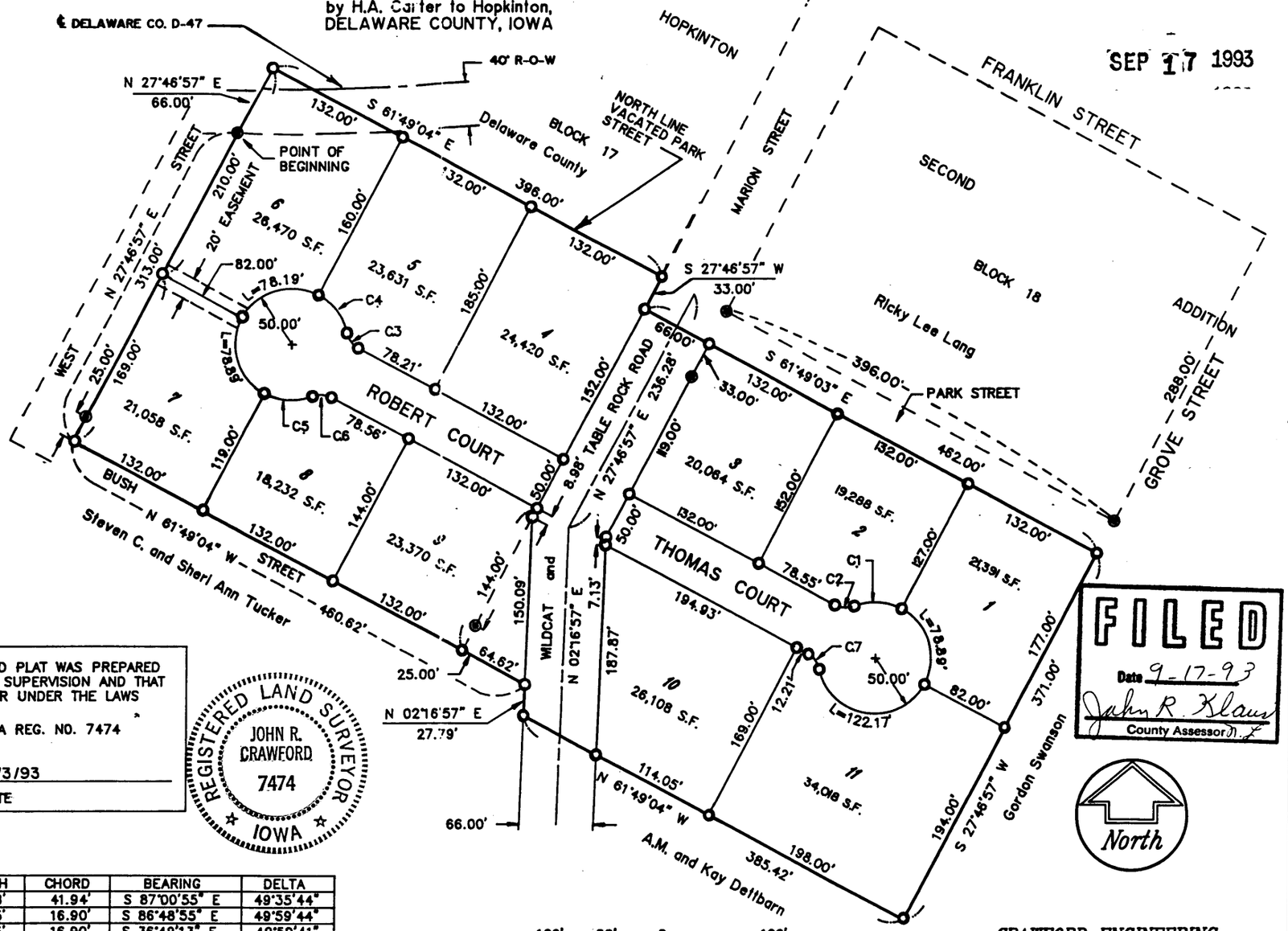
Amended Title Opinion
For Reference, See Book 7
Page 58 12/15/93

