

NUMBER	DELTA	BEARING	RADIUS	ARC	CHORD
C1	36.49.33"	S19°07'38"W	779.00'	500.69'	492.11'
C2	10°08'54"	S71°33'46"W	769.00'	136.21'	156.03'
C3	36.43.59"	S19°05'07"W	769.00'	493.07'	484.62'
C4	6°09'53"	S34°22'11"W	769.00'	82.74'	82.70'
C5	8°12'19"	S12°23'09"W	769.00'	110.13'	110.03'
C6	7°10'58"	S04°41'31"W	769.00'	96.40'	96.34'
C7	6°22'54"	S00°54'35"W	769.00'	5.12'	5.12'
C8	14°48'33"	N61°20'04"E	500.00'	40.56'	39.46'
C9	4°28'33"	N30°41'30"E	500.00'	12.92'	12.89'
C10	3°59'22"	N11°02'27"W	500.00'	3.28'	3.172'
C11	39°55'47"	N49°30'01"W	500.00'	34.85'	34.14'
C12	38°14'30"	N88°35'10"W	500.00'	33.37'	32.76'
C13	37°20'28"	S83°37'23"W	500.00'	32.89'	32.01'
C14	49°43'05"	S10°05'38"W	500.00'	43.39'	42.04'
C15	12°32'32"	S21°12'10"E	500.00'	11.24'	11.21'
C16	22°14'05"	S09°25'55"W	1000.00'	38.81'	38.56'
C17	48°11'23"	N03°32'44"W	2500.00'	21.03'	20.41'
C18	2°6'22'46"	N68°27'03"W	500.00'	241.19'	66.67'
C19	48°11'23"	S44°38'38"W	2500.00'	21.03'	20.41'
C20	22°14'05"	S09°23'53"W	500.00'	19.40'	19.28'
C21	7°35'02"	S82°19'13"W	575.00'	76.11'	76.05'
C22	29°47'10"	N73°25'17"E	125.00'	64.98'	64.25'
C23	8°36'24"	N84°00'40"E	175.00'	26.29'	26.25'
C24	6°36'41"	N81°50'02"W	525.00'	60.58'	60.55'
C25	29°47'10"	N73°25'17"E	175.00'	90.98'	89.96'
C26	21°10'47"	N69°07'08"E	175.00'	64.69'	64.32'
C27	4°39'02"	S28°57'44"W	769.00'	62.42'	62.40'

