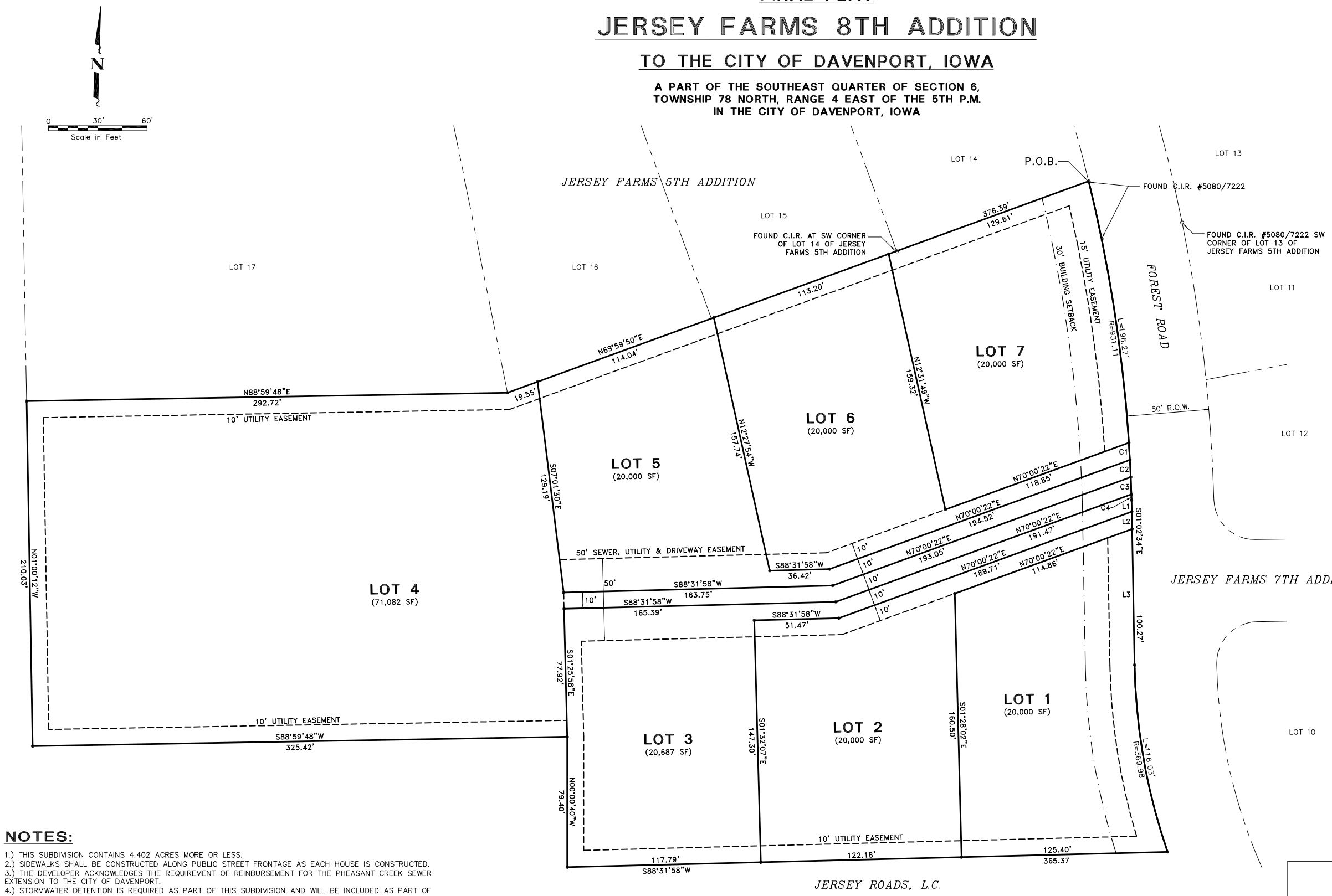
FINAL PLAT

JERSEY FARMS 8TH ADDITION

TO THE CITY OF DAVENPORT, IOWA

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



MIDAMERICAN ENERGY COMPANY

BY: _____

DATE: _____

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY MID AMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER COMPANY

