DELAWARE COUNTY IOWA
FILED
2003 JN 25 AM 11:01
BOOK 3 PAGE 3013
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
16.00

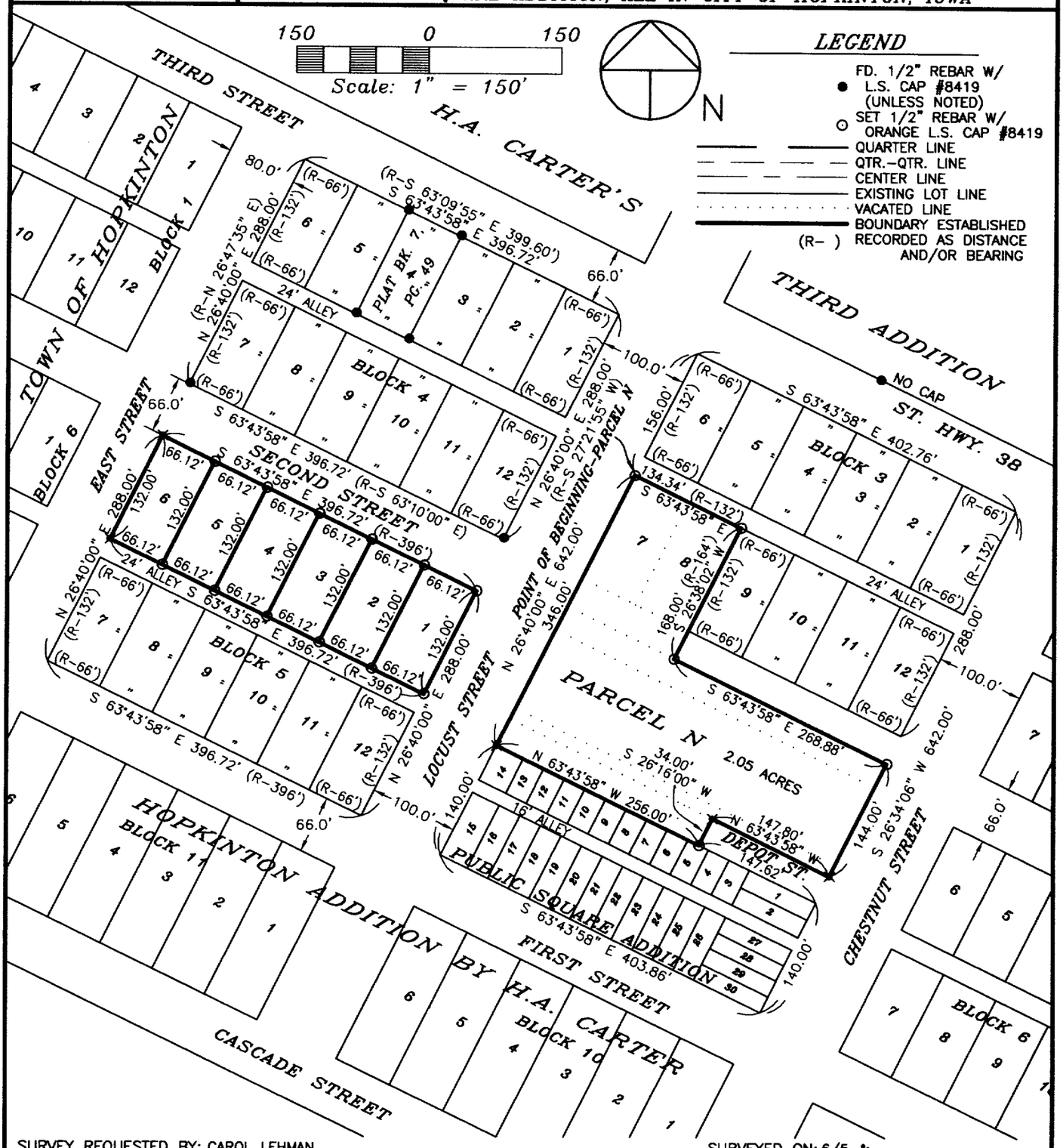
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
JUN 25 2003

FILED
JUN 25 2003

PREPARED BY: J. DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

LOTS 1–6, BLOCK 5, H.A. CARTER'S ADDITION;
PARCEL N, INCLUDING LOT 7 & 8, BLOCK 3, H.A. CARTER'S ADDITION,
PART OF VACATED SECOND STREET, PART OF VACATED DEPOT STREET, AND
PART OF PUBLIC SQUARE ADDITION, ALL IN CITY OF HOPKINTON, IOWA



SURVEY REQUESTED BY: CAROL LEHMAN

SURVEYED ON: 6/5 &

PROPRIETORS: CAROL J. LEHMAN – LOTS 1–6, BLOCK 5
ROBERT J. LEHMAN & CAROL J. LEHMAN – PARCEL N

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. LIC. #8419 DATE 6/25/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