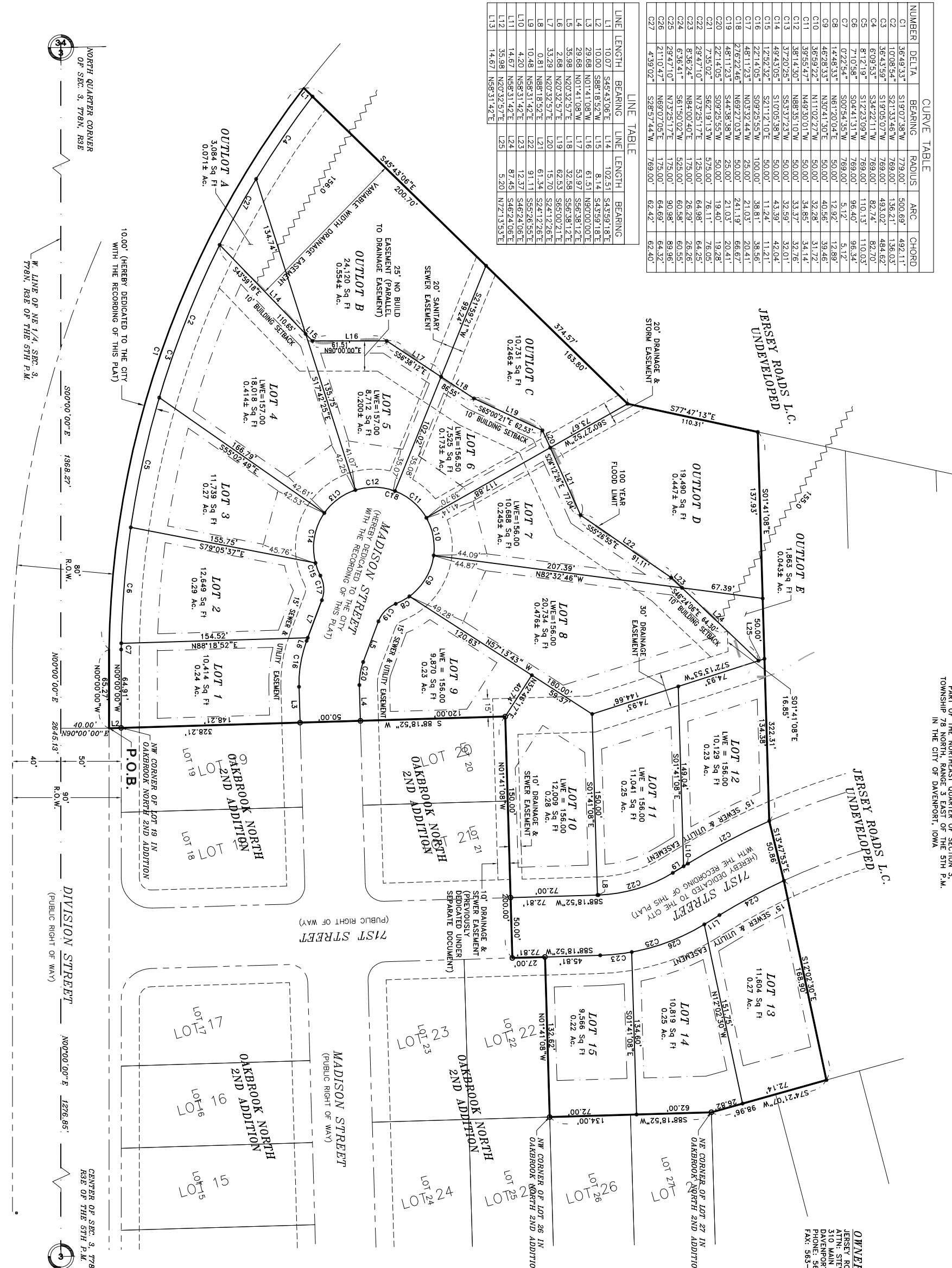
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.07	S45°43'06"E	L14	102.51	S43°59'18"E
L2	10.00	S88°18'52"W	L15	8.14	S43°59'18"E
L3	29.68	N01°41'08"W	L16	61.51	N90°00'00"E
L4	29.68	N01°41'08"W	L17	53.97	S56°38'12"E
L5	35.98	N20°32'57"E	L18	32.58	S56°38'12"E
L6	2.68	N20°32'57"E	L19	62.53	S85°00'21"E
L7	33.29	N20°32'57"E	L20	15.70	S24°12'28"E
L8	0.81	N88°18'52"E	L21	61.34	S52°12'28"E
L9	10.48	N58°31'42"E	L22	91.11	S55°26'55"E
L10	4.20	N58°31'42"E	L23	12.37	S46°24'06"E
L11	14.67	N58°31'42"E	L24	87.45	S46°24'06"E
L12	35.98	N20°32'57"E	L25	5.20	N27°13'53"E
L13	14.67	N58°31'42"E			

# FINAL PLAT

## OF

# OAKBROOK NORTH 3RD ADDITION

PART OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M.,  
IN THE CITY OF DAVENPORT, IOWA



**LEGEND**

- FOUND IRON ROD
- FOUND CAPPED IRON ROD #13974
- BOUNDARY LINE
- BOUNDARY PLATTED
- MEASURED
- RIGHT OF WAY LINE
- EASEMENT
- BUILDING SETBACK LINE (VARIES)
- SECTION LINE
- FLOOD LIMIT
- 100 YEAR FLOOD ELEVATION (CITY DATUM)

