

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 18-T87N-R3W & 13-T87N-R4W
QUARTER SECTION: FR'T NW1/4 & FR'T SW1/4 OF SEC. 18 AND NE1/4 & SE1/4 OF SEC. 13
CITY: HOPKINTON
SUBDIVISION: CARTER'S THIRD ADDITION, J.T. WILLIAMSON'S ADDITION, LEROY JACKSON'S ADDITION
BLOCK: N/A
LOT(S): N/A
PROPRIETOR: CITY OF HOPKINTON
REQUESTED BY: CITY OF HOPKINTON

PLAT OF SURVEY
FOR THE RIGHT-OF-WAY OF CULVER ROAD
IN THE FRACTIONAL NW1/4 AND
THE FRACTIONAL SW1/4 OF SECTION 18-T87N-R3W AND
IN THE NE1/4 AND THE SE1/4 OF SECTION 13-T87N-R4W
CITY OF HOPKINTON, DELAWARE COUNTY, IOWA

FILED
DELAWARE CO ASSESSOR
FEB 10 2026

FILED
DELAWARE CO AUDITOR
FEB 10 2026

Recorded: 2/10/2026 at 1:39:23.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.69
Combined Fee: \$40.69
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 324

FOR RECORDER'S USE ONLY

LEGEND

SECTION CORNER AS DESCRIBED

FOUND 1/2"Ø REBAR W/OPC 15487
FOUND 1/2"Ø REBAR W/OPC 20281
FOUND 1/2"Ø REBAR W/OPC 11954
FOUND 1/2"Ø REBAR W/OPC 8419
FOUND 1/2"Ø REBAR W/YPC 8419
FOUND 1/2"Ø REBAR W/YPC 12642
FOUND 1/2"Ø REBAR W/RPC 7060
FOUND 1/2"Ø REBAR W/AC ILL
FOUND T POST
FOUND 1" IRON PIPE
FOUND 1.5" IRON PIPE
FOUND 1/2"Ø REBAR ?????
FOUND BENT 1/2"Ø REBAR W/NO CAP
FOUND 5/8"Ø REBAR ????
FOUND BENT 5/8"Ø REBAR ????
FOUND MAGNAIL
SET 1/2"Ø REBAR W/RPC 24627
CALCULATED POSITION
SET CUT X
SECTION LINE
1/4 SECTION LINE
1/4-1/4 SECTION LINE
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
EXISTING CENTERLINE ROAD
EXISTING FENCE
RIGHT-OF-WAY WIDTH
PREVIOUSLY RECORDED AS
ALUMINUM CAP
ORANGE PLASTIC CAP
RED PLASTIC CAP
YELLOW PLASTIC CAP

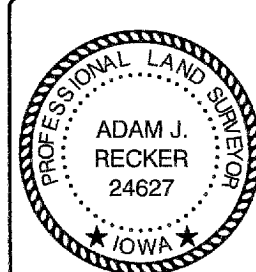
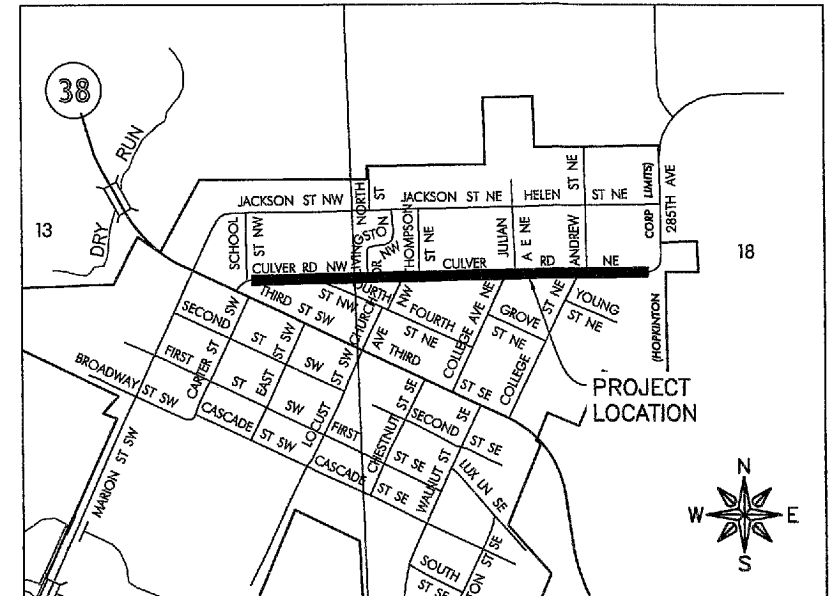
Line Table		
NUMBER	BEARING	DISTANCE
L1	N 00°00'13" E	33.01'
L2	N 00°00'13" E	31.75'
L3	N 00°00'13" E	31.62'
L4	S 00°00'13" W	38.48'
L5	S 00°00'13" W	38.26'
L6	N 00°00'13" E	30.40'
L7	N 00°00'02" W	30.28'
L8	S 00°00'13" W	36.86'
L9	S 00°00'13" W	36.63'
L10	N 00°00'13" E	32.19'
L11	N 00°00'13" E	32.42'
L12	S 00°00'13" W	34.45'
L13	S 00°00'13" W	34.33'
L14	N 00°00'13" E	34.78'
L15	N 00°00'13" E	35.12'
L16	N 00°42'39" W	31.27'
L17	N 00°42'39" W	29.04'
L18	S 00°42'33" E	46.50'
L19	N 00°42'39" W	20.48'
L20	S 00°03'01" E	40.32'

