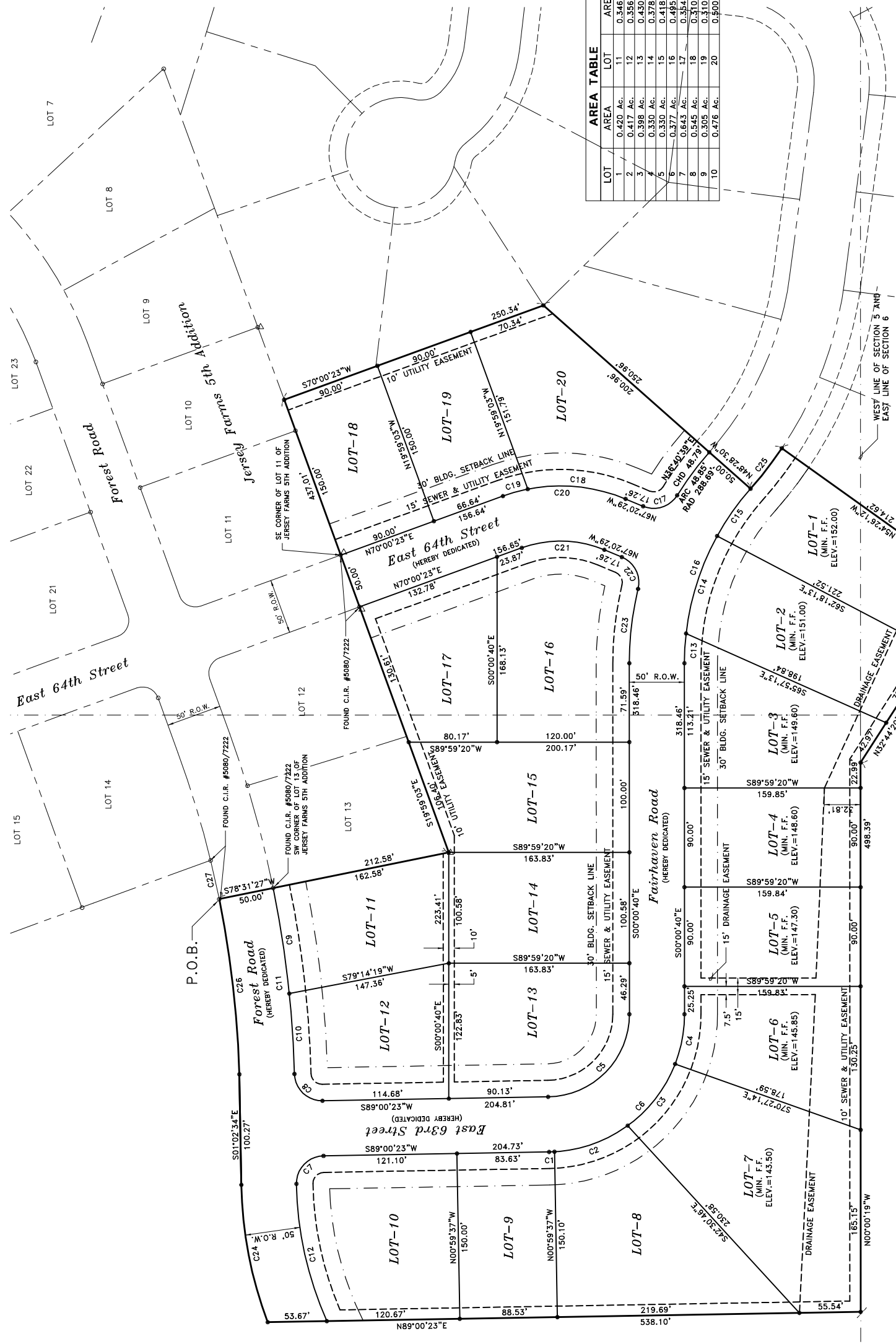
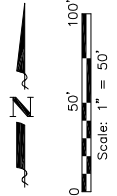


FINAL PLAT
JERSEY FARMS SEVENTH ADDITION
TO THE CITY OF DAVENPORT, IOWA

A PART OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. IN THE CITY OF DAVENPORT, IOWA

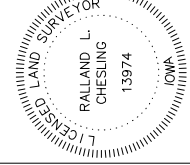


LOT	AREA	LOT	AREA
1	0.420 Ag.	11	0.346 Ag.
2	0.417 Ag.	12	0.356 Ag.
3	0.398 Ag.	13	0.430 Ag.
4	0.330 Ag.	14	0.378 Ag.
5	0.330 Ag.	15	0.418 Ag.
6	0.377 Ag.	16	0.495 Ag.
7	0.643 Ag.	17	0.354 Ag.
8	0.545 Ag.	18	0.310 Ag.
9	0.305 Ag.	19	0.310 Ag.
10	0.476 Ag.	20	0.500 Ag.

