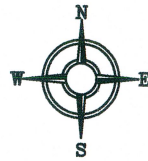


FINAL PLAT OF:

BROWN'S TIMBER

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

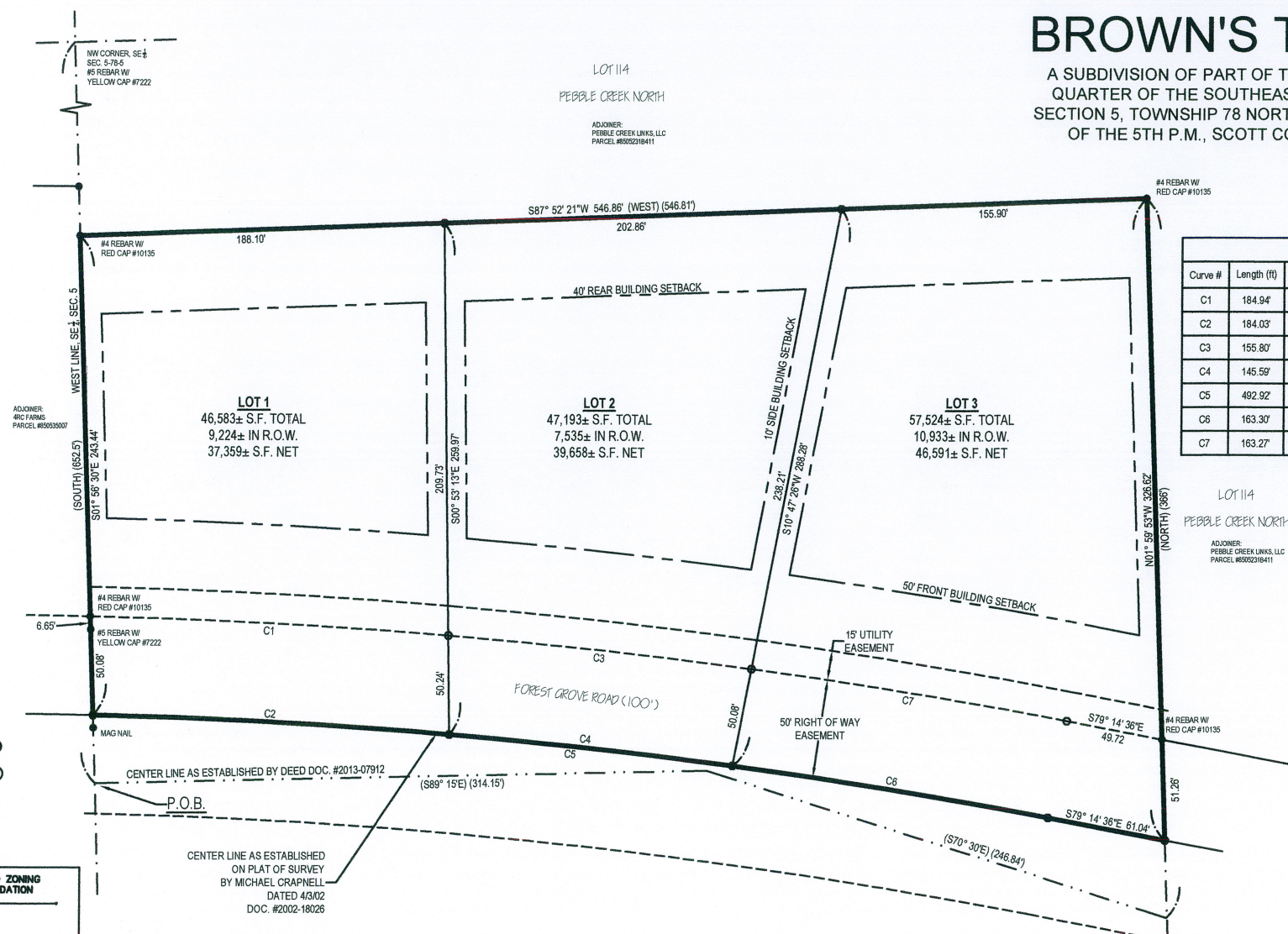


GRAPHIC SCALE



(IN FEET)
1" = 40' (18x24)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402) OBOD 12A, NAD 83 (2011) EPOCH 2010.00.



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	184.94'	3013.57'	3° 30' 58"	184.91'	N87° 03' 52"W
C2	184.03'	2963.57'	3° 33' 28"	184.00'	N86° 59' 27"W
C3	155.80'	3013.57'	2° 57' 44"	155.78'	N83° 49' 31"W
C4	145.59'	2963.57'	2° 48' 53"	145.58'	N83° 48' 16"W
C5	492.92'	2963.57'	9° 31' 47"	492.35'	N84° 00' 18"W
C6	163.30'	2963.57'	3° 09' 26"	163.28'	N80° 49' 07"W
C7	163.27'	3013.57'	3° 06' 15"	163.25'	N80° 47' 31"W

PLAT INFORMATION

1. Area of Subdivision- 0.688 Acres +/-
2. Owner:
Christopher Brown
25600 195th Street
Bettendorf, IA 52722
3. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
(563) 386-4236
4. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
(563) 386-4236
5. Attorney:
Curt Oppel
201 W. 2nd Street, Ste. 200
Davenport, Iowa 52801
(563) 326-6266

LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND:
AS NOTED = ●
- MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = _____
- ROAD CENTER LINE = _____
- EASEMENT LINE = _____
- SETBACK LINE = _____
- SECTION LINE = _____

APPROVED BY THE LECLAIRE PLANNING AND ZONING COMMISSION OF LECLAIRE, IOWA: RECOMMENDATION # _____ DATED THE _____ DAY OF _____ 2018.

ATTEST:

DEPUTY CLERK

APPROVED BY THE CITY COUNCIL OF LECLAIRE, IOWA: RESOLUTION # _____ DATED THE _____ DAY OF _____ 2018. (BE IT FURTHER NOTED THAT THIS APPROVAL EXPIRES FORTY-FIVE (45) DAYS FROM THIS DATE, UNLESS RECORDED PRIOR TO THAT TIME WITH THE SCOTT COUNTY RECORDER'S OFFICE).

ATTEST:

CITY CLERK

PLAN & ZONE CHAIRPERSON

MAYOR

MEDIACOM

By: _____

Date: _____

WINDSTREAM

By: _____

Date: _____

MID-AMERICAN ENERGY COMPANY

By: _____

Date: _____

IOWA-AMERICAN WATER CO.

By: _____

Date: _____

SCOTT COUNTY PLANNING AND DEVELOPMENT

By: _____

Date: _____

MEETS SUBDIVISION AND ZONING REQUIREMENTS

NOTES:

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

ALL EASEMENTS SHOWN ON THIS PLAT SHALL BE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION SHALL BE HELD TO THE MINIMUM, STANDARD COVENANTS FOR PLATS AS DESCRIBED IN THE CITY OF LECLAIRE ZONING ORDINANCE BOOK SECTION III.6-1.1 THROUGH 6-1.3.



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.

MICHAEL D. RICHMOND
Iowa License Number: 28806
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1



DATE: 07/13/18 PROJECT NO: 1802-0188
563 | 386.4236 office | 386.4231 cell
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: KLC

DRAWING LOCATION: S. BROWN-CHRIS

CHECKED BY: MDR

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT: FINAL PLAT BROWN'S TIMBER SCOTT COUNTY, IOWA

OWNER: CHRISTOPHER BROWN
25600 195TH STREET
BETTENDORF, IOWA

SHEET NO. 1 OF 1