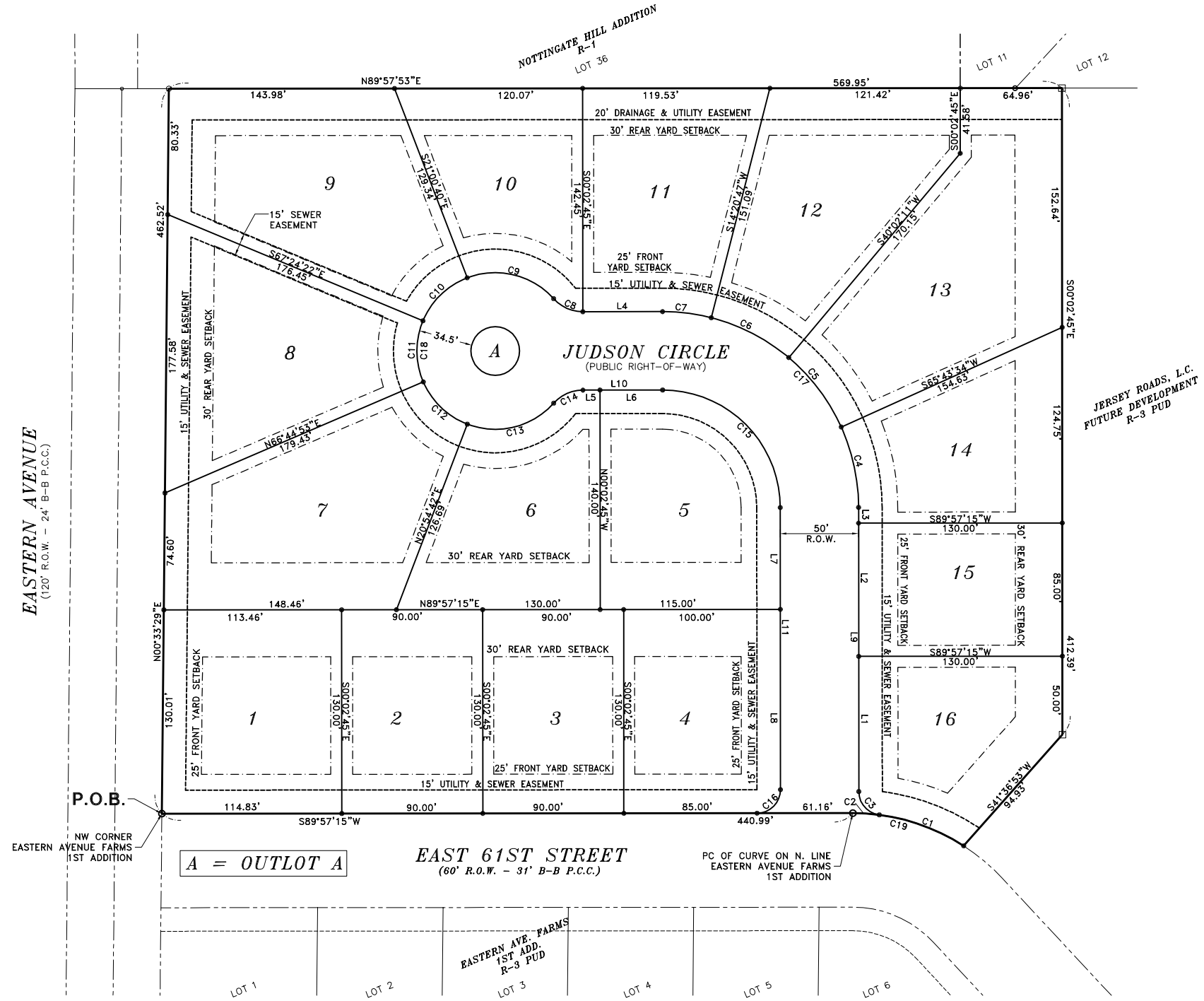
FINAL PLAT OF
EASTERN AVENUE FARMS SECOND ADDITION

BEING A PART OF THE SOUTH HALF OF THE SOUTHTHWEST QUARTER OF SECTION 6, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

N

0 40' 80'
Scale in Feet

LEGEND



ZONING AND LOT INFORMATION

CURRENT ZONING: R-3 (P.U.D.)
TOTAL NUMBER OF LOTS: 16
TOTAL AREA : 6.067 ACRES
RIGHT OF WAY AREA : 0.638 ACRES
FRONT SETBACK: 25'
REAR SETBACK: 30'
SIDE SETBACK: 7'

NOTES:

1. PROPOSED SANITARY SEWERAGE IS TO BE CITY OF DAVENPORT SANITARY SEWER.

2. PROPOSED WATER MAIN IS TO BE BY IOWA AMERICAN WATER COMPANY.

3. ALL RIGHT OF WAY TO BE DEDICATED TO THE CITY WITH THE RECORDING OF THIS PLAT.

4. THERE SHALL BE NO DRIVEWAY ACCESS TO LOTS 1, 7-9 FROM EASTERN AVENUE.

5. STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION HAS BEEN MADE IN THE REGIONAL DETENTION FACILITY LOCATED IMMEDIATELY SOUTH OF EASTERN AVENUE FARMS 1ST ADDITION IN PRAIRIE POINTE FIRST ADDITION. THIS DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE PRAIRIE FARMS HOMEOWNERS ASSOCIATION.

6. SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET FRONTAGES.

7. OWNERS OF LOTS WITH DRAINAGE EASMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE MAINTAINED AS A LAWN FREE OF STRUCTURES, FENCES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORMWATER.

8. OUTLOT A SHALL BE FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

LINE TABLE

LINE	LENGTH	BEARING
1	86.23	N00°02'45"W
2	85.00	N00°02'45"W
3	10.00	N00°02'45"W
4	50.90	S89°57'15"W
5	10.90	N89°57'15"E
6	40.00	N89°57'15"E
7	65.00	S00°02'45"E
8	115.00	S00°02'45"E
9	181.23	N00°02'45"W
10	50.90	N89°57'15"E
11	180.00	S00°02'45"E

CURVE TABLE

CURVE	DELTA	BEARING	RADIUS	ARC	CHORD
C1	25°29'53"	N69°50'00"W	130.00	57.85	57.38
C2	7°27'48"	N86°18'51"W	130.00	16.93	16.92
C3	82°32'12"	S41°18'51"E	15.00	21.61	19.79
C4	24°13'41"	N12°09'36"W	125.00	52.86	52.46
C5	25°41'23"	N37°07'08"W	125.00	56.05	55.58
C6	25°41'24"	N62°48'31"W	125.00	56.05	55.58
C7	14°23'32"	N82°50'59"W	125.00	31.40	31.32
C8	48°11'23"	S65°57'04"E	25.00	21.03	20.41
C9	69°09'18"	N76°26'01"W	50.00	60.35	56.75
C10	46°23'42"	S45°47'29"W	50.00	40.49	39.39
C11	45°50'44"	S00°19'45"E	50.00	40.01	38.95
C12	45°50'12"	S46°10'13"E	50.00	40.00	38.94
C13	69°08'49"	N76°20'17"E	50.00	60.34	56.75
C14	48°11'23"	S65°51'34"W	25.00	21.03	20.41
C15	90°00'00"	N45°02'45"W	75.00	117.81	106.07
C16	90°00'00"	N44°57'15"E	15.00	23.56	21.21
C17	90°00'00"	N45°02'45"W	125.00	196.35	176.78
C18	276°22'46"	S00°02'45"E	50.00	241.19	66.67
C19	32°57'41"	N73°33'54"W	130.00'	74.79'	73.76'

IOWA-AMERICAN WATER COMPANY

BY:_____

DATE:_____

QWEST COMMUNICATIONS COMPANY

BY:_____

DATE:_____

MID-AMERICAN ENERGY COMPANY

BY:_____

DATE:
Approved subject to encumbrances of record by Mid-American Energy Co.

MEDIACOM

BY:_____

DATE:_____

PLANNING AND ZONING COMMISSION

BY:_____

DATE:_____

DAVENPORT CITY COUNCIL

BY:_____

DATE:_____

ATTEST:_____

LICENSED LAND SURVEYOR
RALLAND L. CHESLING
13974
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.

Signature:_____
Ralland L. Chesling

Date _____ Reg. No. 13974

My license renewal date is December 31, 2006.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

JERSEY ROADS, L.C.
310 MAIN STREET, DAVENPORT, IA 52801

REVISIONS

NO.	ITEM	DATE
1	REVISED PER CITY OF DAVENPORT COMMENTS	3-15-06
2	REVISED PER CLIENT	7-12-06

PLOTTING SCALE:	1" = 40'
DRAWN BY:	BOM
CHECKED BY:	BMS / RLC
DATE:	JANUARY 2006

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FINAL PLAT

EASTERN AVENUE FARMS SECOND ADDITION *DAVENPORT, IOWA*

FILE NAME: *T:\IADA106.015\DWG\006015FP.DWG* JOB NUMBER: *01-14-06-015*

SHEET NO. 1 OF 1

Prepared by: Ralland L. Chesling, McClure Engineering Associates, Inc. 4700 Kennedy Drive, East Moline, Illinois 61244