

**FINAL PLAT OF
THE HIGHLANDS EAST 1st ADDITION**

BEING A PART OF THE NW 1/4 OF THE NW 1/4
ALL IN SECTION 11, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
AN ADDITION TO THE CITY OF BETTENDORF,
SCOTT COUNTY, IOWA

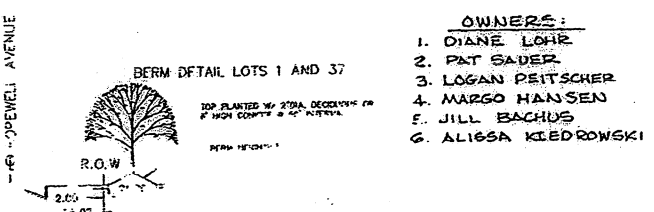
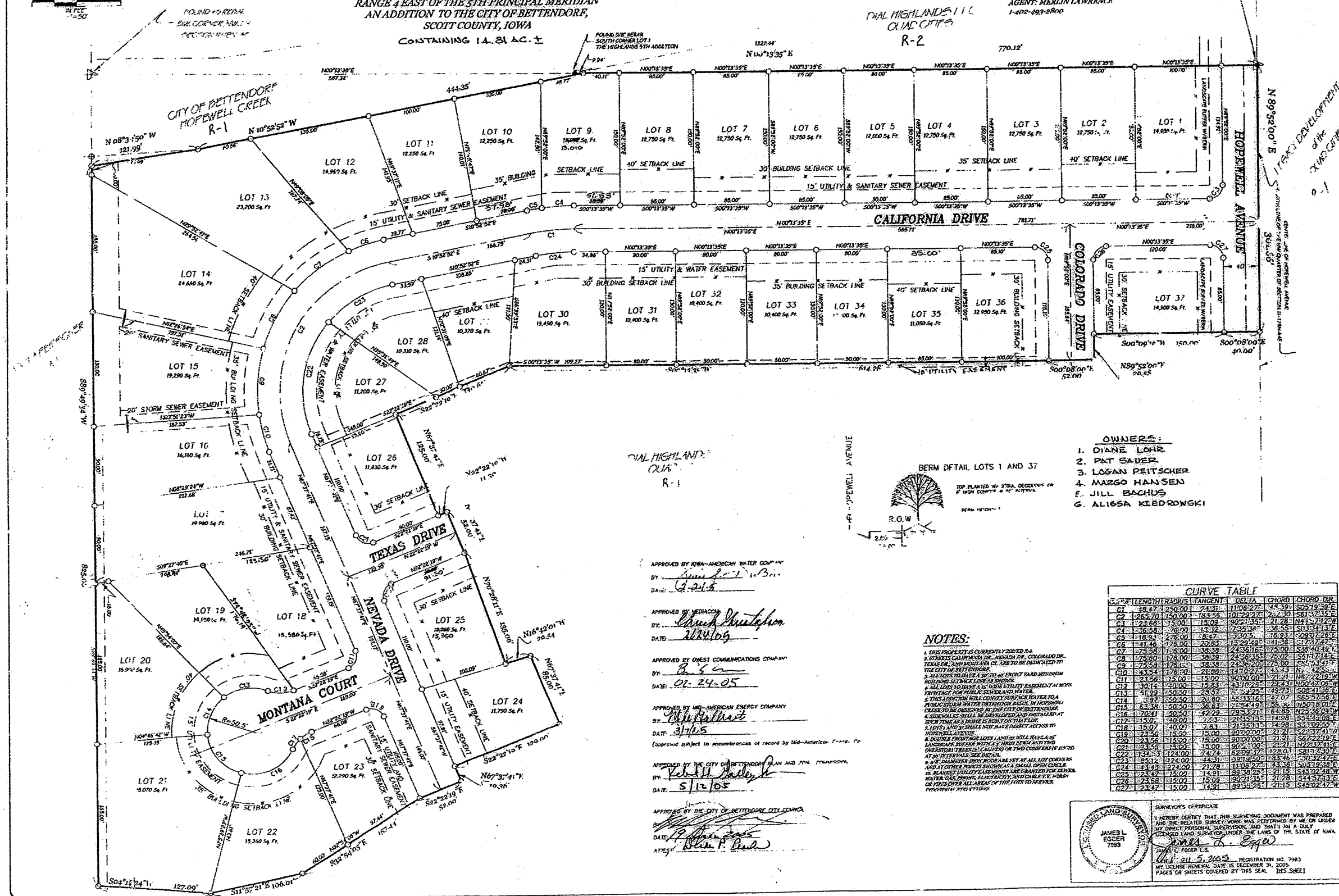
CONTAINING 14.81 AC. ±

DEVELOPER

DIAL HIGHLANDS LLC QUAD CITIES
11506 NICHOLAS STREET
SUITE 200
OMAHA, NE 68154

AGENT: MERLIN LAWRENCE
1-402-493-2800

PROVISIONS	BY
1. ADDED TO EXISTING	PLAT
2. ADDED TO EXISTING	PLAT
3. ADDED TO EXISTING	PLAT
4. ADDED TO EXISTING	PLAT
5. ADDED TO EXISTING	PLAT
6. ADDED TO EXISTING	PLAT



