RERECORDED
DELAWARE COUNTY IOWA
FILED ✓
2002 DEC 10 PM 3:02
2002 4735
BOOK PAGE
DEBORAH L. HEYTON
DELAWARE COUNTY RECORDER

FILED
Date 6-25-02
County Assessor

JUN 25 2002

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 2002 PAGE 3341
DEBORAH L. HEYTON
DELAWARE COUNTY RECORDER
40.00

2002 JUN 25 PM 1:14

DELAWARE COUNTY IOWA
FILED

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

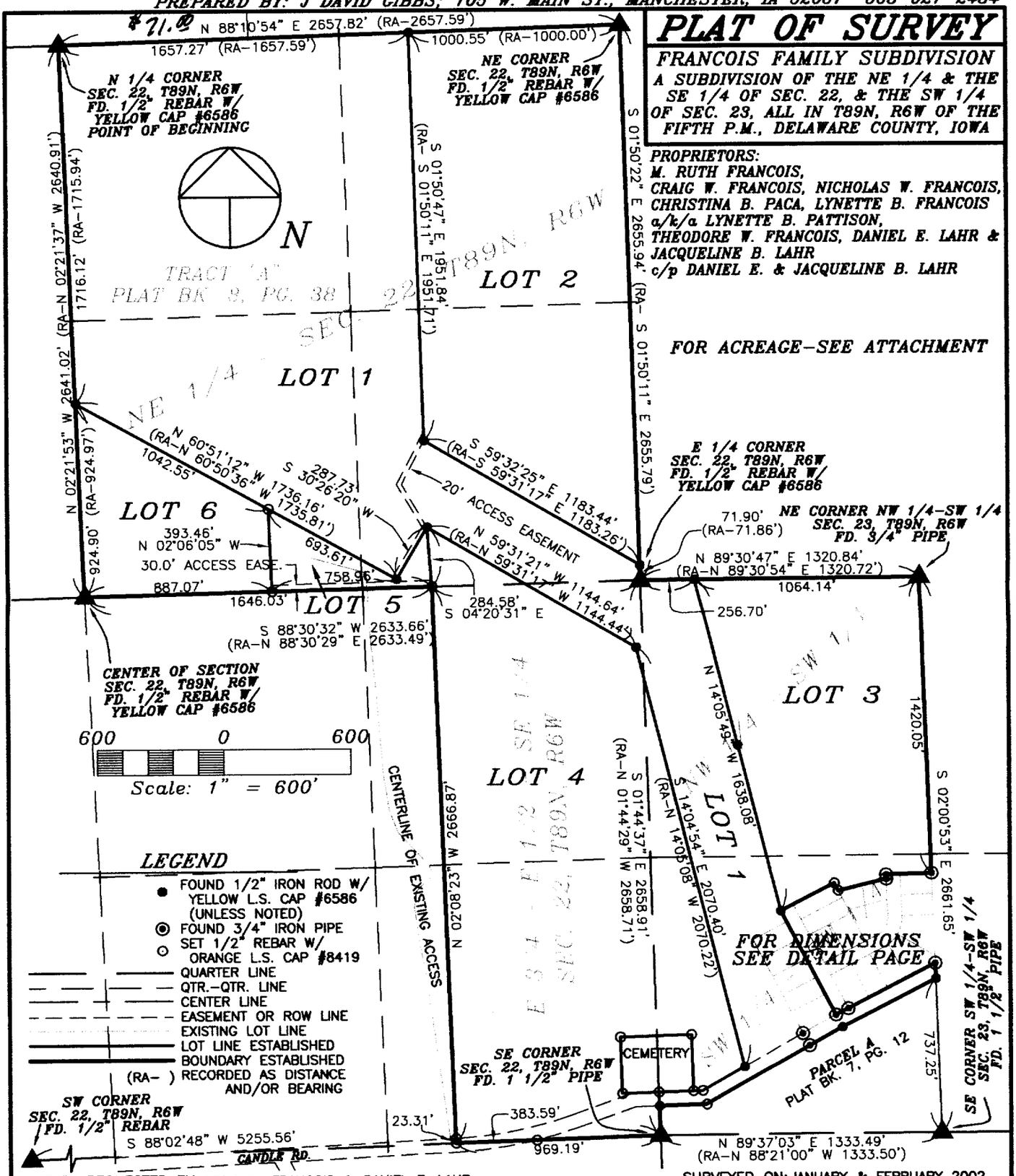
PLAT OF SURVEY

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



LEGEND

- FOUND 1/2" IRON ROD W/ YELLOW L.S. CAP #6586 (UNLESS NOTED)
- FOUND 3/4" IRON PIPE
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- EXISTING LOT LINE
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