SURVEY DESCRIPTION:

THIS PLAT OF SURVEY IS FOR THE RIGHT-OF-WAY ALONG CULVER ROAD IN THE FRACTIONAL NORTHWEST QUARTER AND THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 87 NORTH, RANGE 3 WEST OF THE 5TH P.M. AND IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., CITY OF HOPKINTON, DELAWARE COUNTY, IOWA.

REFERENCES IS HEREBY MADE TO A SURVEY AND PLAT MADE BY J. BAILEY, RECORDED JANUARY 25, 1872, IN L.D. BOOK 19, PAGE 104; MADE TO A SURVEY AND PLAT BY J. BAILEY, RECORDED MAY 14, 1873, IN L.D. BOOK 19, PAGE 275; TO A SURVEY AND PLAT RECORDED JUNE 24, 1870, IN BOOK 15, PAGE 415; MADE TO A SURVEY AND PLAT IN DELAWARE COUNTY SURVEYOR'S RECORD, IN BOOK 1 PAGE 26-27; MADE TO A SURVEY AND PLAT IN DELAWARE COUNTY SURVEYOR'S RECORD IN BOOK 2, PAGE 44; MADE TO A SURVEY AND PLAT IN DELAWARE COUNTY SURVEYOR'S RECORD, IN BOOK 2, PAGE 97; MADE TO A SURVEY AND PLAT IN DELAWARE COUNTY SURVEYOR'S RECORD, IN BOOK 2, PAGE 151; MADE TO A SURVEY AND PLAT BY ROGER R. MOHN, RECORDED MAY 16, 1988, IN BOOK 6, PAGE 6; MADE TO A SURVEY AND PLAT BY ROGER R. MOHN, RECORDED SEPTEMBER 12, 1990, IN BOOK 6, PAGE 92; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED FEBRUARY 19, 1992, IN BOOK 6, PAGE 179; MADE TO A SURVEY AND PLAT BY WILLIAM H. BURGER, RECORDED NOVEMBER 1, 1996, IN BOOK 8, PAGE 18; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED MAY 29, 1998, IN BOOK 8, PAGE 127; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED JUNE 13, 1997, IN BOOK 8, PAGE 57; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED APRIL 8, 2003, IN BOOK 2003, PAGE 1634; MADE TO A SURVEY AND PLAT BY LYLE G. TEKIPPE, RECORDED JUNE 4, 2012, IN BOOK 2012, PAGE 1841; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED MAY 26, 1998, IN BOOK 8, PAGE 125; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED AUGUST 31, 2006, IN BOOK 2006, PAGE 3214; MADE TO A SURVEY AND PLAT BY WILLIAM H. BURGER, RECORDED NOVEMBER 3, 1999, IN BOOK 1999, PAGE 3841; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED JULY 26, 2001, IN BOOK 2001, PAGE 