COUNTY: DELAWARE SECTION 13, T 87 N, R 4 W FILED ALIQUOT PART: Delaware Co. Assessor NW 1/4- SE 1/4, NE 1/4 - SW 1/4 Book 2024 Page 1534 CITY: HOPKINTON JUL 02 2024 SURVEY: PARCEL 2024-43, PARCEL 2024-44 Document 2024 1534 Type 06 002 Pages 2 Date 7/02/2024 Time 4:01:00PM BLOCK: LOTS: Rec Amt \$12.00 PROPRIETOR: NORMAN W. PARSONS FILED Delaware Co. Auditor REQUESTED BY: NORMAN PARSONS Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG JUL 0 2 2024 DELAWARE COUNTY IOWA COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PLAT OF PARCEL 2024-43, PART OF PARCEL H IN THE NW 1/4 - SE 1/4, PARCEL 2024-44, PART OF PARCEL H IN THE NW 1/4- SE 1/4 AND PART OF THE NE 1/4 - SW 1/4 **SURVEY** ALL IN SECTION 13, T87N, R4W OF THE FIFTH P.M., AND IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA N 88°13'51" E 752.67' 415.85 <u>336.82'</u> **LEGEND** POINT OF BEGINNING CENTER OF SECTION PARCEL 2024-44 SECTION CORNER SEC. 13, T87N, R4W FOUND 1/2"Ø REBAR W/
ORANGE CAP #10165
FOUND 1/2"Ø REBAR W/
YELLOW CAP #12642
FOUND 1/2" IRON ROD
SET 1/2" REBAR W/
ORANGE CAP BLS 17076 SET 1/2" REBAR W/ORANGE CAP #17939 PACKSON STREET BOOK 2000, PAGE 254 6 ORANGE CAP PLS 17939 QUARTER LINE FENCE LINE EASEMENT OR ROW LINE PARCEL 2024-44 **7.49 ACRES** BOUNDARY ESTABLISHED RECORDED 8 PARCEL H BOOK 2005, PAGE 1201 WETLAND EASEMENT HOPKINTON BK. 2001, PG. 3553 **CORPORATE** BK. 2003, PG. 2762 LIMITS 6 5 BLO 3 23.1' ALLEY (35 LINKS) 4.69 ACRES IN CITY LOT 1 IN THE SW 1/4 OF HOPKINTON TOWN OF HOPKINTON PLAT BK. 6, PG. 6 > 01.48,39 65.52' 2637.84 10 S 65'40'26" E - POINT OF BEGINNING PARCEL 2024-43 11 **30' ACCESS EASEMENT** BROADWAY STREET 68.98 N 18'39'00" E PARCEL G BK 2005, PG 1201 2.61 ACRES CRES - SW 1/4 NW 1/4 - SE 1/4 0.19 NE 1/4 **PARCEL 2024-43** 98.43 BK 2003, F N 08'39'17" W 0.42 ACRES N 69.02'56" PARCEL 2024-43 DOES NOT CONFORM LOT 1 IN THE SE 1/4 TO DELAWARE COUNTY ZONING PLAT BK. 6, PG. 6 ORDINANCE FOR A-1 ZONE MINIMUM BK 2003, PG 305, AREA OF 1 ACRE. THIS PARCEL IS WETLAND EASEMENT NON-BUILDABLE UNTO ITSELF FOR BK. 2001, PG. 3553 BK. 2003, PG. 2762 RESIDENTIAL USE. SURVEYED ON: 6/7/2024 Q:\Civil3D\_Survey\GPS Box 50 - 51\GPS Box 50-51 2015.dwg RANDALL L. RATTENBORG RAI PROPRIETORS: NORMAN W. PARSONS I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 24-066 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 100' SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. S 1/4 CORNER DATE: 6/12/2024 7/2/2024 SEC. 13, T87N, R4W Ξ w 17939 FOUND CUT "X" RANDALE L. RATTENBORG P.L.S. DRAWN BY: RLR LIC. #17939 BOOK 2010, PAGE 3280 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 CHECKED BY: DDK BURRINGTON GROUP, INC. OWA AND THE TOTAL THE TANK THE GPS BOX: 50-51

Civil Engineering | Land Surveying

SHEETS COVERED BY THIS SEAL:

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEET 1 OF

## PARCEL 2024-43, PART OF PARCEL H IN THE NW 1/4 - SE 1/4, PARCEL 2024-44, PART OF PARCEL H IN THE NW 1/4- SE 1/4 AND PART OF THE NE 1/4 - SW 1/4 ALL IN SECTION 13, T87N, R4W OF THE FIFTH P.M., AND IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA

## **LEGAL DESCRIPTION:**

**PARCEL 2024-43**, Part of Parcel H in the NW 1/4 of the SE 1/4 in Section 13, T87N, R4W of the 5th Principal Meridian, containing 0.42 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the center of Section 13, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the SE 1/4 of said Section 13, North 88° 13′ 51″ East, 336.82 feet to the northwest corner of Parcel H, as recorded in Book 2005, Page 1201;

**THENCE** continuing along the northerly line of the SE 1/4 and northerly line of said Parcel H, North 88° 13' 51" East, 415.85 feet to the westerly line of Packson Street in the Town of Hopkinton, Iowa, being the easterly line of said Parcel H;

**THENCE** along the westerly line of said Packson street and easterly line of said Parcel H, South 24° 47' 08" West, 559.60 feet, to the northerly line of a parcel platted in Plat Book 6, Page 85;

**THENCE** along the easterly line of said platted Parcel and westerly line of Packson Street, South 24° 37' 06" West, 167.37 feet, to the southerly right of way line of Broadway Street in the Town of Hopkinton, Iowa;

**THENCE** continuing along the easterly line of said platted Parcel and southerly line of said Broadway Street, South 65° 40' 26" East, 65.52 feet, to a corner on the easterly line of said platted Parcel, the same being a corner on the easterly line of said Parcel H, the **POINT OF BEGINNING**;

THENCE along the northerly line of said Parcel H and southerly line of said Broadway Street, South 65° 29' 52" East, 127.96 feet;

THENCE continuing along the easterly line of said Parcel H, South 24° 44' 50" West, 144.07 feet, to the southerly line of said Parcel H;

**THENCE** continuing along the southerly line of said Parcel H, North 63° 09' 22" West, 128.13 feet, to the southerly extension of the easterly line of said platted Parcel;

THENCE along the southerly extension of the easterly line of said platted Parcel, North 24° 46' 49" East, 138.84 feet to the **POINT OF BEGINNING**.

## **LEGAL DESCRIPTION:**

**PARCEL 2024-44**, Part of Parcel H in the NW 1/4 of the SE 1/4 and in part of the NE 1/4 of the SW 1/4 in Section 13, T87N, R4W of the 5th Principal Meridian, and partially in the City of Hopkinton, Delaware County, Iowa, containing 7.49 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the center of Section 13, T87N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the SE 1/4 of said Section 13, North 88° 13′ 51" East, 336.82 feet to the northwest corner of Parcel H, as recorded in Book 2005, Page 1201, the **POINT OF BEGINNING**;

**THENCE** continuing along the northerly line of the SE 1/4 and northerly line of said Parcel H, North 88° 13' 51" East, 415.85 feet, to the westerly line of Packson Street in the town of Hopkinton, Iowa, being the easterly line of said Parcel H;

**THENCE** along the westerly line of said Packson Street and easterly line of said Parcel H, South 24° 47' 08" West, 559.60 feet, to the northerly line of a parcel platted in Plat Book 6, Page 85;

**THENCE** continuing along the easterly line of said Parcel H and northerly line of said platted Parcel, North 65° 34' 16" West, 93.13 feet, to the westerly line of said platted Parcel;

**THENCE** continuing along the easterly line of said Parcel H and westerly line of said platted Parcel, South 24° 51' 46" West, 203.33 feet, to the southerly line of said platted Parcel;

**THENCE** continuing along the easterly line of said Parcel H and southerly line of said platted Parcel, South 65° 27' 21" East, 159.41 feet to the southeast corner of said platted Parcel;

**THENCE** along a southerly extension of the easterly line of said platted Parcel, South 24° 46' 49" West, 102.44 feet, to the southerly line of said Parcel H;

THENCE along the southerly line of said Parcel H, North 63° 09' 22" West, 171.80 feet;

THENCE continuing along the southerly line of said Parcel H, South 22° 24' 20" West, 310.58 feet;

THENCE continuing along the southerly line of said Parcel H, North 69° 02' 56" West, 204.43 feet, to the westerly line of said Parcel H;

THENCE along the westerly line of said Parcel H, North 08° 39' 17" West, 98.43 feet;

THENCE continuing along the westerly line of said Parcel H, North 18° 39' 00" East, 68.98 feet;

THENCE continuing along the westerly line of said Parcel H, North 34° 40' 37" East, 286.95 feet;

**THENCE** continuing along the westerly line of said Parcel H, North 18° 25' 07" East, 567.29 feet to the **POINT OF BEGINNING**.