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

SURVEYED ON: JANUARY & FEBRUARY 2002

PROPRIETORS: SEE ABOVE

PROJECT NO. 01–100

SCALE: 1"=600'

DATE: 2/7/2002

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED

SHEET 1 OF 9

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 6/25/02

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–5

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

2002 PAGE 4735

FILED
Date 12-13-2002
John R. Klausing
County Assessor

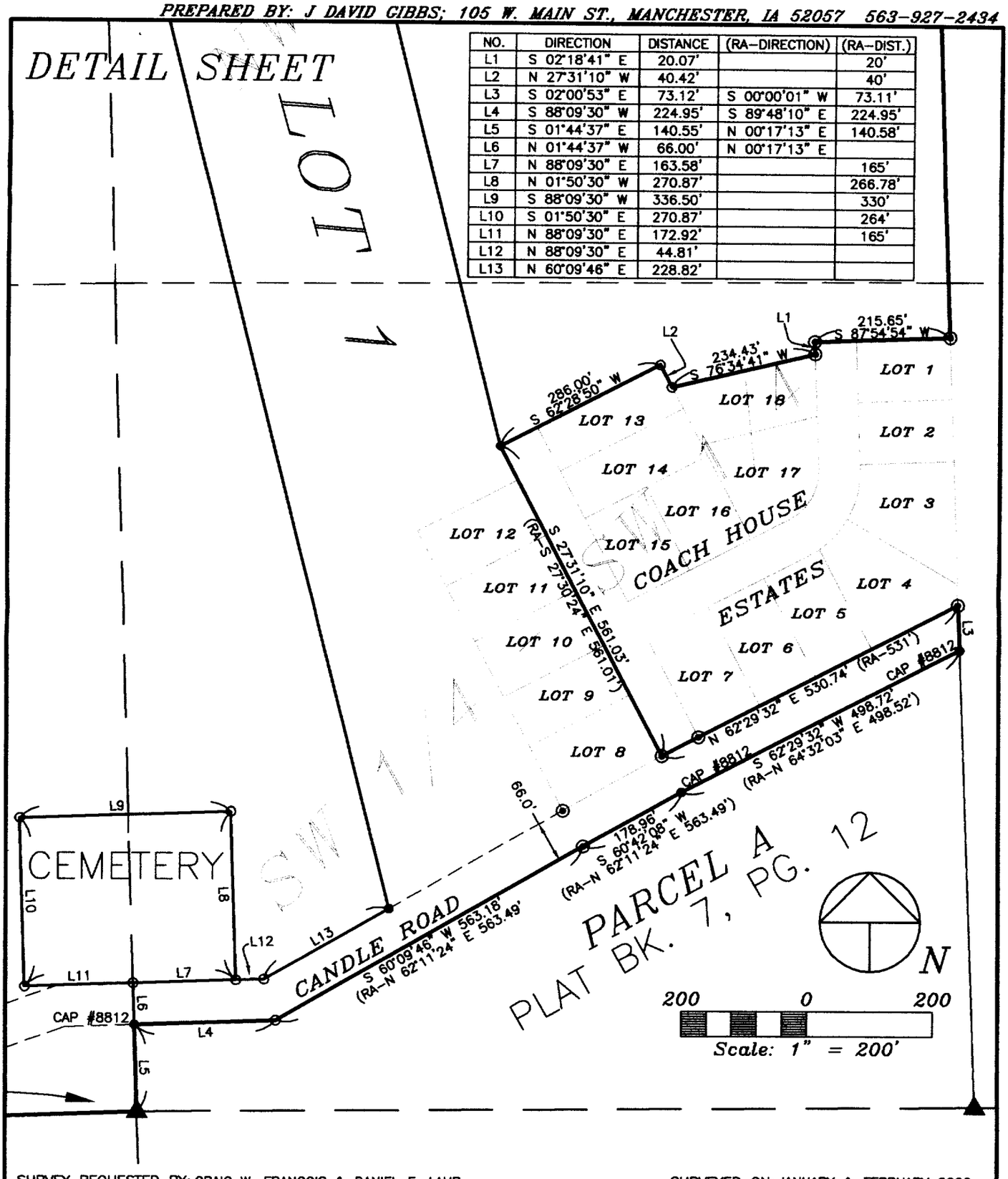
DEC 13 2002

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

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

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419

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.

