

COUNTY: DELAWARE
 SECTION 13, T 87 N, R 4 W
 ALIQUOT PART:
 NW 1/4 - SE 1/4, NE 1/4 - SW 1/4
 CITY: HOPKINTON
 SURVEY: PARCEL 2024-43, PARCEL 2024-44
 BLOCK: LOTS:
 PROPRIETOR: NORMAN W. PARSONS

REQUESTED BY: NORMAN PARSONS
 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
 JUL 02 2024



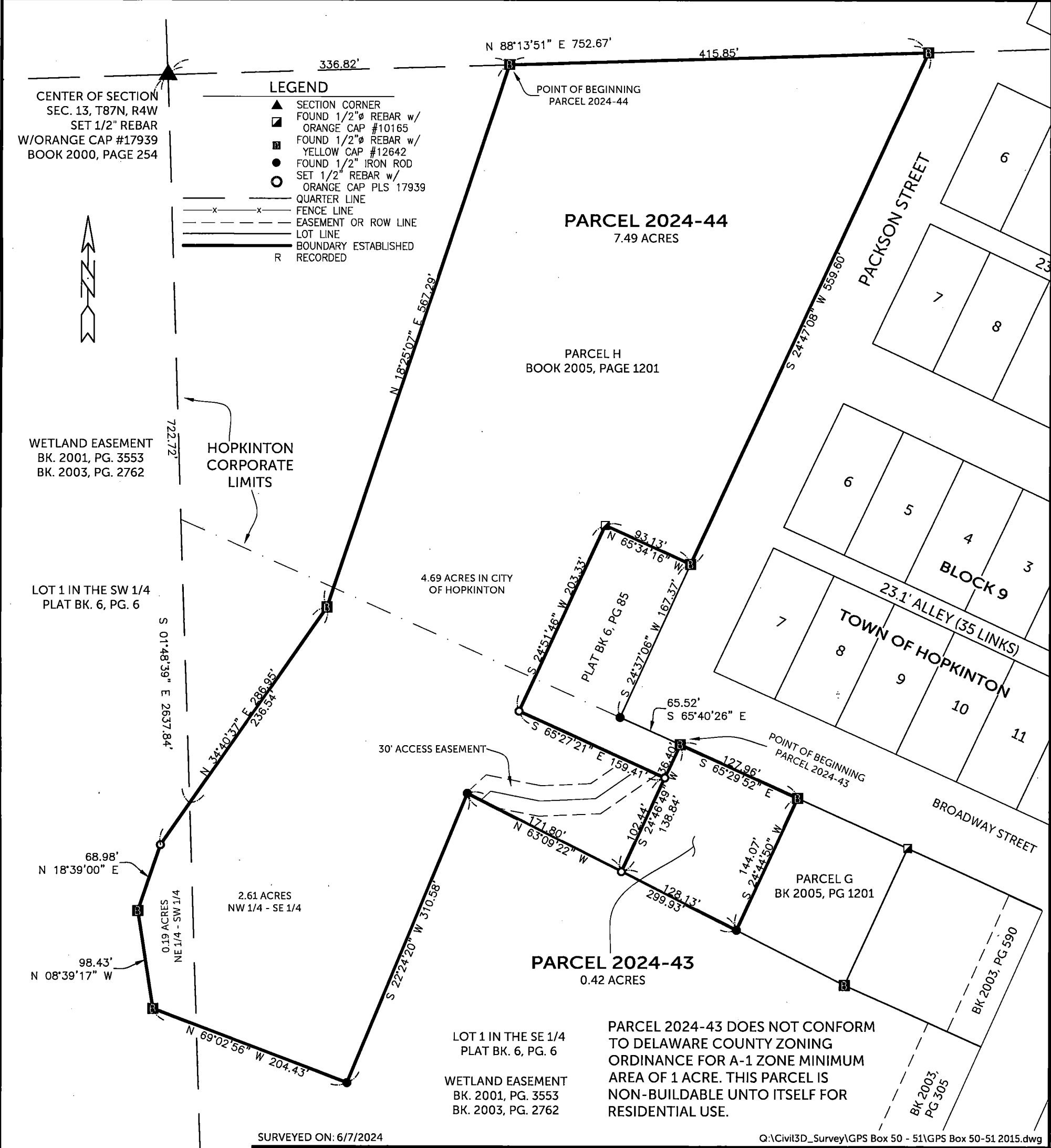
Book 2024 Page 1534
 Document 2024 1534 Type 06 002 Pages 2
 Date 7/02/2024 Time 4:01:00PM
 Rec Amt \$12.00

FILED
 Delaware Co. Auditor
 JUL 02 2024

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PLAT OF SURVEY

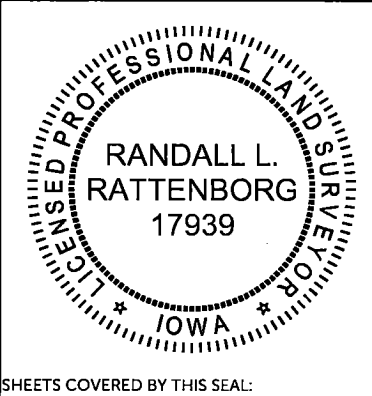
**PARCEL 2024-43, PART OF PARCEL H IN THE NW 1/4 - SE 1/4,
 PARCEL 2024-44, PART OF PARCEL H IN THE NW 1/4 - SE 1/4 AND PART OF THE NE 1/4 - SW 1/4
 ALL IN SECTION 13, T87N, R4W OF THE FIFTH P.M., AND IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA**



PARCEL 2024-43 DOES NOT CONFORM TO DELAWARE COUNTY ZONING ORDINANCE FOR A-1 ZONE MINIMUM AREA OF 1 ACRE. THIS PARCEL IS NON-BUILDABLE UNTO ITSELF FOR RESIDENTIAL USE.

SURVEYED ON: 6/7/2024

Q:\Civil3D_Survey\GPS Box 50 - 51\GPS Box 50-51.2015.dwg



PROPRIETORS: NORMAN W. PARSONS		PROJECT NO. 24-066
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.		SCALE: 1" = 100'
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 7/2/2024 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025		DATE: 6/12/2024
BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com		DRAWN BY: RLR
SHEETS COVERED BY THIS SEAL:		CHECKED BY: DDK
		GPS BOX: 50-51
		SHEET 1 OF

S 1/4 CORNER
 SEC. 13, T87N, R4W
 FOUND CUT "X"
 BOOK 2010, PAGE 3280

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**.

