FILED
Date 9-17-98
Cheryl Stapleton
Sep County Assessor

SEP 17 1998

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

1998 SEP 17 PM 1:10

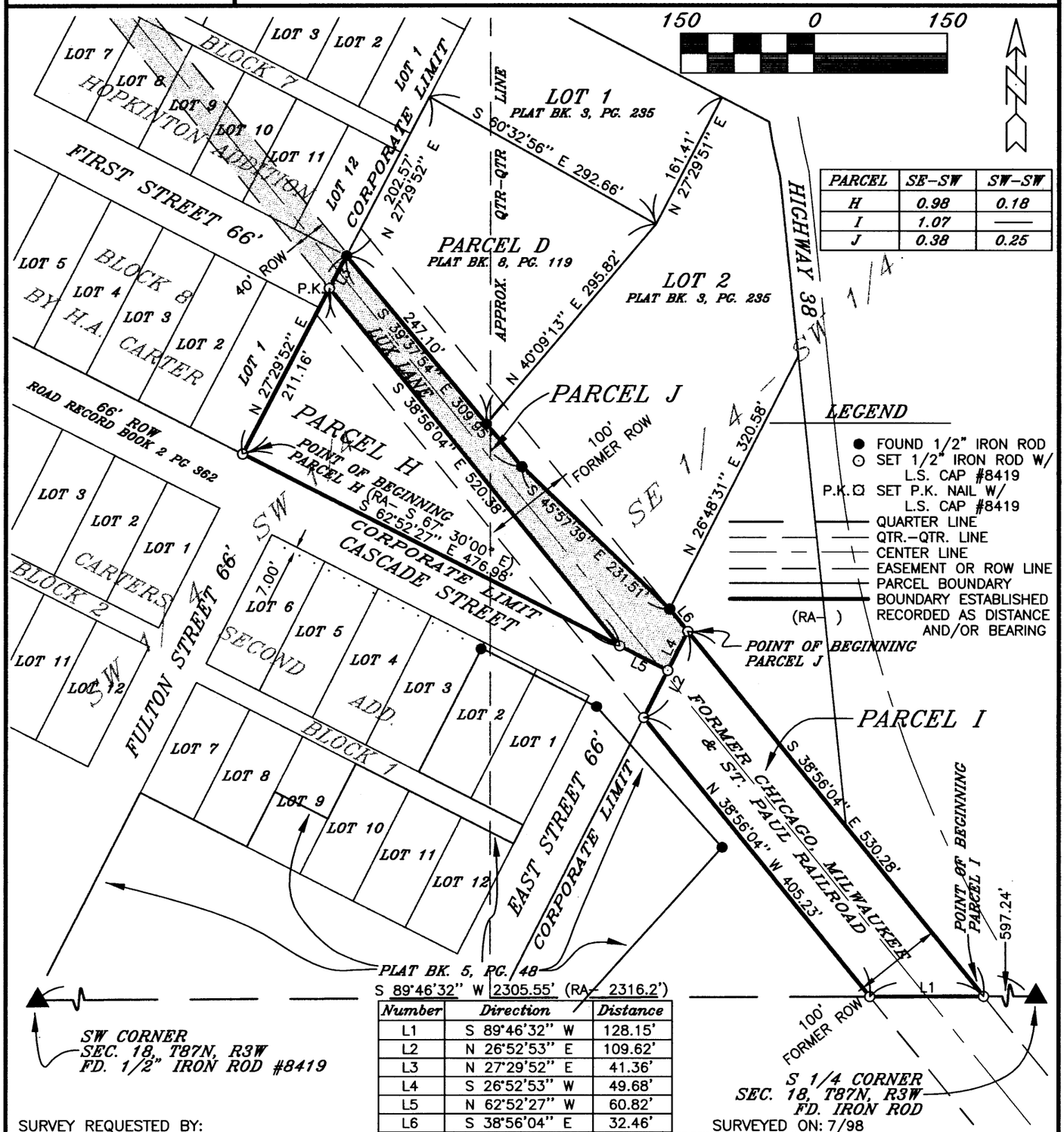
1031
DELAWARE COUNTY IOWA
FILED

BOOK 8 PAGE 157
DEBORAH L. REY
DELAWARE CO. RECORDER

PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

PARCEL H, PARCEL I, PARCEL J (PART OF LUX LANE), PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SEC. 18, T87N, R3W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



PARCEL	SE-SW	SW-SW
H	0.98	0.18
I	1.07	—
J	0.38	0.25

LEGEND
- ● FOUND 1/2" IRON ROD
- ○ SET 1/2" IRON ROD W/ L.S. CAP #8419
- P.K.○ SET P.K. NAIL W/ L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED RECORDED AS DISTANCE AND/OR BEARING (RA-)

Number	Direction	Distance
L1	S 89°46'32" W	128.15'
L2	N 26°52'53" E	109.62'
L3	N 27°29'52" E	41.36'
L4	S 26°52'53" W	49.68'
L5	N 62°52'27" W	60.82'
L6	S 38°56'04" E	32.46'

SURVEY REQUESTED BY:

SURVEYED ON: 7/98

PROPRIETORS:
CITY OF HOPKINTON, IOWA

PROJECT NO. 98-36

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.