J. David Gibbs 6/25/02

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

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

BOOK 2002 PAGE 4735

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					27.85	27.42	1.26	56.53
LOT 5		0.94		2.62				3.56
LOT 6				13.44				13.44
TOTALS	**40.37**	**38.73**	**40.25**	**40.06**	**30.04**	**27.42**	**1.26**	**218.13**

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	56.53	8.58	65.11
LOT 5	3.56		3.56
LOT 6	13.44		13.44
TOTALS	***218.13***	***58.32***	***276.45***

LEGAL DESCRIPTION:

***FRANCOIS FAMILY SUBDIVISION**; A SUBDIVISION OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-TWO (22), 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 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 Quarter (NE ¼) 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 Northwest Quarter (NW ¼) 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 02° 00' 53" East, 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 Coach House Road, 561.03 feet;

THENCE along the Northerly Line of Coach House 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 Coach House 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 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, 1646.033 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 Number 175597
My Commission Expires
8-16-02

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
5/17/2002

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 Number 175597
My Commission Expires
8-16-02

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

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.

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. 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.

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

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.

Notary Public in and for said County

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

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 - Pam Klein dlp
Carolyn A. Wilson, County Treasurer

Date: 3/29/02

TREASURER SEAL

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 - 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.

Notary Public

DONNA M. KUNDE
Commission Number 176567
My Commission Expires
5-16-03

Q:\Surveys\lahr01-100\LEGAL01-100.doc

OWNER'S ACKNOWLEDGMENT

I, Jennifer Anne Francois, spouse of Theodore W. Francois, do hereby certify that the above survey, as shown by the attached Plat, is made of my free consent, and in accordance with my desire.

Jennifer Anne Francois

Jennifer Anne Francois – Partial Owner

State of Iowa)
) ss:
County of Linn)

On this 15th day of November, 2002, before me a Notary Public in and for said County, personally appeared Jennifer Anne Francois to me known to be the person named and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

H. J. DZIANOTT
COMMISSION NUMBER 225529
MY COMMISSION EXPIRES
11-15-05

H. J. Dzianott

Notary Public in and for said County

OWNER'S ACKNOWLEDGMENT

I, Mark Pattison, spouse of Lynette B. Pattison do hereby certify that the above survey, as shown by the attached Plat, is made of my free consent, and in accordance with my desire.

Mark Pattison – Partial Owner

State of Iowa)
) ss:
County of Johnson)

On this 27 day of November, 2002, before me a Notary Public in and for said County, personally appeared Mark Pattison to me known to be the person named and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
AMY SWENKA
Commission Number 180095
My Comm. Exp. 6-30-04

Notary Public in and for said County

BOOK 2002 PAGE 4735

OWNER'S ACKNOWLEDGMENT

I, Diane M. Francois, spouse of Craig W. Francois, do hereby certify that the above survey, as shown by the attached Plat, is made of my free consent, and in accordance with my desire.

Diane M Francois
Diane M. Francois – Partial Owner

State of Minnesota)
) ss:
County of Dakota)

On this 7th day of November, 2002, before me a Notary Public in and for said County, personally appeared Diane M. Francois to me known to be the person named and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Melissa Leko
Notary Public in and for said County



OWNER'S ACKNOWLEDGMENT

I, Daniel L. Paca, spouse of Christina B. Paca, do hereby certify that the above survey, as shown by the attached Plat, is made of my free consent, and in accordance with my desire.

Daniel L. Paca – Partial Owner

State of Iowa)
) ss:
County of Delaware)

On this 28 day of November, 2002, before me a Notary Public in and for said County, personally appeared Daniel L. Paca to me known to be the person named and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for said County

Thomas J. Hanson

NOTARIAL SEAL IOWA

THOMAS J. HANSON
COMMISSION # 115040
MY COMMISSION EXPIRES
9/23/04

BOOK 2003 PAGE 4735

OWNER'S ACKNOWLEDGMENT

I, June M. Francois, spouse of Nicholas W. Francois, do hereby certify that the above survey, as shown by the attached Plat, is made of my free consent, and in accordance with my desire.

June M. Francois
June M. Francois – Partial Owner

State of Iowa)
) ss:
County of Delaware)

On this 29th day of November, 2002, before me a Notary Public in and for said County, personally appeared June M. Francois to me known to be the person named and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Christine L Hughes
Notary Public in and for said County

