RECORDER'S INDEX

LOCATION: A SUBDIVISION OF LOT 4 IN FRANCOIS FAMILY SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

REQUESTOR: BARD MATERIALS c/o BEN SCHROEDER

PROPRIETOR: CRAIG W. FRANCOIS AND DIANE M. FRANCOIS AS TRUSTEES OF THE TRUST AGREEMENT OF CRAIG AND DIANE FRANCOIS

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O.BOX 128 FARLEY, IOWA 52046
Ph#563-744-3631 daves@yousq.net

FILED
Delaware Co. Assessor
FEB 19 2020

FILED
Delaware Co. Auditor
FEB 19 2020

Book 2020 Page 468

Document 2020 468 Type 06 002 Pages 7
Date 2/19/2020 Time 1:21:58PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Cash Town Hamlin

FINAL PLAT

FRANCOIS FAMILY SECOND SUBDIVISION, DELAWARE COUNTY, IOWA

A SUBDIVISION OF LOT 4 IN FRANCOIS FAMILY SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

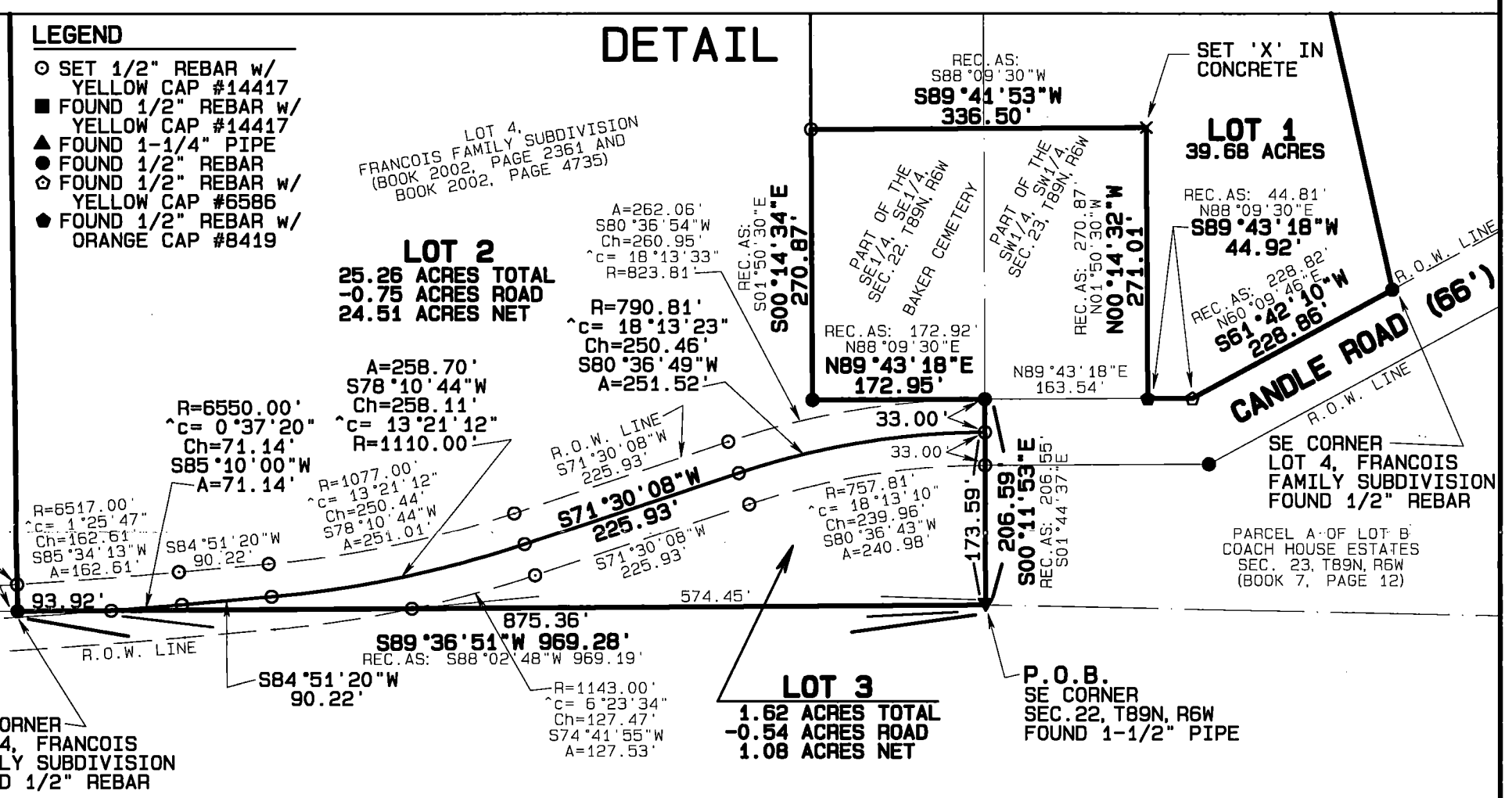
SURVEY DESCRIPTION:
FRANCOIS FAMILY SECOND SUBDIVISION, DELAWARE COUNTY, IOWA

Lot 4 in Francois Family Subdivision in Northeast Quarter and part of the Southeast Quarter of Section 22 and part of the Southwest Quarter of Section 23, all in Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the Southeast corner of said Section 22; thence S89°36'51"W, 969.28 feet to the Southwest corner of said Lot 4; thence N00°34'36"W, 2666.83 feet along the