J. DAVID GIBBS, P.E., L.S. REG. NO. 8419 DATE 9/17/98

MY LICENSE RENEWAL DATE IS DECEMBER 31,1998

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-3

SCALE: 1"=150'
DATE: 7/30/98
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING
223 WEST MAIN STREET, MANCHESTER, IA 52057

DATE 9-17-98 BOOK 8 PAGE 157

LEGAL DESCRIPTION:

PARCEL H, *PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 1.16 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southeasterly Corner of Lot One (1) Block Eight (8) of Hopkinton Addition by H.A. Carter as recorded in Land Deed Book E, Page 529 in the Office of the Delaware County Recorder;

THENCE along the Easterly Line of said Lot One (1) and extension thereof, North 27° 29' 52" East, to a line which is 20 feet normally distant from the centerline of the former Chicago, Milwaukee, and St. Paul Railroad, 211.16 feet;

THENCE along the line which is 20 feet normally distant from the centerline of the former railroad, South 38° 56' 04" East, to the Northerly Line of Cascade Street, 520.38 feet;

THENCE along the Northerly Line of Cascade Street, North 62° 52' 27" West, 476.98 feet to the **POINT OF BEGINNING**;

containing 1.16 acres and subject to easements of record.

The Southwesterly Forty (40) foot right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, is assumed to bear South 38° 56' 04" East.

The above described Parcel H includes the Southerly 30 feet of the former Chicago, Milwaukee, and St. Paul Railroad lying Southwesterly of the Block 7 and 8 of Hopkinton Addition by H.A. Carter and includes a triangular parcel as referenced in T.L.D. Book 33, Page 166.

LEGAL DESCRIPTION:

PARCEL I, *PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 1.07 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Eighteen (18), Township Eighty-seven (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of said Section Eighteen (18), South 89° 46' 32" West, to the Northeasterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, 597.24 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Southerly Line of the Southwest Quarter (SW ¼) of said Section Eighteen (18), South 89° 46' 32" West, to the Southwesterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, 128.15 feet;

THENCE along the Southwesterly right of way line of said former railroad, North 38° 56' 04" West, to the Easterly Line of East Street, 405.23 feet;

THENCE along the Easterly Line of East Street and extension thereof, North 26° 52' 53" East, to the Northeasterly right of way line of said former railroad, 109.62 feet;

THENCE along the Northeasterly right of way line of said former railroad, South 38° 56' 04" East, 530.28 feet, to the **POINT OF BEGINNING**;

containing a 1.07 acres and subject to easements of record.

The Southwesterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, is assumed to bear North 38°56' 04" West.

LEGAL DESCRIPTION:

PARCEL J, *PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 0.63 acres, subject to easements of record, and more specifically described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Eighteen (18), Township Eighty-seven (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of said Section Eighteen (18), South 89° 46' 32" West, to the Northeasterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, 597.24 feet;

THENCE along the Northeasterly right of way line of the former Chicago, Milwaukee, and St. Paul Railroad, North 38° 56' 04" West, to the extension of the Easterly Line of East Street, 530.28 feet, the **POINT OF BEGINNING**;

THENCE along the extension of the Easterly Line of East Street, South 26° 52' 53" West to the Northerly Line of Cascade Street, 49.68 feet;

THENCE along the Northerly Line of Cascade Street, North 62° 52' 27" West, to a line which is 20 feet normally distant from the centerline of the former Chicago, Milwaukee, and St. Paul Railroad, 60.82 feet;

THENCE along said line which is 20 feet normally distant from the centerline of the former railroad, North 38° 56' 04" West, to the Easterly Line of First Street, 520.38 feet;

THENCE along the Easterly line of First Street, North 27° 29' 52" East, to the Southwesterly Corner of Parcel D as recorded in Book 8 of Plats, Page 119 in the Office of the Delaware County Recorder, 41.36 feet;

THENCE along the Southerly Line of said Parcel D, and Southerly Line of Lot 2 as recorded in Book 3 of Plats, Page 235 in the Office of the Delaware County Recorder, South 39° 37' 54" East, 309.95 feet;

THENCE continuing along the Southerly Line of said Lot 2, South 45° 57' 39" East, to the Northeasterly right of way line of said former railroad, 231.51 feet;

THENCE along the Northeasterly right of way line of the said former railroad, South 38° 56' 04" East, 32.46 feet to the **POINT OF BEGINNING**;

containing 0.63 acres and subject to easements of record.

The Southerly Line of Parcel D, as recorded in Book 8 of Plats, Page 119 in the Office of the Delaware County Recorder, is assumed to bear South 39° 37' 54" East.

OWNER'S ACKNOWLEDGMENT

I (we) Danial J. Tucker, Mayor, and Diane Nordmann, City Clerk, City of Hopkinton, 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 the desire of the City.

Danial J. Tucker

Mayor, Danial J. Tucker

Diane Nordmann

City Clerk, Diane Nordmann

CITY OF HOPKINTON * DELAWARE CO. * IOWA CORPORATE SEAL

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of September, 1998, before me, Geraldine P. Huber, a Notary Public in and for the State of Iowa, personally appeared Danial J. Tucker and Diane Nordmann to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Hopkinton, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 06-99 adopted by the City Council on the 14th day of September, 1998, and that Danial J. Tucker and Diane Nordmann acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

NOTARIAL SEAL IOWA GERALDINE P. HUBER MY COMMISSION EXPIRES Jan 26-2001

Geraldine P. Huber

, Notary Public