2667; MADE TO A SURVEY AND PLAT BY KERRY O. RUSSELL, RECORDED OCTOBER 2, 2001, IN BOOK 2001, PAGE 3553; MADE TO A SURVEY AND PLAT BY WILLIAM G. BURGER, RECORDED JANUARY 15, 2002, IN BOOK 2002, PAGE 197; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED JUNE 25, 2002, IN BOOK 2002, PAGE 2362; MADE TO A SURVEY AND PLAT BY J. DAVID GIBBS, RECORDED DECEMBER 10, 2004, IN BOOK 2004, PAGE 4608; MADE TO A SURVEY AND PLAT BY WILLIAM H. BURGER, RECORDED NOVEMBER 25, 2009, IN BOOK 2009, PAGE 4431; MADE TO A SURVEY AND PLAT BY DAVID P. SCHNEIDER, RECORDED JANUARY 21, 2011, IN BOOK 2011, PAGE 270; MADE TO A SURVEY AND PLAT BY RANDALL L. RATTENBORG, RECORDED JANUARY 30, 2015, IN BOOK 2015, PAGE 283; MADE TO A SURVEY AND PLAT BY BRAD J. BURGER, RECORDED NOVEMBER 15, 2016, IN BOOK 2016, PAGE 3185; MADE TO A SURVEY AND PLAT BY RANDALL L. RATTENBORG, RECORDED JUNE 19, 2018, IN BOOK 2018, PAGE 2055; MADE TO A SURVEY AND PLAT BY TERRY L. KOELKER, RECORDED JANUARY 14, 2019, IN BOOK 2019, PAGE 93; MADE TO A SURVEY AND PLAT BY RANDALL L. RATTENBORG, RECORDED OCTOBER 30, 2019, IN BOOK 2019, PAGE 3054; MADE TO A SURVEY AND PLAT BY RANDALL L. RATTENBORG, RECORDED DECEMBER 15, 2020, IN BOOK 2020, PAGE 4614; MADE TO A SURVEY AND PLAT BY RANDALL L. RATTENBORG, RECORDED NOVEMBER 19, 2021, IN BOOK 2021, PAGE 4058; MADE TO A SURVEY AND PLAT BY RANDALL L. RATTENBORG, IN BOOK 2021, PAGE 4076; MADE TO A SURVEY AND PLAT BY WILLIAM H. BURGER, RECORDED SEPTEMBER 11, 2023, IN BOOK 2023, PAGE 2227; MADE TO A SURVEY AND PLAT BY WILLIAM H. BURGER, RECORDED JULY 14, 2000, IN BOOK 2000, PAGE 2148; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

PROJECT LOCATION MAP
NO SCALE



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 Land Surveyor under the laws of the State of Iowa.

Adam J. Recker 2-10-2026
Adam J. Recker, F.L.S.
License Number: 24627
My license renewal date is December 31, 2027.
Sheets covered by this seal: SHEETS 1 THROUGH 7

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\22-390 Hopkinton Streets\22-390 Legal.dwg