BY: _____

DATE: _____

QWEST COMMUNICATIONS

BY: _____

DATE: _____

MEDIACOM

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____

PLANNING AND ZONING COMMISION

BY: _____

DATE: _____

LEGEND

- ○ FOUND CAPPED IRON ROD
- • SET 5/8" IRON ROD #13974
- BOUNDARY LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE

ATTORNEY:

STEPHEN L. SCHALK
SCHALK LAW OFFICES
310 NORTH MAIN STREET
DAVENPORT, IOWA 52801
563-324-0405

OWNER:

JERSEY ROADS, L.C.
310 NORTH MAIN STREET
DAVENPORT, IOWA 52801
563-324-0405

ZONING:

R-1

NOTES:

1.) THIS SUBDIVISION CONTAINS 4.402 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 REINBURSEMENT FOR THE PHEASANT CREEK SEWER EXTENSION TO THE CITY OF DAVENPORT.
4.) STORMWATER DETENTION IS REQUIRED AS PART OF THIS SUBDIVISION AND WILL BE INCLUDED AS PART OF AN OFF-SITE REGIONAL DETENTION BASIN LOCATED ON AN UNNAMED TRIBUTARY APPROXIMATELY 750' EAST AND 650' SOUTH OF THIS PROPERTY. THE STORMWATER DETENTION BASIN WILL BE MAINTAINED BY A BUSINESSOWNER'S ASSOCIATION.
5.) THAT AS A PRIVATE DRIVE, CITY REFUSE/RECYCLING COLLECTION AND SNOW PLOWING WILL NOT BE PROVIDED BY THE CITY.
6.) AT SUCH TIME IN THE FUTURE AS THE MAJORITY OF THE THEN RECOGNIZED PROPERTY OWNERS OF THE LOTS CONTAINED WITHIN "JERSEY FARMS 8TH ADDITION" PETITION THE CITY OF DAVENPORT TO ACCEPT THE DEDICATION FOR PUBLIC PURPOSES AND OWNERSHIP OF THE STREET IMPROVEMENTS AND ACCOMPANYING RIGHT-OF-WAY, PRIOR TO SUCH ACCEPTANCE, THE PROPERTY OWNERS MENTIONED MUST AGREE TO ALLOW THE CITY TO CONSTRUCT OR RECONSTRUCT WHATEVER IMPROVEMENTS ARE NECESSARY TO OBTAIN THE MINIMUM REQUIRED PUBLIC STREET IMPROVEMENTS IN EXISTENCE FOR THIS PARTICULAR STREET AT THE TIME. THEY FURTHER MUST AGREE TO ALLOW ONE HUNDRED PERCENT (100%) OF THE COST OF SUCH CONSTRUCTION OR RECONSTRUCTION TO BE ASSESSED TO THE LOTS WITHIN THE SUBDIVISION.

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	0°38'33"	10.43	930.24	N03°26'48"W	10.43
C2	0°38'41"	10.47	930.24	N02°48'11"W	10.47
C3	0°38'49"	10.50	930.24	N02°09'26"W	10.50
C4	0°13'14"	3.58	930.24	N01°43'24"W	3.58

LINE TABLE

LINE	LENGTH	BEARING
L1	6.98	S01°02'34"E
L2	10.57	S01°02'34"E
L3	82.72	S01°02'34"E

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, 2004.

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

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

JERSEY ROADS, L.C.
310 Main Street, Davenport, Iowa 52801

REVISIONS

NO.	ITEM	DATE
1	REVISIONS PER CITY PLANNING & ZONING	7/21/04
2	REVISED LOT LAYOUT	7/27/04

PLOTTING SCALE: 1" = 30'
DRAWN BY: BJD
CHECKED BY: RLC
DATE: JUNE 28, 2004

McCLURE ENGINEERING ASSOCIATES, INC.
4700 Kennedy Drive (309) 792-9350
East Moline, Illinois 61244 FAX (309) 792-6974

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FINAL PLAT

JERSEY FARMS 8TH ADDITION — *DAVENPORT, IOWA*

FILE NAME: T:\ADA104.141\DWG\04141FP-072704.DWG (FINAL PLAT) JOB NUMBER: IADA-01-14-04-141

SHEET NO. 1 OF 01