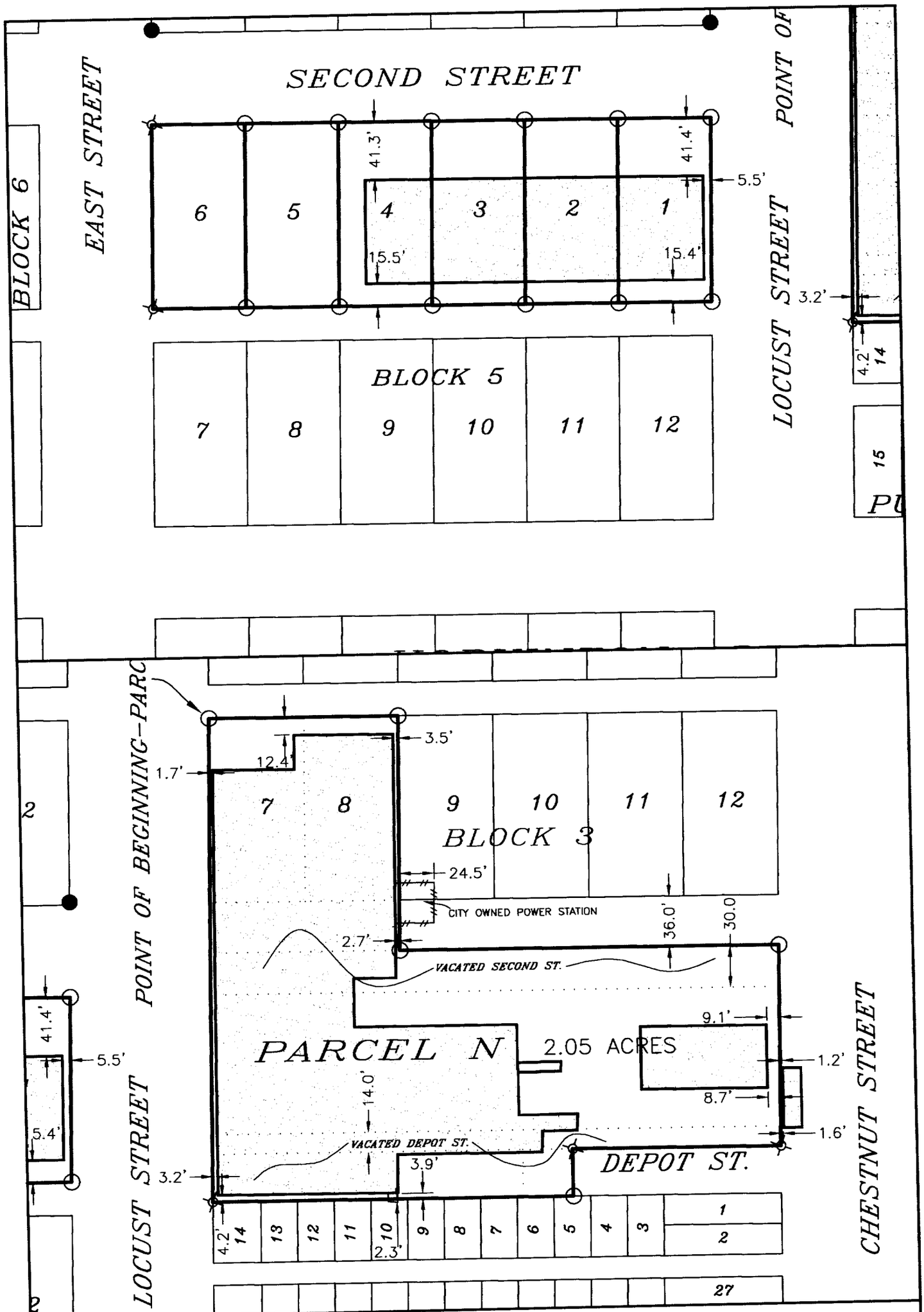
LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO. 03-45
SCALE: 1"=150'
DATE: 6/16/2003
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 1 OF 3

BOOK 2003 PAGE 3013



GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927-2434

DETAIL SHEET

SHEET 2 OF 3
SCALE: 1" =80'

LEGAL DESCRIPTION:

***PARCEL N**, INCLUDING LOT 7 & 8, BLOCK 3 OF H.A. CARTER'S ADDITION, PART OF VACATED SECOND STREET, PART OF VACATED DEPOT STREET, AND PART OF PUBLIC SQUARE ADDITION, ALL IN THE CITY OF HOPKINTON, DELAWARE COUNTY, IOWA,* containing a total of 2.05 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Lot 7, Block 3 of H.A. Carter's Addition, City of Hopkinton, Iowa;

THENCE along the Northerly Line of Lot 7, and Lot 8 of said Block 3, South 63° 43' 58" East, to the Northeast Corner of said Lot 8, 134.34 feet;

THENCE along the Easterly Line of said Lot 8, South 26° 38' 02" West, to the Northerly Line of the South 30 feet of vacated Second Street, 168.00 feet;

THENCE along the Northerly Line of the South 30 feet of vacated Second Street, South 63° 43' 58" East, to the Westerly Line of Chestnut Street, 268.88 feet;

THENCE along the Westerly Line of Chestnut Street, South 26° 34' 06" West, to the Southerly Line of the North fourteen (14) feet of vacated Depot Street, 144.00 feet;

THENCE along the Southerly Line of the North fourteen (14) feet of vacated Depot Street, North 63° 43' 58" West, 147.80 feet;

THENCE South 26° 16' 00" West, to the Southerly Line of vacated Depot Street, 34.00 feet;

THENCE along the Southerly Line of vacated Depot Street, North 63° 43' 58" West, to the Easterly Line of Locust Street, 256.00 feet;

THENCE along the Easterly Line of Locust Street, North 26° 40' 00" East, 346.00 feet to the **POINT OF BEGINNING**;

Containing a total of 2.05 acres and subject to easements of record.

The Easterly Line of Locust Street is assumed to bear North 26° 40' 00" East.

The attached Plat of Parcel N is a survey of property deeded in a Warranty Deed in T.L.D. Book 54, Page 380 in the Office of the Delaware County Recorder.