FLD BK: FEHR GRAHAM
JUERGENS 2025 No. 1
PG: 60-63
SURVEY WAS COMPLETED ON:
FEBRUARY 2, 2026

JOB NUMBER:
22-390
SHEET NUMBER:
1 of 7

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM

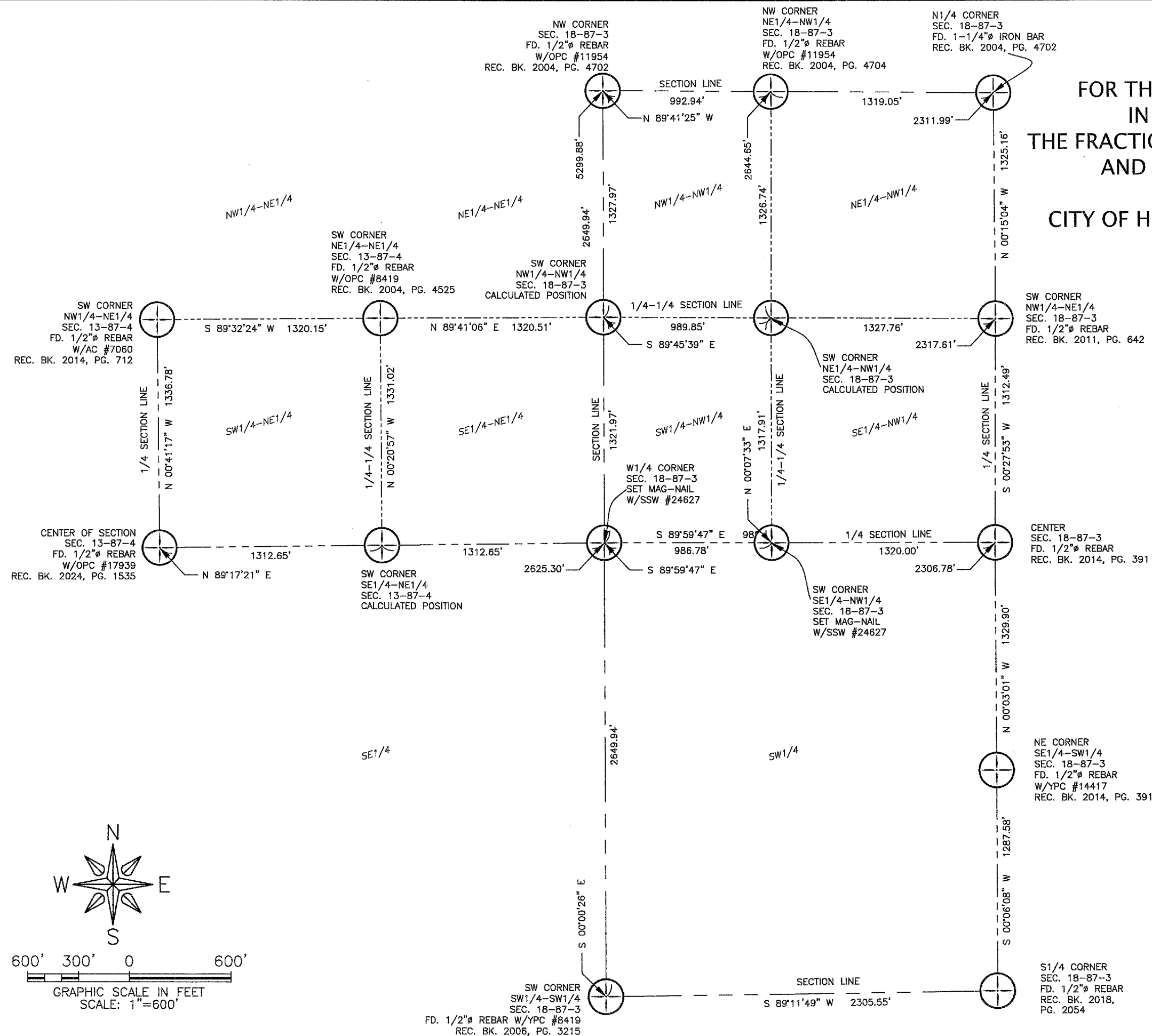
ILLINOIS
IOWA
WISCONSIN

G:\C3D\22\22-390 Hopkinton Streets\22-390 Legal.dwg

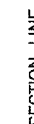
FLD BK: FEHR GRAHAM
JUERGENS 2025 No. 1
PG: 60-63
SURVEY WAS COMPLETED ON:
FEBRUARY 2, 2026

