FILED
Date 6-25-02
County Assessor

JUN 25 2002

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

DELAWARE COUNTY IOWA
FILED

2002 JUN 25 PM 1:47

BOOK 2002 PAGE 2341
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

42.00

Chg

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

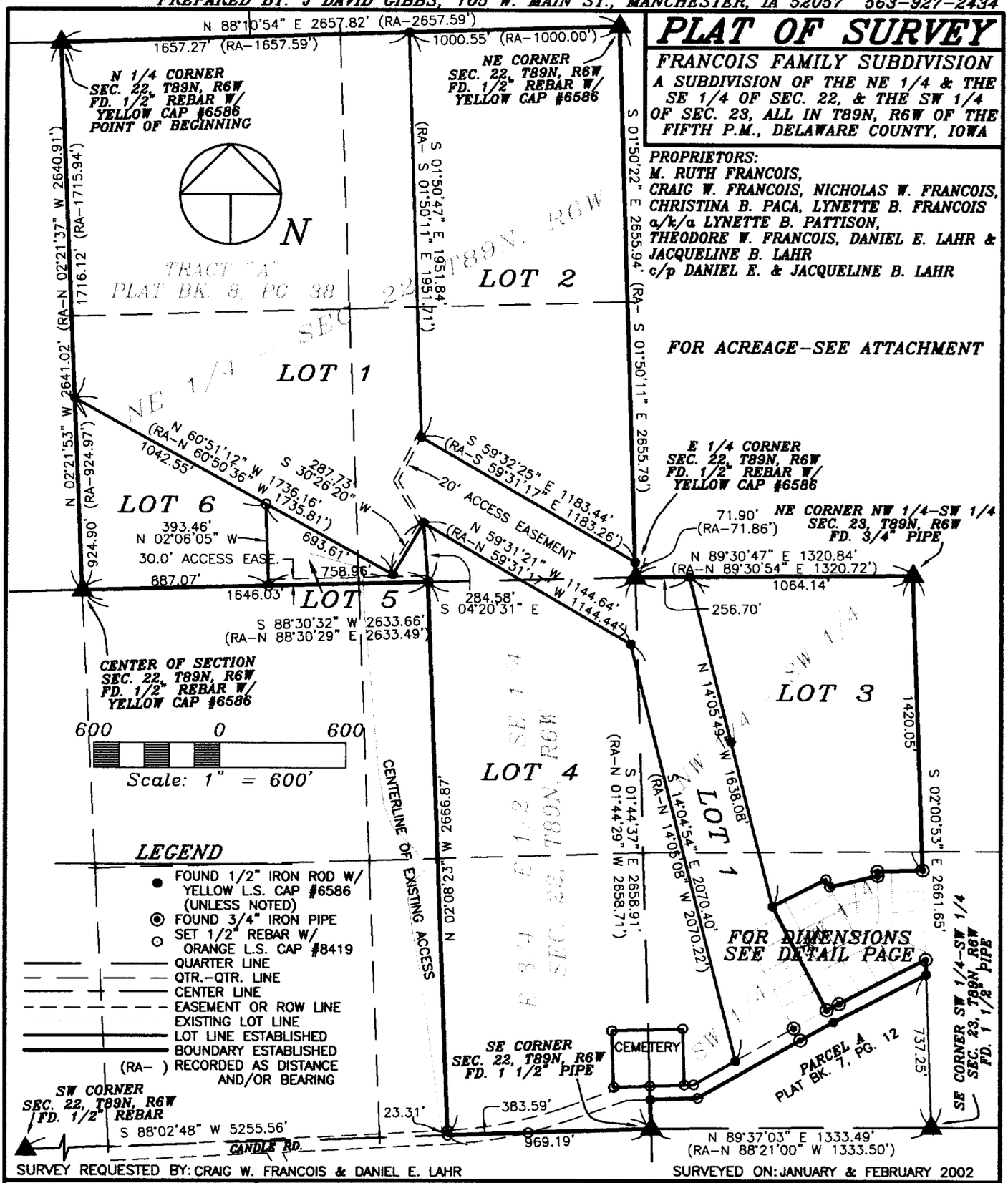
PLAT OF SURVEY

FRANCOIS FAMILY SUBDIVISION

A SUBDIVISION OF THE NE 1/4 & THE SE 1/4 OF SEC. 22, & THE SW 1/4 OF SEC. 23, ALL IN T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PROPRIETORS:
M. RUTH FRANCOIS,
CRAIG W. FRANCOIS, NICHOLAS W. FRANCOIS,
CHRISTINA B. PACA, LYNETTE B. FRANCOIS
a/k/a LYNETTE B. PATTISON,
THEODORE W. FRANCOIS, DANIEL E. LAHR &
JACQUELINE B. LAHR
c/p DANIEL E. & JACQUELINE B. LAHR

FOR ACREAGE–SEE ATTACHMENT



SURVEY REQUESTED BY: CRAIG W. FRANCOIS & DANIEL E. LAHR

SURVEYED ON: JANUARY & FEBRUARY 2002

PROPRIETORS: SEE ABOVE

PROJECT NO. 01–100

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 6/25/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

SCALE: 1"=600'