Amd. RE: Title
For Reference, See Book 17
Page 228 9/17/93

FINAL PLAT
TABLE ROCK ADDITION
A Subdivision of Blocks 21 and 22,
Hopkinton Second Addition
by H.A. Carter to Hopkinton,
DELAWARE COUNTY, IOWA

FILED
SHARON BICKNESE
DELAWARE COUNTY AUDITOR
SEP 17 1993



SUBDIVISION AREA
7.3396 acres
Including
0.5905 acres
R.O.W. for Wildcat & Table Rock Road

LEGEND
- ● Fd 1/2"ø Rebar
- ○ Set 1/2" Rebar with Cap #7474

UNADJUSTED CLOSURE
LESS THAN 1 : 10,000

OWNERS/DEVELOPERS

STEVE C. TUCKER

SHERI ANN TUCKER

AUGUSTINE M. DETTBARN

MARY KAY DETTBARN

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

IOWA REG. NO. 7474

John R. Crawford 5/3/93

JOHN R. CRAWFORD P.E. & L.S. DATE

REGISTERED LAND SURVEYOR
JOHN R. CRAWFORD
7474
IOWA

	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
LOT 2	C1	50.00'	43.28'	41.94'	S 87°00'55" E	49°35'44"
LOT 2	C2	20.00'	17.45'	16.90'	S 86°48'55" E	49°59'44"
LOT 5	C3	20.00'	17.45'	16.90'	S 36°49'13" E	49°59'41"
LOT 5	C4	50.00'	43.98'	42.57'	N 37°01'13" W	50°23'40"
LOT 8	C5	50.00'	43.28'	41.94'	S 87°00'54" E	49°35'42"
LOT 8	C6	20.00'	17.45'	16.90'	N 86°48'55" W	49°59'41"
LOT 11	C7	20.00'	17.45'	16.90'	N 36°49'14" W	49°59'39"

100' 50' 0 100'
SCALE: 1 inch =

CRAWFORD ENGINEERING & SURVEYING, INC.
207 2nd Ave N.E., BOX 793
INDEPENDENCE, IOWA 50644 Ph:(319)334-7077

Well Agmt (Lots 10 & 11) REVISED: 4/7/93
For Reference, See Book 7
Page 172 2/10/98

Restrictive Covenants
For Reference, See Book 7
Page 170 1/29/98

FILED
Date 9-17-93
John R. Klaus
County Assessor

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
FILED FOR RECORD THE 17 DAY OF September 1993 AT 12:32
O'CLOCK P M. BOOK 7 PAGE 44
Plats A-73
FILE No. 317-865
RECORDING FEE $ 61.00
TRANSFER FEE $

TABLE ROCK ADDITION
SUBDIVISION OF
BLOCKS 21 AND 22
HOPKINTON SECOND ADDITION BY H.A. CARTER
HOPKINTON, DELAWARE COUNTY, IOWA

Description:

Beginning at the northwesterly corner of Block 22, thence N 27°46'57"E, 66.00 feet to the north line of Park Street; thence S 61°49'04" E, 396.00 feet; thence S 27°46'57" W, 33.00 feet; thence S 61°49'03"E, 462.00 feet, to the westerly line of Grove Street; thence S 27°46'57"W, 371.00 feet; thence N 61°49'04" W, 385.42 feet; thence N 02°16'57"E, 27.79 feet; thence N 61°49'04" W, 460.62 feet; thence N 27°46'57"E, 313.00 feet, to the Point of Beginning, containing 7.3396 acres, including 0.5905 acres of right-of-way for Wildcat and Tablerock Road.

SURVEYOR'S CERTIFICATE

I, John R. Crawford, duly registered under the laws of the State of Iowa, do hereby certify that the above Description and attached Plat are correct, and in accordance with a Survey completed by me on May 3, 1993, at the request of Butch Dettbarn and Steve Tucker.

Signed: John R Crawford
John R. Crawford, R.L.S.
Iowa License #7474

Subscribed and sworn to before me by John R. Crawford this 11th day of June, 1993.

