

FINAL PLAT

OF

Pebble Creek North Fifth Addition

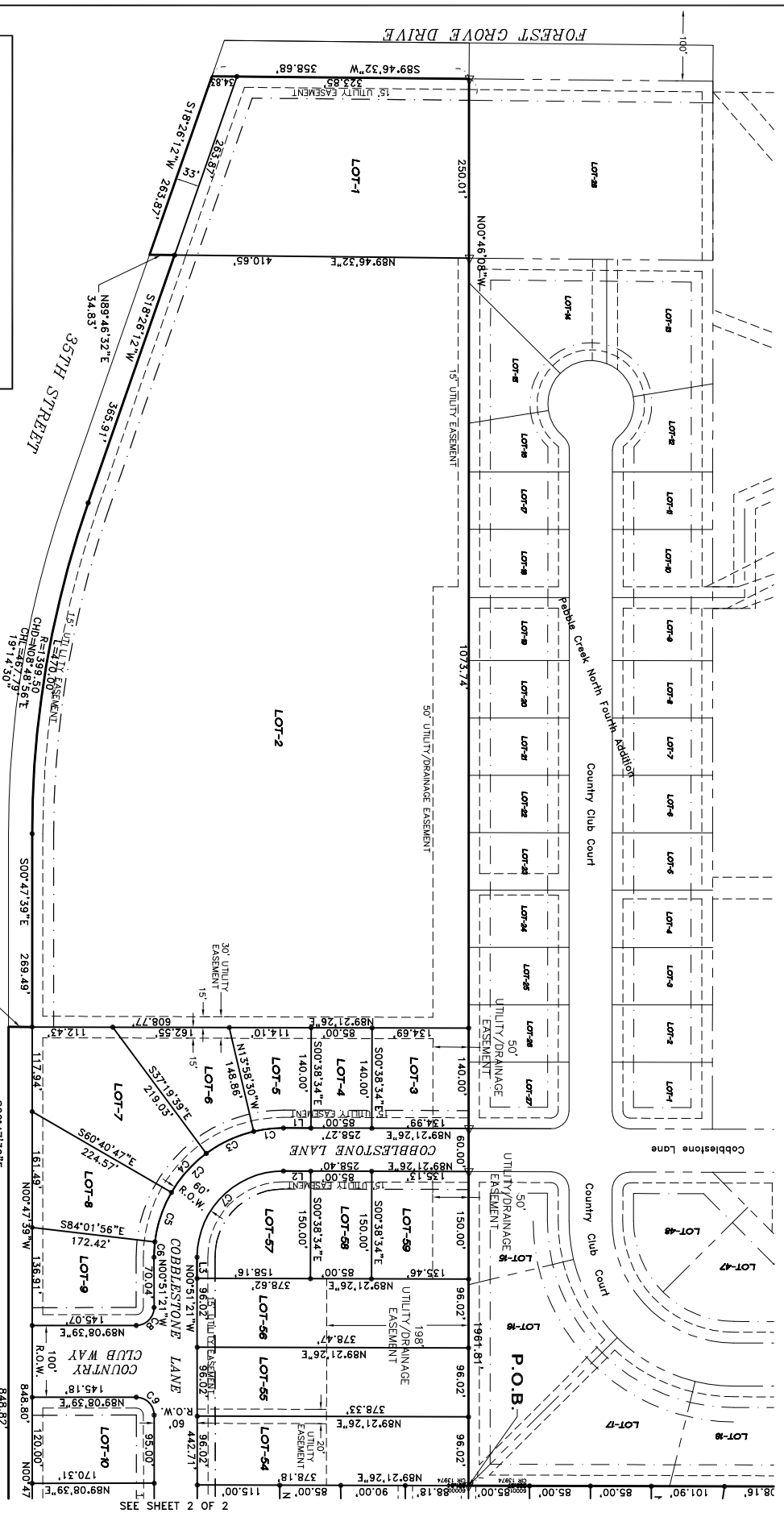
A part of Section 4 and part of Section 5,
Township 78 North, Range 5 East of the 5th Principal Meridian,
City of LeClaire, County of Scott, State of Iowa.