JOB NUMBER:
22-390

SHEET NUMBER:
2 of 7



SW CORNER
NW1/4-NE1/4
SEC. 18-87-3
FD. 1/2"Ø REBAR
REC. BK. 2011. PG. 642



FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM

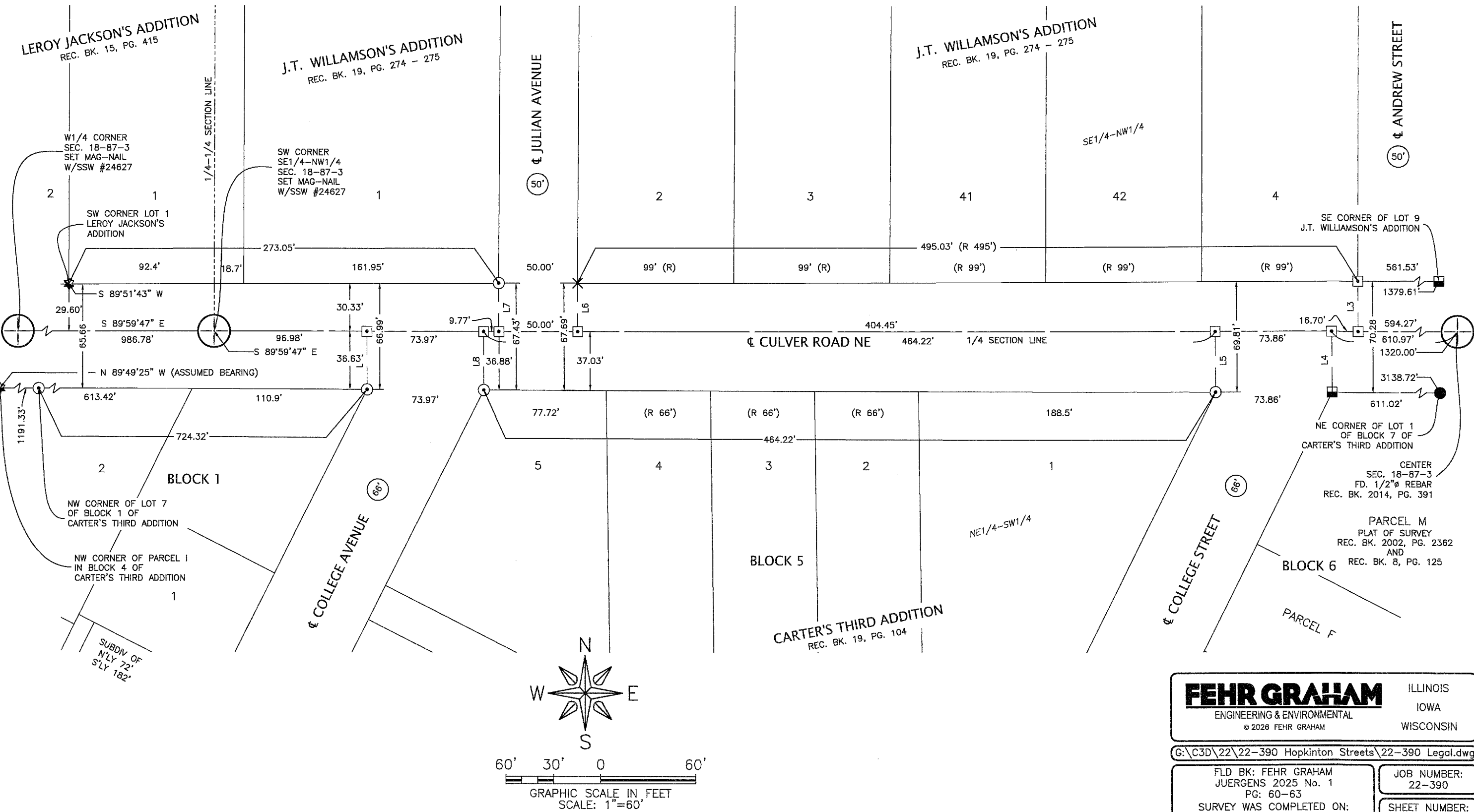
ILLINOIS
IOWA
WISCONSIN

G:\C3D\22\22-390 Hopkinton Streets\22-390 Legal.dwg