DEBORA L. WEIS
MY COMMISSION EXPIRES
2-22-94

Debora L. Weis
Notary Public in and for the
State of Iowa

CRAWFORD ENGINEERING & SURVEYING, INC.
205 Second Avenue N.E.
P. O. Box 793
Independence, Iowa 50644

Telephone: 319/334-7077

Citizens State Bank consents to the platting of the above-described Addition in all respects. This plat is prepared with the free consent of Citizens State Bank, and in accordance with our desires.

Citizens State Bank

BY _____
Keith A. Kramer, Vice President

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 9 day of September, 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith A. Kramer, to me personally known, who being by me duly sworn, did say that he is the Vice President of the corporation executing the within and foregoing instrument to which this is attached, that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Keith A. Kramer as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

BRENDA K. KELCHEN
MY COMMISSION EXPIRES
04-13-96

Brenda K Kelchen
Notary Public in and for said State.

LEGAL DESCRIPTION OF TABLE ROCK ADDITION TO THE CITY OF HOPKINTON, IOWA:

Beginning at the northwesterly corner of Block 22, thence N 27°46'57"E, 66.00 feet to the north line of Park Street; thence S 61°49'04"E, 396.00 feet; thence S 27°46'57"W, 33.00 feet; thence S 61°49'03"E, 462.00 feet, to the westerly line of Grove Street; thence S 27°46'57"W, 371.00 feet; thence N 61°49'04"W, 385.42 feet; thence N 02°16'57"E, 27.79 feet; thence N 61°49'04"W, 460.62 feet; thence N 27°46'57"E, 313.00 feet, to the Point of Beginning, containing 7.3396 acres, including 0.5905 acres of right-of-way for Wildcat and Tablerock Road.

The attached Plat represents a survey and plat of TABLE ROCK ADDITION TO HOPKINTON, IOWA.

We, Augustine M. Dettbarn, Mary Kay Dettbarn, Steven C. Tucker, Sheri Ann Tucker 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. Augustine M. Dettbarn and Mary Kay Dettbarn are husband and wife, as are Steven C. Tucker and Sheri Ann Tucker.

Augustine M. Dettbarn

Steven C. Tucker

Mary Kay Dettbarn

Sheri Ann Tucker

STATE OF IOWA, DELAWARE COUNTY, ss.

On this 8th day of September, 1993 before me, a Notary Public in and for said County, personally appeared Augustine M. Dettbarn, Mary Kay Dettbarn, Steven C. Tucker and Sheri Ann Tucker of said County, to me personally known to be the identical persons whose names are affixed to the foregoing statement and, acknowledged the same to be their voluntary act and deed.

Witness my hand and seal.

NOTARIAL SEAL IOWA
KEITH A. KRAMER
MY COMMISSION EXPIRES
2-19-95

Notary Public

LEGAL DESCRIPTION OF TABLE ROCK ADDITION TO THE CITY OF HOPKINTON, IOWA:

Beginning at the northwesterly corner of Block 22, thence N 27°46'57"E, 66.00 feet to the north line of Park Street; thence S 61°49'04"E, 396.00 feet; thence S 27°46'57" W, 33.00 feet; thence S 61°49'03"E, 462.00 feet, to the westerly line of Grove Street; thence S 27°46'57"W, 371.00 feet; thence N 61°49'04"W, 385.42 feet; thence N 02°16'57"E, 27.79 feet; thence N 61°49'04"W, 460.62 feet; thence N 27°46'57"E, 313.00 feet, to the Point of Beginning, containing 7.3396 acres, including 0.5905 acres of right-of-way for Wildcat and Tablerock Road.

We, Augustine M. Dettbarn, Mary Kay Dettbarn, Steven C. Tucker and Sheri Ann Tucker, who are owners and developers of above addition to the City of Hopkinton, Iowa to be known as Table Rock Addition, do hereby dedicate to the public the following streets; Robert Court, Thomas Court, Wildcat and Table Rock Road and all platted easements, all as shown on the foregoing and attached plat. This dedication and conveyance is made with the free consent and the desire of the undersigned owners of the property. Augustine M. Dettbarn and Mary Kay Dettbarn are husband and wife, as are Steven C. Tucker and Sheri Ann Tucker.