west line of said Lot 4 to the northwest corner of the East Three Quarters of the East Half of the Southeast Quarter of said Section 22; thence N02°48'21"W, 284.55 feet to the northwest corner of said Lot 4; thence S57°57'26"E, 1144.65 feet to the northeast corner of said Lot 4; thence S12°31'36"E, 2070.27 feet to the southeast corner of said Lot 4 and the north right of way line of Candle Road; thence S61°42'10"W, 228.86 feet along said north right of way line; thence S89°43'18"W, 44.92 feet along said north right of way line to the southeast corner of Baker Cemetery; thence N00°14'32"W, 271.01 feet to the northeast corner of Baker Cemetery; thence S89°41'53"W, 336.50 feet to the northwest corner of Baker Cemetery; thence S00°14'34"E, 270.87 feet to the southwest corner of Baker Cemetery; thence N89°43'18"E, 172.95 feet along the south line of Baker Cemetery to the east line of the Southeast Quarter of said Section 22; thence S00°11'53"E, 206.59 feet along said east line to the point of beginning, containing 66.56 acres, which includes 1.29 acres of existing public road right of way.

N

GRAPHIC SCALE 1"=150'
0 150 300 450

DETAIL



TOTAL AREA
66.56 ACRES TOTAL
-1.29 ACRES ROAD
65.27 ACRES NET

PLAT OF SURVEY:
SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
#14417
IOWA