DATE: 2/7/2002

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

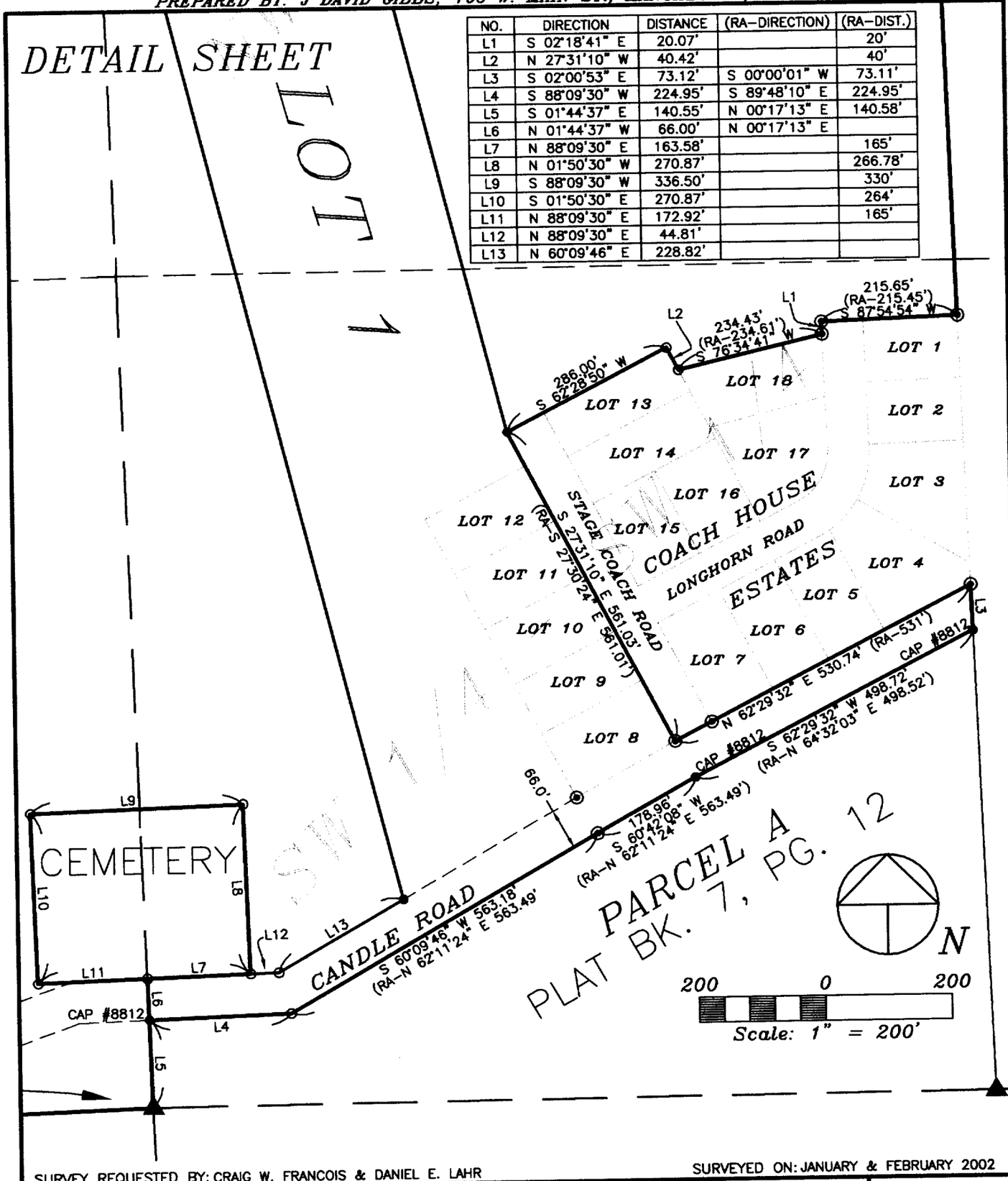
SHEET 1 OF 9

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

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

DETAIL SHEET

NO.	DIRECTION	DISTANCE	(RA-DIRECTION)	(RA-DIST.)
L1	S 02°18'41" E	20.07'		20'
L2	N 27°31'10" W	40.42'		40'
L3	S 02°00'53" E	73.12'	S 00°00'01" W	73.11'
L4	S 88°09'30" W	224.95'	S 89°48'10" E	224.95'
L5	S 01°44'37" E	140.55'	N 00°17'13" E	140.58'
L6	N 01°44'37" W	66.00'	N 00°17'13" E	
L7	N 88°09'30" E	163.58'		165'
L8	N 01°50'30" W	270.87'		266.78'
L9	S 88°09'30" W	336.50'		330'
L10	S 01°50'30" E	270.87'		264'
L11	N 88°09'30" E	172.92'		165'
L12	N 88°09'30" E	44.81'		
L13	N 60°09'46" E	228.82'		



SURVEY REQUESTED BY: CRAIG W. FRANCOIS & DANIEL E. LAHR

SURVEYED ON: JANUARY & FEBRUARY 2002

PROPRIETORS: SEE PREVIOUS SHEET

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.

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 6/25/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