OWNERS/DEVELOPERS

COUNTRY CLUB EAST, L.L.C.
KARL SPEER
109 BEACON HARBOR PARKWAY
EAST MOULNE, ILLINOIS 61244

ATTORNEY

KARL HUNTOON
1000 36TH AVENUE
SUITE 100
MOULNE, IL 61265
(309) 797-5000



LEGEND

- 100.00' MEASURED DISTANCE/ BEARING (N00°00'00"E) (100.00')
- PLATTED DISTANCE/ BEARING
- SET CONCRETE MONUMENT
- SET 5/8" IRON ROD #13974
- FOUND CAPPED IRON ROD #13974
- FOUND 1" PIPE
- FOUND 5/8" IRON ROD
- BOUNDARY OF SUBDIVISION
- BUILDING SETBACK LINE
- UTILITY EASEMENT

LINE	LENGTH	BEARING
L1	38.27'	N89°21'26"E
L2	38.27'	N89°21'26"E
L3	29.65'	N00°51'21"W
L4	67.37'	N00°58'34"W
L5	66.67'	N00°58'34"W
L6	10.96'	N89°21'26"E
L7	26.13'	S68°20'18"E
L8	43.32'	S68°20'18"E
L9	48.32'	N21°39'42"E
L10	125.00'	N21°39'42"E
L11	173.32'	N21°39'42"E
L12	48.32'	N21°39'42"E
L13	125.00'	N21°39'42"E
L14	173.32'	S21°39'42"W
L15	54.01'	S68°20'18"E

LOT AREA/ADDRESS TABLE

LOT	ACRES	ADDRESS
1	2.108	3861 FOREST GROVE DRIVE
2	13.669	900 35TH STREET S.W.
3	0.433	32 COBBLESTONE LANE
4	0.273	34 COBBLESTONE LANE
5	0.315	36 COBBLESTONE LANE
6	0.445	38 COBBLESTONE LANE
7	0.735	40 COBBLESTONE LANE
8	0.497	42 COBBLESTONE LANE
9	0.492	44 COBBLESTONE LANE
10	0.834	46 COBBLESTONE LANE
54	0.834	41 COBBLESTONE LANE
55	0.834	39 COBBLESTONE LANE
56	0.834	37 COBBLESTONE LANE
57	0.474	35 COBBLESTONE LANE
58	0.293	33 COBBLESTONE LANE
59	0.466	31 COBBLESTONE LANE

CURVE TABLE

NUMBER	DELTA	BEARING	RADIUS	ARC	CHORD
C1	131°9'55"	N82°41'28"E	180.00'	41.86'	41.79'
C2	90°12'47"	N44°15'02"E	180.00'	283.41'	255.03'
C3	237°109"	N64°20'56"E	180.00'	73.36'	72.86'
C4	237°109"	N40°59'47"E	180.00'	73.36'	72.86'
C5	237°109"	N17°38'38"E	180.00'	73.36'	72.86'
C6	6°48'25"	N02°33'21"E	180.00'	21.44'	21.42'
C7	90°12'47"	N44°15'02"E	120.00'	186.94'	170.02'
C8	90°00'00"	S44°08'39"W	25.00'	39.27'	35.36'
C9	90°00'00"	S45°51'21"E	25.00'	39.27'	35.36'
C10	89°47'13"	N45°44'58"W	25.00'	39.27'	35.36'
C11	90°12'47"	N44°15'02"E	25.00'	39.36'	35.42'
C12	90°00'00"	S45°38'34"E	25.00'	39.27'	35.36'
C13	93°1'31"	N45°58'03"E	25.00'	40.68'	36.33'
C14	105°2'09"	S04°47'30"W	120.00'	20.27'	20.27'
C15	7°13'19"	S02°58'05"W	180.00'	22.69'	22.87'
C16	22°18'16"	S79°29'28"E	530.00'	706.32'	205.02'
C17	7°34'17"	S68°51'26"E	530.00'	20.04'	69.99'
C18	8°42'18"	S78°43'08"E	530.00'	80.52'	80.45'
C19	6°01'41"	S71°31'09"E	530.00'	55.76'	55.74'
C20	6°22'15"	S71°31'28"E	470.00'	62.26'	52.23'
C21	19°03'02"	S77°52'49"E	470.00'	198.35'	153.82'
C22	12°42'47"	S61°03'57"E	470.00'	104.29'	104.07'
C23	52°32'01"	S23°20'18"E	25.00'	39.27'	35.36'
C24	90°00'00"	S63°59'42"E	25.00'	39.27'	35.36'
C25	90°00'00"	S65°39'42"W	25.00'	39.27'	35.36'
C26	90°00'00"	N23°20'18"W	25.00'	39.27'	35.36'
C27	25°31'40"	S55°34'28"E	230.00'	102.48'	101.63'
C28	7°52'15"	S64°24'11"E	230.00'	31.60'	31.57'
C29	17°39'25"	S51°38'20"E	230.00'	70.88'	70.60'
C30	25°31'40"	S55°34'28"E	170.00'	75.74'	75.12'
C31	42°50'00"	N00°14'42"E	50.00'	37.38'	36.51'
C32	67°41'44"	N55°30'34"E	50.00'	59.08'	55.70'
C33	65°18'10"	S57°59'29"E	50.00'	56.99'	53.95'
C34	57°43'46"	S03°31'28"W	50.00'	50.38'	48.27'
C35	32°06'21"	S48°26'32"W	50.00'	28.60'	27.65'
C36	42°50'00"	N43°04'42"E	25.00'	18.66'	18.96'
C37	265°40'01"	S68°20'18"E	50.00'	231.84'	73.33'
C38	42°50'00"	S00°14'42"W	25.00'	18.69'	18.26'