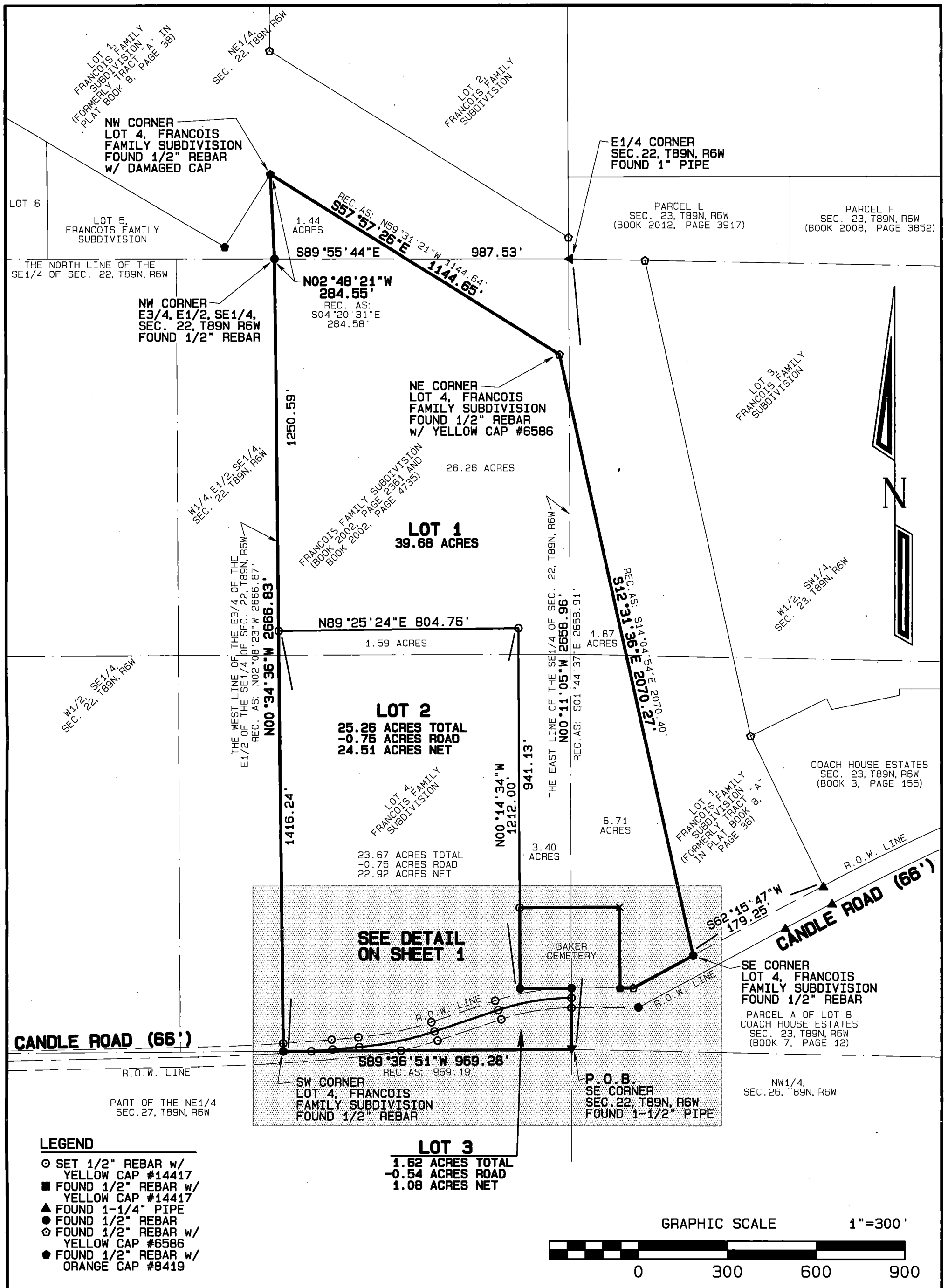
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

David P. Schneider P.L.S. #14417 Date: 9/26/2019
My license renewal date is December 31, 2019.

Pages or sheets covered by this seal: SHEETS 1 AND 2

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2376
Survey Date: 12/27/2018
Sheet: 1 of 5



LEGEND

- ⊙ SET 1/2" REBAR w/ YELLOW CAP #14417
- ■ FOUND 1/2" REBAR w/ YELLOW CAP #14417
- ▲ FOUND 1-1/4" PIPE
- ● FOUND 1/2" REBAR
- ⬠ FOUND 1/2" REBAR w/ YELLOW CAP #6586
- ⬟ FOUND 1/2" REBAR w/ ORANGE CAP #8419

FINAL PLAT

FRANCOIS FAMILY SECOND SUBDIVISION, DELAWARE COUNTY, IOWA

A SUBDIVISION OF LOT 4 IN FRANCOIS FAMILY SUBDIVISION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 22 AND THE SOUTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

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Project: 2376
Survey Date: 12/27/2018
Sheet: 2 of 5

OWNER'S CONSENT

_____, ~~Iowa~~ NewYork February 11, ~~2019~~ 2020

The foregoing plat of **Francois Family Second Subdivision, Delaware County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Craig W. Francois and ~~Diane M. Francois~~ as Trustees of the Trust Agreement of Craig and Diane Francois

Craig W. Francois, Trustee

~~Diane M. Francois, Trustee~~

State of NewYork)
) ss:
County of Jefferson)

On this 11th day of February, ~~2019~~ 2020, before me, a Notary Public in and for said State, personally appeared Craig W. Francois and ~~Diane M. Francois~~ as Trustees of the Trust Agreement of Craig and Diane Francois, to me personally known, who being by me duly affirmed did say that they said Craig W. Francois and ~~Diane M. Francois~~ acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