Augustine M. Dettbarn

Steven C. Tucker

Mary Kay Dettbarn

Sheri Ann Tucker

STATE OF IOWA, DELAWARE COUNTY, ss.

On this 8th day of SEPTEMBER, 1993 before me, a Notary Public in and for said County, personally appeared Augustine M. Dettbarn, Mary Kay Dettbarn, Steven C. Tucker and Sheri Ann Tucker of said County, to me personally known to be the identical persons whose names are affixed to the foregoing statement and, acknowledged the same to be their voluntary act and deed.

Witness my hand and seal.

Notary Public

NOTARIAL SEAL IOWA
KEITH A. KRAMER
MY COMMISSION EXPIRES
2-1995

AFFIDAVIT

STATE OF IOWA)
) ss
DELAWARE COUNTY)

I, the undersigned City Clerk of Hopkinton, Iowa, do hereby certify that the attached is true and correct and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Hopkinton City Council and the same is a true and correct copy of the action taken by said Hopkinton City Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in fullforce and effect, and have not been amended or rescinded in any way; that meeting all action thereat was duly and publicly held in accordance with a Notice of Meeting and tentative agenda a copy of which was timely served on each member of the Hopkinton City Council, and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for the purpose at the principal office of the City Council, pursuant to the provisions of Chapter 28A, Code of Iowa, upon reasonable advance Notice to the public and media at least twenty-four (24) hours prior to the commencement of the meeting as required by said law, and with members of the public present in attendance; I further certify that the council members present were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein,that no Hopkinton City Council vacancy existed, no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the council members serving as officers of their respective positions.

Witness my hand and seal of said Municipality hereto affixed this 15 day of September, 1993.

SEAL

Mary F. Jasper

Mary F. Jasper, City Clerk

RESOLUTION NO. 4-94

RESOLUTION OF CITY COUNCIL
CITY OF HOPKINTON, IOWA

SEPTEMBER 13, 1993

WHEREAS, A Plat of TABLEROCK ADDITION TO THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA, being a Subdivision of

Beginning at the northwesterly corner of Block 22, thence N 27°46'57"E, 66.00 feet to the north line of Park Street; thence S 61°49'04"E, 396.00 feet; thence S 27°46'57"W, 33.00 feet; thence S 61°49'03"E, 462.00 feet, to the westerly line of Grove Street; thence S 27°46'57"W, 371.00 feet; thence N 61°49'04"W, 385.42 feet; thence N 02°16'57"E, 27.79 feet; thence N 61°49'04"W, 460.62 feet; thence N 27°46'57"E, 313.00 feet, to the Point of Beginning, containing 7.3396 acres, including 0.5905 acres of right-of-way for Wildcat and Tablerock Road.

as prepared by John R. Crawford, Registered Land Surveyor, dated May 3, 1993, containing 11 lots, has been submitted to the council for approval, and

WHEREAS, said subdivision appears to be complete and in order, and

WHEREAS, a copy of said Plat has been filed in the office of the Clerk of the City of Hopkinton, Iowa; and

WHEREAS, the council after reviewing the same, it is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the Ordiances of the City of Hopkinton, Iowa, in relations to plats and additions to Cities, NOW, THEREFORE, be it resolved by the City of Hopkinton, Iowa, that the said plat and dedications of the said Table Rock Addition to the City of Hopkinton, Delaware County, Iowa, above referred to including specifically the dedication of Robert Court, Thomas Court, and all platted streets, be the same are hereby acknowledged accepted and approved by the City Council of the City of Hopkinton.

PASSED AND ADOPTED this 13th day of September, 1993.

CITY OF HOPKINTON

BY _____
Mayor

BY _____
Clerk

Hopkinton Council Proceedings

Hopkinton City Council met in regular session September 13, 1993 with Mayor Harris presiding at 7:30 P.M. Councilpersons present: Eyres, Huber, Jasper, Tucker. Absent: Melchert.

Month of August, 1993

Fund	Receipts	Expenditures
General	6415.44	15,135.85
Ambulance	992.97	49.00
Fire Enterprise	295.00	473.00
Road Use Tax	3191.21	1158.85
Perpetual Care	158.13	
Sewer Funds	14,597.16	11,347.06

Motion by Tucker, seconded by Eyres to approve agenda with additions of Don Chapman at 8:15 P.M. and discussion on sanitary sewer project at east corner of Jackson and Thompson Streets.