FLD BK: FEHR GRAHAM
JUERGENS 2025 No. 1
PG: 60-63
SURVEY WAS COMPLETED ON:
FEBRUARY 2, 2026

JOB NUMBER:
22-390

SHEET NUMBER:
3 of 7



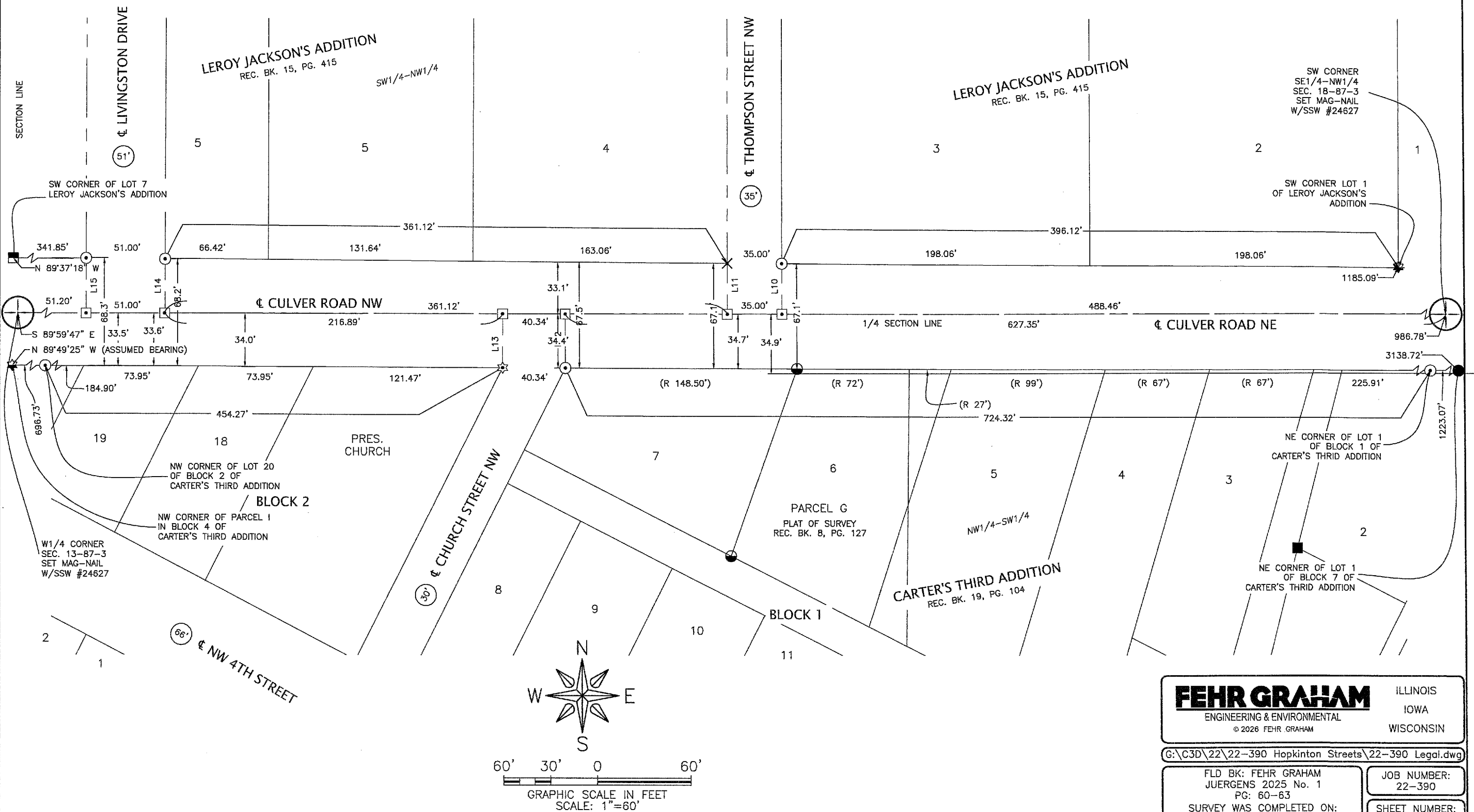
FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2026 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