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
RESTRICTIVE AND PROTECTIVE COVENANTS OF PEBBLE CREEK NORTH FIFTH ADDITION ARE HEREBY FILED AS A PART OF THIS PLAT AND INCLUDE THOSE PROVISIONS AS REQUIRED BY SECTION 116-6-1 OF THE CITY'S SUBDIVISION ORDINANCE.
FRONT BUILDING SETBACK FOR R-2 IS 25.00' EXCEPT AS OTHERWISE NOTED. SIDE YARD SETBACK IS 5.00' FROM PROPERTY LINE WITH A TOTAL SWIM OF THE SIDE YARDS OF AT LEAST 12.00'. IF AN ATTACHED GARAGE IS NOT CONSTRUCTED, A MINIMUM OF AT LEAST 12' PROVIDED ON ONE SIDE OF THE PRINCIPAL STRUCTURE.
FRONT BUILDING SETBACK LINE FOR LOTS FRONTING FOREST GROVE DRIVE OR 35TH STREET SHALL BE 30'. REAR BUILDING SETBACK LINE FOR ALL LOTS SHALL BE 30'. ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE 15' WIDE UNLESS OTHERWISE SHOWN.
THERE SHALL BE NO ACCESS TO LOTS 7-14 FROM 35TH STREET.
THERE SHALL BE NO ACCESS TO LOTS 9-10 FROM COUNTRY CLUB WAY.

ALL RIGHT OF WAY TO BE DEDICATED TO THE PUBLIC WITH THE RECORDING OF THIS PLAT.
SIDEWALKS WILL BE CONSTRUCTED IN CONJUNCTION WITH THE BUILDING OF EACH UNIT.
THIS SUBDIVISION IS ZONED P/R-2.
TOTAL NUMBER OF LOTS IS 59, TOTAL AREA IS 48.532 ACRES, TOTAL R.O.W. 6,310 ACRES.

APPROVED BY THE LECLAIRE PLANNING AND ZONING COMMISSION OF LECLAIRE, IOWA, BY RECOMMENDATION # _____ DATED THE _____ DAY _____, 2005

ATTEST: _____
PLANNING & ZONING CHAIRPERSON

DEPUTY CLERK _____

APPROVED BY THE CITY COUNCIL OF LECLAIRE, IOWA BY RESOLUTION # _____ DATED THE _____ DAY OF _____, 2005
(BE IT FURTHER NOTED THAT THIS APPROVAL EXPRESSES FORTY-FIVE (45) DAYS FROM THIS DATE, UNLESS RECORDED PRIOR TO THAT TIME WITH THE SCOTT COUNTY RECORDER'S OFFICE).

ATTEST: _____
CITY CLERK

BY: _____ DATE: _____
MID-AMERICAN ENERGY COMPANY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD

BY: _____ DATE: _____
QWEST COMMUNICATIONS

BY: _____ DATE: _____
MEDACOM

BY: _____ DATE: _____
IOWA AMERICAN WATER CO.

PEBBLE CREEK NORTH FIFTH ADDITION
LECLAIRE, IOWA

NO.	REVISIONS	DATE
1	REVISED PER CITY COMMENTS	11-23-05

McCLURE ENGINEERING ASSOCIATES, INC.
4700 Kennedy Drive
East Moline, Illinois 61244
(309) 792-3350
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FINAL PLAT
LECLAIRE, IOWA

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: _____
My Registration expires December 31, 2006

Pages or sheets covered by this seal: _____
Sheets 1 and 2