Motion by Huber, seconded by Eyres to approve Consent Agenda including: Reports; library, utilities, city revenues and expenditures; minutes of council meetings August 2 and August 19; bills approved by finance committee.

Mike Feldmann, street superintendent, updated council on projects he has been working on throughout the city and informed them that results of pool inspection recently shows that we are in need of pH feeders at pool.

7:35 P.M. Bob Frederick, H.R. Green Engineers, met with council to report results of study on how best to comply with regulations and reply to IDNR on plan of action to bring our wastewater plant into compliance. Frederick recommended installation of 750,000 gallon sludge holding tank along with increased aeration. Motion by Tucker, seconded by Jasper, authorizing Frederick to notify state that city is applying for CDBG grant to assist in funding of sludge tank and aeration to bring city into compliance. Frederick noted that extension of time to reply to administrative order was extended until September 30. Estimated cost of project was $250.000.

Clerk presented letter of resignation from David Clark, Wastewater Treatment Plant Superintendent. Jasper moved, seconded by Eyres, to accept resignation effective in 90 days or upon city securing replacement, whichever is sooner. Clerk was instructed to place an ad in Register searching for plant superintendent.

Clark reported on prices he obtained for portable trash pumps as requested by council. Motion by Jasper, seconded by Tucker that portable trash pump be purchased from sewer rental fund.

Don Chapman asked council permission to sow grass seed outside sidewalk in line with grass line of neighboring yard south of his property. Permission granted along with suggestion that cement curb lengths be used to prevent public parking on the grass.

At 8:35 Dettbarn and Tucker presented final plat of their property known as TABLEROCK ADDITION TO THE CITY OF HOPKINTON. Motion by Tucker, seconded by Huber to adopt Resolution 4-94 accepting and approving the plat and dedications of Table Rock Addition to City of Hopkinton, and specifically including dedication of Robert Court, Thomas Court and all platted streets as shown. Vote: Ayes; Tucker, Huber, Jasper, Eyres. Nays; None .

Motion by Jasper, seconded by Eyres, to adopt Resolution No. 3-94 as presented to assist city in planning and implementing comprehensive planning efforts for community development, business development and economic development. Vote: Ayes; Jasper, Eyres, Huber, Tucker. Nays; None.

Discussion held on industrial garbage fees. Council reaffirmed city ordinance stating that every residence, business and industry shall be assessed proper fee.

Renovation of city hall was discussed. Tucker will present plans for first floor of building at next meeting.

Motion to approve building permits for Kelly Knock and Lillian McNeill was made by Jasper and seconded by Tucker.

Motion for adjournment at 10:00 P.M. by Tucker, seconded by Eyres.

Cathy S. Harris, Mayor

ATTEST:_____
Mary F. Jasper, City Clerk

Delaware County, Iowa

I, Helen McWilliams, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied and certified against the real estate described below hve been paid and said real estate is free from taxes as of this date. LEGAL DESCRIPTION OF TABLE ROCK ADDITION TO THE CITY OF HOPKINTON:

Beginning at the northwesterly corner of Block 22, thence N 27°46'57"E, 66.00 feet to the north line of Park Street; thence S 61°49'04"E, 396.00 feet; thence S 27°46'57" W, 33.00 feet; thence S 61°49'03"E, 462.00 feet, to the westerly line of Grove Street; thence S 27°46'57"W, 371.00 feet; thence N 61°49'04"W, 385.42 feet; thence N 02°16'57"E, 27.79 feet; thence N 61°49'04"W, 460.62 feet; thence N 27°46'57"E, 313.00 feet, to the Point of Beginning, containing 7.3396 acres, including 0.5905 acres of right-of-way for Wildcat and Tablerock Road.

/s/ Helen McWilliams, Treasurer of Delaware County, Iowa

(Treasurer's Seal affixed.)