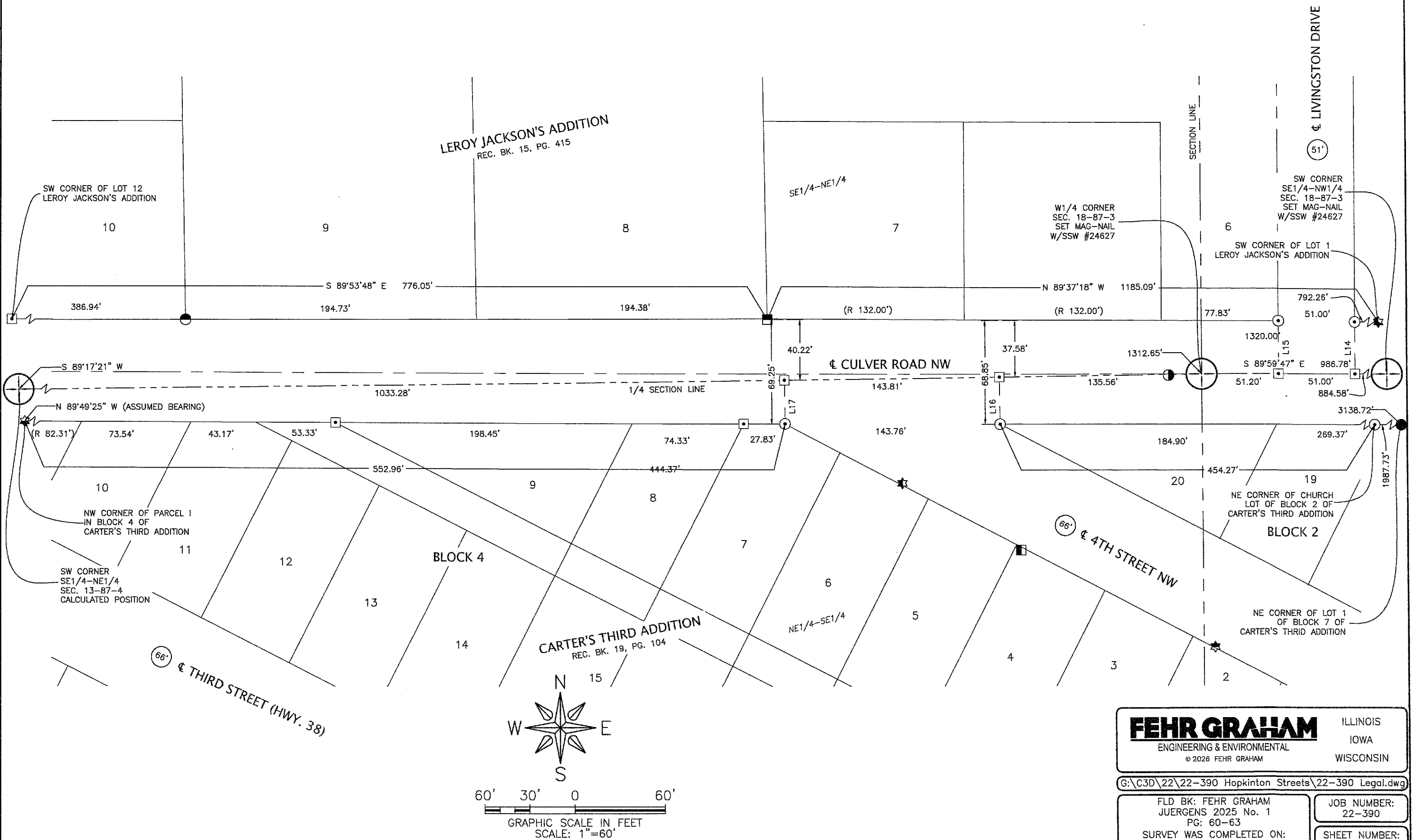
G:\C3D\22\22-390 Hopkinton Streets\22-390 Legal.dwg