PAGES OR SHEETS COVERED BY THIS SEAL:

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

PROJECT NO. 01-100
SCALE: 1"=200'
DATE: 2/7/2002
DRAWN BY: RLR
CHECKED BY: JDG
FIELD BK: D.L.
REVISED
SHEET 2 OF 9

ACREAGE TABLES

SECTION 22	NE 1/4-NE 1/4	SE 1/4-NE 1/4	NW 1/4-NE 1/4	SW 1/4-NE 1/4	NE 1/4-SE 1/4	SE 1/4-SE 1/4	SE 1/4-SE 1/4 ROW	TOTAL W/ROW
LOT 1	9.9	16.17	40.25	24	2.19			92.51
LOT 2	30.47	21.62						52.09
LOT 3								
LOT 4		1.44			27.85	27.42	1.26	57.97
LOT 5		0.94		2.62				3.56
LOT 6				13.44				13.44
TOTALS	***40.37***	***40.17***	***40.25***	***40.06***	***30.04***	***27.42***	***1.26***	***219.57***

SECTION 23	NW 1/4-SW 1/4	SW 1/4-SW 1/4	SW 1/4-SW 1/4 ROW	TOTAL W/ROW
LOT 1	10.43	6.37	2.22	19.02
LOT 2				
LOT 3	28.12	2.6		30.72
LOT 4	1.87	6.71		8.58
LOT 5				
LOT 6				
TOTALS	**40.42**	**15.68**	**2.22**	**58.32**

	SECTION 22	SECTION 23	TOTAL ACRES
LOT 1	92.51	19.02	111.53
LOT 2	52.09		52.09
LOT 3		30.72	30.72
LOT 4	57.97	8.58	66.55
LOT 5	3.56		3.56
LOT 6	13.44		13.44
TOTALS	***219.57***	***58.32***	***277.89***

LEGAL DESCRIPTION:

