to the easterly boundary line of Leroy Jackson's Second Addition, South 88° 00' 08" West, 166.51 feet, to the westerly line of said Lot 1;

THENCE along the westerly line of said Lot 1, South 02° 00' 23" East, 213.66 feet to the southerly line of said High Street, being on the northerly line of said Lot 16;

THENCE along the southerly line of said High Street and the northerly line of said Lot 16, North 88° 00' 47" East, 166.48 feet to the POINT OF BEGINNING;

The northerly line of Lot 16 of Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa is assumed to bear North 88° 00' 47" East.

LEGAL DESCRIPTION:

PARCEL 2021-122, Part of Lot 2, Lot 3, Lot 14, Lot 15, North Street Extended, and High Street in Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa, containing 2.78 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 15 of Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa, as recorded in Plat Book 1, Page 31, being on the north line of Henry Street;

THENCE along the southerly line of said Lot 15 and northerly line of Henry Street, South 88° 06' 17" East, 166.45 feet, to the southeast corner of said Lot 15;

THENCE along the easterly line of said Lot 15 and Lot 2 of said Leroy Jackson's Second Addition, North 02° 00' 23" West, 411.41 feet;

THENCE along a line that is perpendicular to the easterly boundary line of said Leroy Jackson's Second Addition, South 88° 00' 08" West, 292.87 feet, to the westerly line of said Section 18;

THENCE along the westerly line of said Section 18, South 01° 34' 14" East, 410.88 feet, to the southerly line of Lot 14 and north line of Henry Street of said Leroy Jackson's Second Addition;

THENCE along the southerly line of said Lot 14 and north line of said Henry Street, North 88° 07' 01" East, 129.43 feet to the POINT OF BEGINNING;
The southerly line of Lot 14 of Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa is assumed to bear North 88° 07' 01" East.

LEGAL DESCRIPTION:

PARCEL 2021-123, Part of Henry Street in Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa, containing 0.24 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 15 of Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa, as recorded in Plat Book 1, Page 31, being on the north line of Henry Street;

THENCE along the northerly line of said Henry St, South 88° 07' 01" West, 207.89 feet, to the southwest corner of Lot 14 of said Leroy Jackson's Second Addition;

THENCE South 01° 35' 54" East, 49.50 feet to the northwest corner of Lot 21 of Leroy Jackson's Addition, as recorded in Land Deed Book 15, Page 415, being the south line of Henry Street;

THENCE along the northerly line of said Lot 21 and southerly line of said Henry Street, North 88° 07' 01" East, 207.97 feet, to the northwest corner of Lot 20 of said Leroy Jackson's Addition;

THENCE North 01° 41' 12" West, 49.50 feet to the POINT OF BEGINNING;

The southerly line of Lot 14 of Leroy Jackson's Second Addition in Section 18, T87N, R3W of the Fifth Principal Meridian, City of Hopkinton, Delaware County, Iowa is assumed to bear North 88° 07' 01" East.