KERRI J. NOONE
Notary Public, State of New York
No. 01DE6223069
Qualified in Jefferson County
Commission Expires June 1, 2022

Notary Public in and for said State NewYork
My Commission Expires 6/1/22

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **Francois Family Second Subdivision, Delaware County, Iowa,** is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank_____ City_____

President_____ V.P._____

State of _____)
) ss:
County of _____)

On this _____ day of _____2019, before me, the undersigned, a Notary Public in and for said

OWNER'S CONSENT

Dakota, ~~Iowa~~ Minnesota Feb 13, ~~2019~~ 2020

The foregoing plat of **Francois Family Second Subdivision, Delaware County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Craig W. Francois and Diane M. Francois as Trustees
of the Trust Agreement of Craig and Diane Francois

~~Craig W. Francois, Trustee~~

Diane M Francois
Diane M. Francois, Trustee

State of Minnesota)
) ss:
County of Dakota)

On this 13 day of Feb, ~~2019~~ 2020, before me, a Notary Public in and for said State, personally appeared ~~Craig W. Francois~~ and Diane M. Francois as Trustees of the Trust Agreement of Craig and Diane Francois, to me personally known, who being by me duly affirmed did say that they said ~~Craig W. Francois~~ and Diane M. Francois acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

SERINA AMALIE GOETTSCH
NOTARY PUBLIC MINNESOTA
My Comm. Expires Jan. 31, 2024

Notary Public in and for said ~~State~~
My Commission Expires 1-31-2024

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **Francois Family Second Subdivision, Delaware County, Iowa,** is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank_____ City_____

President_____ V.P._____

State of _____)
) ss:
County of _____)

On this _____ day of _____2019, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____, and _____ respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for said State
My Commission Expires _____

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 within **Francois Family Second Subdivision** Delaware County,Iowa; 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 6th day of February, 2020 at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Craig W. Francois and Diane M. Francois as Trustees of the Trust Agreement of Craig and Diane Francois. Dated at Manchester, Iowa in said County, this 14th day of February, 2020.

Thomas J. Hanson, ICIS PIN No: AT0003249
Hanson Law Office
401 E Main Street
Manchester, Iowa 52057
Telephone: 563-927-5920
Fax: 563-927-4841
Email: tom@hansonlawia.com

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city)_____, _____ County, Iowa have examined the abstract of title to the land included within **Francois Family Second Subdivision, Delaware County, Iowa**; said abstract has been prepared in its entirety by the _____ Abstract and Title Company, and was last certified to by said company on the _____ day of _____, 2019, at the hour of _____ o'clock _M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Craig W. Francois, Trustee and Diane M. Francois, Trustee. Dated at _____, Iowa in said County, this_____ day of _____,2019.

_____
Signature Attorney at Law

Name (printed)_____
Address_____
_____
Phone number_____

DELAWARE COUNTY E-911 BOARD

Delaware, Iowa February 18, 2020

The foregoing plat of **Francois Family Second Subdivision, Delaware County, Iowa,** 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.

_____
Coordinator Delaware County E-911 Board

State of Iowa)
) ss:
County of Delaware)

On this 18th day of February, 2020, before me, a Notary Public in and for said State, personally appeared Mike Corbery, to me personally known, who being by me duly affirmed did say that he/she is the Coordinator for the Delaware County E-911 Board.

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
December 26, 2021

_____
Notary Public in the State of Iowa
My Commission Expires 12-26-2021

COUNTY TREASURER

Manchester, Iowa 2-19, 2020

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

DELAWARE COUNTY TREASURER SEAL IOWA

_____
County Treasurer of Delaware County, Iowa

APPROVAL OF AUDITOR

Manchester, Iowa

February 18, 2020

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Francois Family Second Subdivision, Delaware County, Iowa,** a subdivision in Delaware County, Iowa.

Carla K. Becker
County Auditor of Delaware County, Iowa

State of Iowa)
) ss:
County of Delaware)

On this 18th day of February, 2020, before me, a Notary Public in and for said State, personally appeared Carla K. Becker, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
December 26, 2021

Peggy A. Hildebrand
Notary Public in the State of Iowa
My Commission Expires 12-26-2021