NUMBER	DELTA	BEARING	RADIUS	ARC	CHORD
C1	2°14'38"	N87°53'05"E	125.00'	4.90'	4.89'
C2	32°46'57"	N70°22'17"E	125.00'	71.52'	70.55'
C3	32°46'57"	N37°35'20"E	125.00'	71.52'	70.55'
C4	21°12'32"	N10°35'36"E	125.00'	46.01'	46.01'
C5	89°01'03"	N44°29'52"E	75.00'	116.52'	105.15'
C6	89°01'03"	N44°29'52"E	75.00'	194.21'	175.25'
C7	90°00'00"	S44°00'23"W	25.00'	39.27'	35.36'
C8	89°26'31"	S46°16'21"E	25.00'	39.03'	35.18'
C9	5°39'49"	N08°39'32"W	980.24'	96.89'	96.85'
C10	4°16'32"	N03°41'22"W	980.24'	73.15'	73.13'
C11	9°56'21"	N06°31'16"W	980.24'	170.04'	169.83'
C12	22°59'43"	S12°29'28"E	319.98'	128.42'	127.56'
C13	6°29'16"	S03°13'58"W	238.69'	27.03'	27.01'
C14	22°25'12"	S17°41'12"W	238.69'	93.40'	92.81'
C15	12°37'43"	S35°12'39"W	238.69'	93.40'	92.81'
C16	41°32'10"	S20°45'25"W	238.69'	173.04'	169.28'
C17	80°48'42"	N72°14'40"E	25.00'	35.27'	32.42'
C18	33°52'26"	N84°16'42"W	153.07'	90.50'	89.19'
C19	8°46'41"	S74°23'44"W	153.07'	23.45'	23.43'
C20	42°39'08"	N88°40'03"W	153.07'	113.95'	111.34'
C21	42°39'08"	N88°40'03"W	103.07'	76.73'	74.97'
C22	80°48'42"	N26°55'38"W	25.00'	35.27'	32.42'
C23	13°29'54"	S06°44'17"W	288.69'	68.01'	67.86'
C24	19°44'41"	S10°52'00"E	369.98'	127.51'	126.88'
C25	7°35'42"	N37°43'39"E	350.85'	46.51'	46.47'
C26	9°52'42"	N06°33'08"W	930.24'	160.38'	160.18'
C27	2°12'40"	N12°34'53"W	930.24'	55.90'	55.89'

NOTE: ALL MEASUREMENTS IN FEET AND DECIMALS THEREOF.

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: _____ Rolland L. Chesling
 Date: _____ Reg. No. 13974
 My Registration expires December 31, 2004.
 Pages or sheets covered by this seal: _____
 This sheet only.

OWNER
 JERSEY FARMS, L.C.
 310 MAIN STREET
 DAVENPORT, IOWA 52801
 (563) 324-0405

ATTORNEY
 STEPHEN L. SCHALK
 1000 MAIN STREET
 DAVENPORT, IOWA 52803
 (563) 324-0405

- LEGEND**
- SET 5/8" IRON ROD
 - FOUND MONUMENTATION
 - POINT OF BEGINNING
 - BUILDING SETBACK
 - SEWER & UTILITY EASEMENT
 - APPROXIMATE LOCATION & ELEVATION OF 100-YR FLOOD

- NOTE:**
- 1.) THIS SUBDIVISION CONTAINS 9.961 ACRES MORE OR LESS.
 - 2.) SIDEWALKS SHALL BE CONSTRUCTED ALONG PUBLIC STREET FRONTAGE AS EACH HOUSE IS CONSTRUCTED.
 - 3.) THE DEVELOPER ACKNOWLEDGES THE REQUIREMENT OF REIMBURSEMENT FOR THE PHEASANT CREEK SEWER EXTENSION TO THE CITY OF DAVENPORT.
 - 4.) ALL DRAINAGE EASEMENTS HAVE A PASSAGEWAY OPENING NECESSARY TO CARRY THE EXCESS STORMWATER FROM A STORM WITH A 100-YEAR FREQUENCY. THE OWNERS OF LOTS WITH A DRAINAGE EASEMENT SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE AND STORM SEWER EASEMENT". THIS AREA SHALL BE PLANTED IN GRASS AND MAINTAINED AS A LAWN, FREE OF STORMWATER, FENCES, BUSHES, TREES AND OTHER LANDSCAPING THAT WOULD IMPDE THE FLOW OF STORMWATER.
 - 5.) STORMWATER DETENTION IS REQUIRED AS PART OF THIS SUBDIVISION AND WILL BE INCLUDED AS PART OF AN OFF-SITE REGIONAL DETENTION BASIN.

SHEET NO. **1** OF **01**

FINAL PLAT

JERSEY FARMS SEVENTH ADDITION

DAVENPORT, IOWA

FILE NAME: T:\A04\JERSEY77H\DWG\JERSEY77H-FP-RE-61404.DWG

JOB NUMBER: 01-14-04-048

McCLURE ENGINEERING ASSOCIATES, INC.
 4700 Kennedy Drive
 East Moline, Illinois 61244
 (309) 792-3350
 FAX (309) 792-8874

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NO.	ITEM	REVISIONS	DATE
1	REVISIONS PER CITY P&Z COMMENTS		3/19/04
2	ADDED 100-YR FLOOD ELEVATIONS		4/6/04
3	REMOVED LOTS & ADDED DRAINAGE EASEMENT		6/17/04

DRAWN BY: BJD
 CHECKED BY:
 DATE: FEBRUARY 23, 2004

JERSEY FARMS SEVENTH ADDITION
DAVENPORT, IOWA