**OWNER/DEVELOPER**  
JERSEY ROADS L.C.  
ATTN: STEVE SCHALK  
310 MAIN STREET  
DAVENPORT, IOWA 52801  
PHONE: 563-324-0405  
FAX: 563-324-2905

**SURVEYOR**  
McClure Engineering  
Rolland Chesing  
4700 KENNEDY DRIVE  
EAST MOLINE, ILLINOIS 61244  
REG. NO. 13974  
PHONE: 309-792-9350  
FAX: 309-792-6974

**ZONING/LOT INFORMATION**  
CURRENT ZONING: R-3 (P.U.D.)  
TOTAL NUMBER OF LOTS: 15  
OUTLOTS: 5  
TOTAL AREA: 6.088 ACRES  
RIGHT OF WAY AREA: 0.568 ACRES  
FRONT SETBACK: 25' (UNLESS OTHERWISE NOTED)  
REAR SETBACK: 30'  
SIDE SETBACK: 7'

**NOTES:**

- PROPOSED SANITARY SEWERAGE IS TO BE CITY OF DAVENPORT SANITARY SEWER.
- PROPOSED WATER MAIN IS TO BE BY IOWA AMERICAN WATER COMPANY.
- ALL RIGHT OF WAY TO BE DEDICATED TO THE CITY WITH THE RECORDING OF THIS PLAT.
- THERE SHALL BE NO DRIVEWAY ACCESS TO LOTS 1-5 FROM DIVISION STREET.
- STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. PROVISION FOR STORM WATER DETENTION FOR THIS SUBDIVISION WILL BE MADE IN A REGIONAL DETENTION FACILITY TO BE LOCATED IMMEDIATELY NORTH OF GOOSE CREEK IN UNDEVELOPED LAND OWNED BY JERSEY ROADS L.C. THIS DETENTION FACILITY SHALL BE OWNED AND MAINTAINED BY THE OAKBROOK NORTH HOMEOWNERS ASSOCIATION.
- SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET FRONTS.
- OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A DRAINAGE EASEMENT. THESE PASSAGEWAYS SHALL BE MAINTAINED AS A LANDSCAPING THAT WOULD IMPROVE THE FLOW OF STORMWATER.
- THE LOW-WATER ENTRY ELEVATION (LWE) FOR LOTS 4-12 SHALL BE AT LEAST ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION SHOWN.

**IOWA-AMERICAN WATER COMPANY**  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

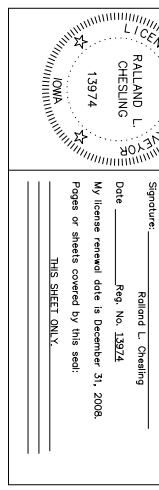
**WEST COMMUNICATIONS COMPANY**  
BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**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: \_\_\_\_\_



I hereby certify that this land surveying document was prepared 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: \_\_\_\_\_  
Date: \_\_\_\_\_  
Reg. No. 13974  
My license renewed date is December 31, 2008.  
Fees or stamps covered by this seal:  
THIS SHEET ONLY.

**FINAL PLAT**

Oakbrook North 3rd Addition  
Davenport, Iowa

SHEET NO. 1 OF 1

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

NO.	REVISIONS	DATE
1	REVISED PER CITY OF DAVENPORT COMMENTS	9/22/06
2	REVISED LOTS 4-8 ADDING OUTLOTS	2/1/07

**McClure ENGINEERING ASSOCIATES, INC.**  
4700 Kennedy Drive  
East Moline, Illinois 61244  
(309) 792-9350  
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PLOTTING SCALE: 1" = 40'

DRAWN BY: BML/BWS  
CHECKED BY: RLC  
DATE: February 2007

FILE NAME: I:\M04106\1201\DWG\061207\with\outils 2-1-07.DWG  
JOB NUMBER: M04-01-14-06-120