***FRANCOIS FAMILY SUBDIVISION**; A SUBDIVISION OF THE NORTHEAST QUARTER (NE ¼) AND THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-TWO (22), AND THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-THREE (23), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 276.45 acres, divided into six (6) lots numbered Lot 1 through Lot 6, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Twenty-two (22), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of said Section Twenty-two (22), North 02° 21' 53" West, to the N ¼ Corner of said Section Twenty-two (22), 2641.02 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Twenty-two (22), North 88° 10' 54" East, to the Northeast Corner of said Section Twenty-two (22), 2657.82 feet;

THENCE along the Easterly line of the Northeast Quarter (NE ¼) of said Section Twenty-two (22), South 01° 50' 22" East to the E ¼ Corner of said Section Twenty-two (22), 2655.94 feet;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-three (23), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa, North 89° 30' 47" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), 1320.84 feet;

THENCE along the Easterly Line of the West One-half (W ½) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), South 02° 00' 53" East, to the Northerly Line of Lot 1 of Coach House Estates as recorded in Book 3 of Plats, Page 155 in the Office of the Delaware County Recorder, 1420.05 feet;

THENCE along the Northerly Line of Lot 1 of said Coach House Estates, South 87° 54' 54" West, to the Westerly Line of Longhorn Road in said Coach House Estates, 215.65 feet;

THENCE along the Westerly Line of said Longhorn Road, South 02° 18' 41" East, to the Northerly Line of Lot 18 in said Coach House Estates, 20.07 feet;

THENCE along the Northerly Line of said Lot 18, South 76° 34' 41" West, to the Easterly Line of Lot 13 in said Coach House Estates, 234.43 feet;

THENCE along the Easterly Line of said Lot 13, North 27° 31' 10" West, to the Northerly Line of said Lot 13, 40.42 feet;

THENCE along the Northerly Line of said Lot 13, South 62° 28' 50" West, to the Westerly Line of Stage Coach Road in said Coach House Estates, 286.00 feet;

THENCE along the Westerly Line of said Stage Coach Road, South 27° 31' 10" East, to the Northerly Line of Candle Road, 561.03 feet;

THENCE along the Northerly Line of Candle Road, North 62° 29' 32" East, to the Easterly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), 530.74 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Twenty-three (23), South 02° 00' 53" East, to the Southerly line of said Candle Road, also being the Northerly Line of Parcel A, as recorded in Book 7 of Plats, Page 12 in the Office of the Delaware County Recorder, 73.12 feet;

THENCE along the Northerly Line of Parcel A, South 62° 29' 32" West, 498.72 feet;

THENCE continuing along the Northerly Line of Parcel A, South 60° 42' 08" West, 178.96 feet;

THENCE continuing along the Northerly Line of Parcel A, South 60° 09' 46" West, 563.18 feet;

THENCE continuing along the Northerly Line of Parcel A, South 88° 09' 30" West, to the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-two (22), 224.95 feet;

THENCE North along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-two (22), North 01° 44' 37" West, to the Northerly Line of said Candle Road, 66.00 feet

THENCE along the Northerly Line of said Candle Road, North 88° 09' 30" East, to the Easterly Line of Coffins Grove Cemetery, as recorded in L.D. Book 28, Page 369 in the Office of the Delaware County Recorder, 163.58 feet;

THENCE along the Easterly Line of said Coffins Grove Cemetery, North 01° 50' 30" West, to the Northerly Line of said Coffins Grove Cemetery, 270.87 feet;

THENCE along the Northerly Line of said Coffins Grove Cemetery, South 88° 09' 30" West, to the Westerly Line of said Coffins Grove Cemetery, 336.50 feet;

THENCE along the Westerly Line of said Coffins Grove Cemetery, South 01° 50' 30" East, to the Southerly Line of said Coffins Grove Cemetery, 270.87 feet;

THENCE along the Southerly Line of said Coffins Grove Cemetery, North 88° 09' 30" East, to the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-two (22), 172.92 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Twenty-two (22), South 01° 44' 37" East, to the Northerly Line of Parcel A, 66.00 feet;

THENCE continuing along the Easterly Line of the Southeast quarter (SE ¼) of said Section Twenty-two (22), South 01° 44' 37" East, to the Southeast Corner of said Section Twenty-two (22), 140.55 feet;