- OWNERS:**
- DIANE LOHR
 - PAT SAUER
 - LOGAN PREITSCHER
 - MARGO HANSEN
 - JILL BACHUS
 - ALISSA KIEDROWSKI

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY: *[Signature]*
DATE: 2-24-05

APPROVED BY MEDISON
BY: *[Signature]*
DATE: 2/24/05

APPROVED BY ONEST COMMUNICATIONS COMPANY
BY: *[Signature]*
DATE: 02-24-05

APPROVED BY MID-AMERICAN ENERGY COMPANY
BY: *[Signature]*
DATE: 3/16/05

APPROVED BY THE CITY OF BETTENDORF PLAN AND ZONING DEPARTMENT
BY: *[Signature]*
DATE: 5/12/05

APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL
BY: *[Signature]*
DATE: 5/12/05

NOTES:

- THIS PROPERTY IS CURRENTLY ZONED RA.
- STREETS CALIFORNIA DRIVE, HOPWELL DRIVE, COLORADO DRIVE, TEXAS DRIVE, AND MONTANA COURT, ARE TO BE DESIGNATED BY THE CITY OF BETTENDORF.
- ALL LOTS TO HAVE 15' UTILITY EASEMENT (MINIMUM WIDTH 20' FOR PUBLIC SEWER AND WATER).
- THIS ADDITION WILL COMPLY WITH THE CITY OF BETTENDORF WATER AND SEWER ORDINANCES.
- ALL LOTS TO HAVE 30' BUILDING SETBACK (MINIMUM WIDTH 40' FOR PUBLIC SEWER AND WATER).
- SETTIMENTS SHALL BE DEVELOPED AND INSTALLED AT 15' INTERVALS.
- LOTS 1 AND 37 SHALL NOT HAVE DIRECT ACCESS TO HOPWELL AVENUE.
- A DOUBLE FRONTAGE LOTS 1 AND 37 WILL HAVE A 15' LANDSCAPE BUFFER WITH A 3' BERM SETBACK AND TWO OPERATIVE TREES (MINIMUM 4" DBH) OR TWO CONIFERS (MINIMUM 12" DBH) AT 15' INTERVALS - SEE DETAIL.
- 8" DIA. METAL BURN BURNERS SET AT ALL LOT CORNERS AND AT OTHER POINTS SHOWN AS SMALL OPEN CIRCLES.
- BLANKET UTILITY EASEMENTS ARE GRANTED FOR SEWER, WATER GAS, PHONE, ELECTRICITY AND CABLE T.V. POWER OR PERMITTED ALLIANCE OF THE LOTS TO RECEIVE PERMITTED SERVICES.

CHORD	CHORD BEAR.	DELTA	TANGENT	RADIUS	LENGTH
C1	S05°19'39"E	48.39	1106.27	24.47	250.00
C2	S81°17'45"E	27.30	1017.27	183.56	150.00
C3	N45°17'23"E	21.28	902.05	111.02	75.00
C4	S01°54'13"E	36.51	1735.34	133.32	125.00
C5	S09°17'26"E	41.56	1523.22	120.61	125.00
C6	S73°47'47"E	48.39	1436.61	106.27	125.00
C7	S01°17'45"E	27.30	1017.27	183.56	150.00
C8	N45°17'23"E	21.28	902.05	111.02	75.00
C9	S01°54'13"E	36.51	1735.34	133.32	125.00
C10	S09°17'26"E	41.56	1523.22	120.61	125.00
C11	S73°47'47"E	48.39	1436.61	106.27	125.00
C12	S01°17'45"E	27.30	1017.27	183.56	150.00
C13	N45°17'23"E	21.28	902.05	111.02	75.00
C14	S01°54'13"E	36.51	1735.34	133.32	125.00
C15	S09°17'26"E	41.56	1523.22	120.61	125.00
C16	S73°47'47"E	48.39	1436.61	106.27	125.00
C17	S01°17'45"E	27.30	1017.27	183.56	150.00
C18	N45°17'23"E	21.28	902.05	111.02	75.00
C19	S01°54'13"E	36.51	1735.34	133.32	125.00
C20	S09°17'26"E	41.56	1523.22	120.61	125.00
C21	S73°47'47"E	48.39	1436.61	106.27	125.00
C22	S01°17'45"E	27.30	1017.27	183.56	150.00
C23	N45°17'23"E	21.28	902.05	111.02	75.00
C24	S01°54'13"E	36.51	1735.34	133.32	125.00
C25	S09°17'26"E	41.56	1523.22	120.61	125.00
C26	S73°47'47"E	48.39	1436.61	106.27	125.00
C27	S01°17'45"E	27.30	1017.27	183.56	150.00



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
[Signature]
JAMES L. EGGER, L.S.
REGISTRATION NO. 7983
DATE: 02/24/2005
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

PREPARED BY:
EGGER ENGINEERING AND LAND SURVEYING, P.C.
2295 TECH DRIVE SUITE 16
BETTENDORF, IOWA 52722
563-372-6330

FINAL PLAT OF
THE HIGHLANDS EAST 1st ADDITION
AN ADDITION TO THE
CITY OF BETTENDORF, IOWA

DRAWN BY: *[Signature]*
CHKD BY: *[Signature]*
DATE: 02/24/2005
SCALE: 1"=50'
JOB NO.: N/A
SHEET: 1 OF 1 SHEETS