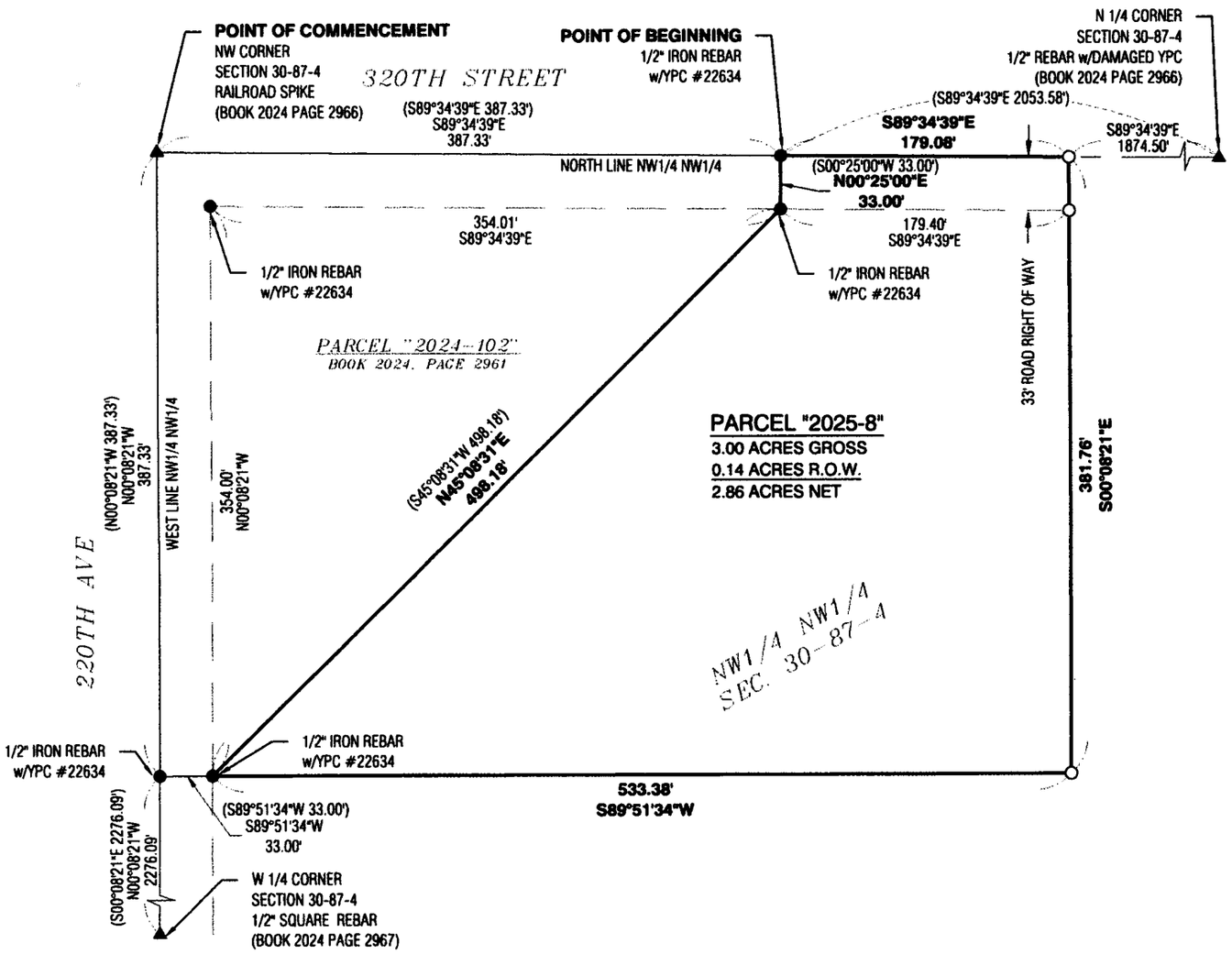
PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	PARCEL "2025-8" IN THE NW 1/4 OF THE NW1/4 OF SECTION 30, TOWNSHIP 87 NORTH, RANGE 4, WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA
PROPRIETOR:	DALE R. & SHEILA M. HOSCH
REQUESTED BY:	JARROD ULERY, URE
PREPARED BY: RETURN TO: MARC C. HOODJER, PLS	CLAPSADDLE-GARBER ASSOCIATES, INC, 16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 CGA@CGACONSULTANTS.COM

Recorded: 2/27/2025 at 10:22:14.0 AM
County Recording Fee: $7.00
Iowa E-Filing Fee: $3.13
Combined Fee: $10.13
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 512

FILED
DELAWARE CO ASSESSOR
FEB 27 2025

FILED
DELAWARE CO AUDITOR
FEB 27 2025



LEGAL DESCRIPTION:

PARCEL "2025-8" LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5TH P.M.; THENCE SOUTH 89°34'39" EAST, 387.33 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30 TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL "2024-102" AS RECORDED IN BOOK 2024, PAGE 2961 IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, IOWA; THENCE CONTINUING SOUTH 89°34'39" EAST, 179.08 FEET ALONG SAID NORTH LINE OF SAID SECTION 30; THENCE SOUTH 00°08'21" EAST, 381.76 FEET; THENCE SOUTH 89°51'34" WEST, 533.38 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 220TH AVENUE; THENCE NORTH 45°08'31" EAST, 498.18 FEET ALONG THE EASTERLY LINE OF SAID PARCEL "2024-102" TO THE SOUTHERLY RIGHT OF WAY LINE OF 320TH STREET; THENCE NORTH 00°25'00" EAST, 33.00 FEET THE POINT OF BEGINNING, CONTAINING 3.00 ACRES TOTAL INCLUDING 0.14 ACRES OF EXISTING ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOTE:

ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS UTILIZING THE IOWA D.O.T. RTN AND THE IOWA REGIONAL COORDINATE SYSTEM ZONE 3.

LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)		
FOUND	▲	PLSS CORNER (as noted)
FOUND	●	PARCEL OR LOT CORNER
SET	△	PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#22634)
SET	○	1/2" DIAMETER x 30" IRON REBAR w/YELLOW PLASTIC ID CAP (#22634)
( )	=	RECORDED AS

HOSCH SURVEY DELAWARE COUNTY, IOWA

N

SCALE 1"=100'
0 100'

MARC C. HOODJER LICENSED 22634 PROFESSIONAL LAND SURVEYOR IOWA

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.

2/27/2025
date

Marc C. Hoodjer, PLS
Iowa License Number 22634
My License Renewal Date is December 31, 2026
Pages or sheets covered by this seal: THIS SHEET

CGA

PN:	23-GC-0268
DATE OF SURVEY:	11-11-24
DRAWN BY:	AHC
FIELD CREW:	AHC,RAT
SHEET NO.	1 OF 1

J:\23-GC-0268\dwgs\2_ Survey\23-GC-0268 Hopkinton\23-GC-0268 HOPKINTON PLAT 5 ACRES.dwg - Plat LEGL - 02-27-25 - 9:42am - MHoodjer