DELAWARE COUNTY TREASURER SEAL IOWA

Helen McWilliams, 1993

HELEN MC WILLIAMS

SHIMANEK, SHIMANEK & BOWMAN
Attorneys at Law
Monticello, Iowa 52310

ROBERT F. SHIMANEK
MICHAEL A. BOWMAN

C. F. SHIMANEK, Retired

Post Office Box 351
Telephone: (319) 465-5448
Fax: (319) 465-6170

August 31, 1993

To Whom It May Concern:

I have examined title to the following described property:

All of Park Street from Marion Street to and including the West Street intersection; the South one-half (S 1/2) of Park Street from Grove Street to the Western line of Marion Street; all of West Street from Park Street to and including Bush Street; all of Bush Street from West Street to Marion Street; the North one-half (N 1/2) of Bush Street from Marion Street to Grove Street; all that part of Marion Street adjacent to Lot Twelve (12), Block Twenty Two (22) and Lot Seven (7), Block Twenty One (21) continuing through Bush Street; and all of the alley in Block Twenty One (21) and Block Twenty Two (22); all in Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329, AND Lots One (1) and Two (2), Block Twenty Two (22) of Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,
AND
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty One (21), Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,
AND
Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty Two (22), Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329.

as disclosed by abstracts of title from Root Title to June 29, 1993, last certified by Gary D. Reeder, President of Delaware County Abstract Co., dated June 29, 1993.

TITLE

I find title, to the following described properties, in fee simple and free from material objections to be in Steven C. Tucker and Sheri Ann Tucker:

A) 1. Park Street, as platted, from Marion Street to and including the West Street intersection, between and extending by Blocks 17 and 22 of H.A. Carter's 2nd Addition to Hopkinton, Iowa, except for that part of Park Street adjacent to Lots 1 and 2 of Block 22 and 11 and 12 of Block 17 of H.A. Carter's 2nd Addition.

2. West Street, as platted, from Park Street to and including Bush Street, bordering and extending by Block 22 of H.A. Carter's 2nd Addition to Hopkinton, Iowa.

3. Alley located in Block 22 from West Street to Marion Street, except for the North one-half of said alley that borders Lots 1 and 2, all in Block 22 of H.A. Carter's 2nd Addition to Hopkinton, Iowa.

4. Bush Street, from West Street to Marion Street, bordering and extending by Block 22 of H.A. Carter's 2nd Addition to Hopkinton, Iowa.

5. Part of Marion Street adjacent to Lot 12, Block 22 and Lot 7, Block 21 continuing through Bush Street of H.A. Carter's Second Addition to Hopkinton, Delaware County, Iowa.

B) Lots Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty Two (22), Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329, subject to deed of trust to Citizens State Bank, recorded April 9, 1993, in Book 32, page 136 of the Delaware County records, securing Lot 7 of Block 22.

I find title, to the following described properties, in fee simple and free from material objections, to be in Augustine M. Dettbarn and Mary Kay Dettbarn:

A) Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty One (21), Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,

B) Lots One (1) and Two (2), Block Twenty Two (22) of Hopkinton Second Addition by H.A. Carter, according to plat recorded in Book 2 L.D., Pages 328-329,

C) 1. That part of Park Street, as platted, adjacent to Lots 1 and 2 of Block 22, H.A. Carter's 2nd Addition to the City of Hopkinton, Iowa.

2. The North one-half of the alley located in Block 22 adjacent to Lots 1 and 2 of Block 22, H.A. Carter's 2nd Addition to the City of Hopkinton, Iowa.

3. The North one-half of Bush Street, from Marion Street to Grove Street, adjacent to and extending by Block 21 H.A. Carter's 2nd Addition to the City of Hopkinton, Iowa.

4. The South one-half of Park Street, from Grove Street to the Western line of Marion Street, adjacent to and extending by Blocks 21 and 18, H.A. Carter's 2nd Addition to the City of Hopkinton, Iowa.

5. Alley located in Block 21, from Grove Street to Marion Street, H.A. Carter's 2nd Addition to the City of Hopkinton, Iowa.

Sincerely yours,

Michael A. Bowman
Shimanek, Shimanek & Bowman

MAB/njc