THENCE along the Southerly Line of said Section Twenty-two (22), South 88° 02' 48" West, to the Westerly Line of the East Three-quarters (E ¾) of the East One-half (E ½) of the Southeast Quarter (SE ¼) of said Section Twenty-two (22), 969.19 feet;

THENCE along the Westerly Line of the East Three-quarters (E ¾) of the East One-half (E ½) of the Southeast Quarter (SE ¼) of said Section Twenty-two (22), North 02° 08' 23" West, to the Southerly Line of the Northeast Quarter (NE ¼) of said Section Twenty-two (22), 2666.87 feet;

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Section Twenty-two (22), South 88° 30' 32" West, 1646.03 feet to the **POINT OF BEGINNING**;

Containing 276.45 acres, divided into six (6) lots numbered Lot 1 through Lot 6, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Twenty-two (22), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 10' 54" East.

OWNER'S ACKNOWLEDGMENT

I M. Ruth Francois 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.

M Ruth Francois
M. Ruth Francois

State of Iowa)
)
County of Delaware) Ss:

On this 7th day of April A.D. 2002, before me a Notary Public in and for said County, personally appeared M. Ruth Francois to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission [illegible]97
My Commission Expires
4-16-03

OWNER'S ACKNOWLEDGMENT

I Craig W. Francois 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.

Craig W. Francois
Craig W. Francois

State of Iowa)
)
County of Delaware) Ss:

On this 26 day of March A.D. 2002, before me a Notary Public in and for said County, personally appeared Craig W. Francois to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
6/17/2002

OWNER'S ACKNOWLEDGMENT

I Nicholas W. Francois 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.

Nicholas W Francois
Nicholas W. Francois

State of IOWA)
County of Delaware) Ss:

On this 7th day of April A.D. 2002, before me a Notary Public in and for said County, personally appeared Nicholas W. Francois to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission N[illegible]97
My Commissi[illegible]
4-16-03

OWNER'S ACKNOWLEDGMENT

I Christina B. Paca 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.

Christina B. Paca

Christina B. Paca

State of IOWA)
County of DELAWARE) Ss:

On this 7th day of April A.D. 2002, before me a Notary Public in and for said County, personally appeared Christina B. Paca to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-03

OWNER'S ACKNOWLEDGMENT

I Lynette B. Francois a/k/a Lynette B. Pattison 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.

Lynette B. Pattison

Lynette B. Francois a/k/a Lynette B. Pattison

State of IOWA)
County of DELAWARE) Ss:

On this 7th day of April A.D. 2002, before me a Notary Public in and for said County, personally appeared Lynette B. Francois a/k/a Lynette B. Pattison to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-03

OWNER'S ACKNOWLEDGMENT

I Theodore W. Francois 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.

Theodore W. Francois

Theodore W. Francois

State of IOWA)
County of DELAWARE) Ss:

On this 7th day of April A.D. 2002, before me a Notary Public in and for said County, personally appeared Theodore W. Francois to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde

Notary Public in and for said County

DONNA M. KUNDE
Commission Number
My Commission Ex...
8-16-03

OWNER'S ACKNOWLEDGMENT

I Daniel E. Lahr & Jacqueline B. Lahr 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.

Daniel E. Lahr
Partial Owner & Contract Purchaser

Jacqueline B. Lahr
Partial Owner & Contract Purchaser

State of IOWA)
County of DELAWARE) Ss:

On this 24 day of April A.D. 2002, before me a Notary Public in and for said County, personally appeared Daniel E. Lahr & Jacqueline B. Lahr to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-26-03

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Francois Family Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated June 25, 2002.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 12th day of June, A.D., 2002, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in M. Ruth Francois, et al.
Dated at Manchester, Iowa, in said County, this 25th day of June, 2002.

Attorney at Law
Thomas J. Hanson

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Francois Family Subdivision,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson - Tom Klein, Dep
Carolyn A. Wilson, County Treasurer

Date: 3/29/02

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Francois Family Subdivision***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Norman Wellman

Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 1st day of April 2002 before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Donna M. Kunde

Notary Public

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
8-16-03