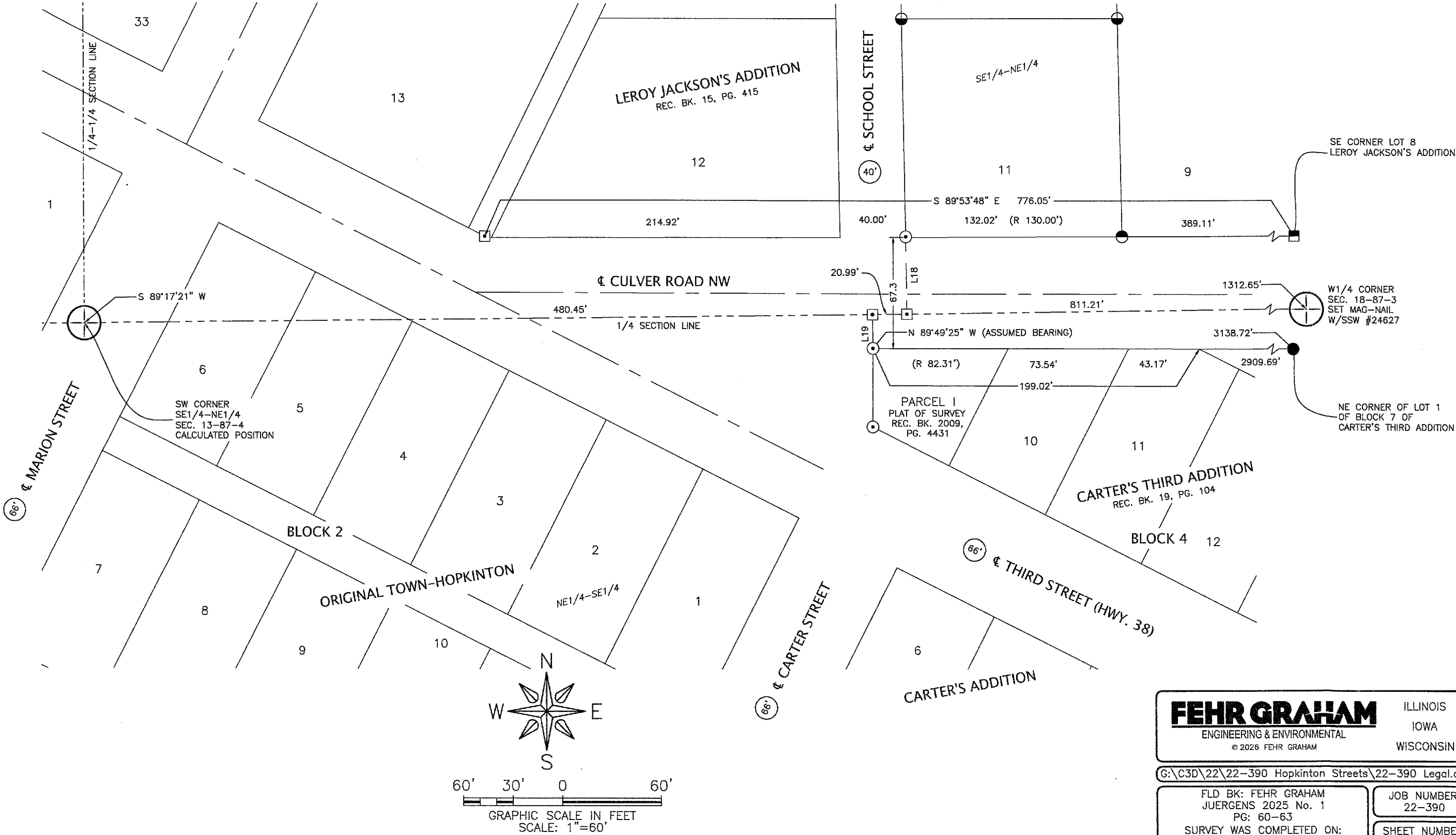
FLD BK: FEHR GRAHAM
JUERGENS 2025 No. 1
PG: 60-63
SURVEY WAS COMPLETED ON:
FEBRUARY 2, 2026

JOB NUMBER:
22-390
SHEET NUMBER:
4 of 7



FEHR GRAHAM		ILLINOIS
ENGINEERING & ENVIRONMENTAL		IOWA
© 2026 FEHR GRAHAM		WISCONSIN
G:\C3D\22\22-390 Hopkinton Streets\22-390 Legal.dwg		
FLD BK: FEHR GRAHAM JUERGENS 2025 No. 1 PG: 60-63 SURVEY WAS COMPLETED ON: FEBRUARY 2, 2026		JOB NUMBER: 22-390 SHEET NUMBER: 5 of 7





FEHR GRAHAM ENGINEERING & ENVIRONMENTAL © 2026 FEHR GRAHAM		ILLINOIS IOWA WISCONSIN
G:\C3D\22\22-390 Hopkinton Streets\22-390 Legal.dwg		
FLD BK: FEHR GRAHAM JUERGENS 2025 No. 1 PG: 60-63 SURVEY WAS COMPLETED ON: FEBRUARY 2, 2026		JOB NUMBER: 22-390 SHEET NUMBER: 7 of 7