

**FINAL PLAT OF
SCHAEFER FARMS ELEVEN
AN ADDITION TO THE CITY OF BETTENDORF, IOWA**

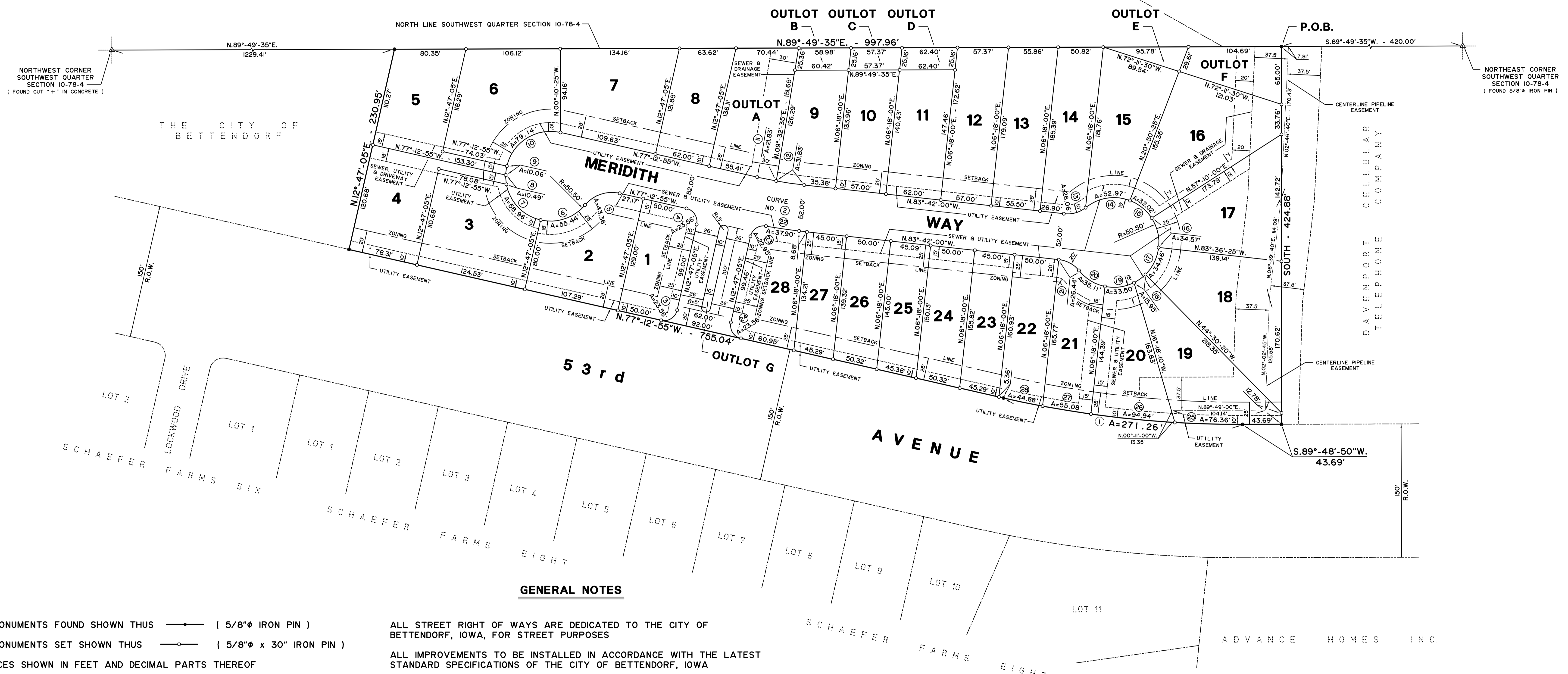
**OWNER - DEVELOPER
ADVANCE HOMES INC.
4215 EAST 60th STREET
DAVENPORT, IOWA**

**BEING PART OF THE SOUTHWEST QUARTER OF SECTION 10
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.**

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	8,290	19	12,240
2	11,775	20	9,515
3	12,755	21	8,540
4	10,215	22	8,175
5	10,085	23	7,125
6	13,500	24	7,650
7	12,995	25	6,655
8	7,995	26	7,110
9	8,285	27	6,155
10	7,820	28	8,860
11	8,925	A	10,535
12	10,025	B	1,495
13	10,115	C	1,435
14	9,440	D	1,560
15	11,140	E	1,325
16	14,810	F	5,190
17	12,575	G	980
18	15,205	-	-

AUDITORS PLAT FOR FRANK MARTZAHN

CREEK VIEW
SECOND ADDITION
LOT 2



GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THIS (5/8"Ø IRON PIN)
 IRON MONUMENTS SET SHOWN THIS (5/8"Ø x 30" IRON PIN)
 DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
 SUBDIVISION CONTAINS 8.09 ACRES, MORE OR LESS
 FOR THIS SURVEY THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10-78-4 WAS ASSUMED TO BEAR SOUTH
 BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED
 A 6 FOOT SIDEWALK WILL BE CONSTRUCTED ALONG 53rd AVENUE AND A 4 FOOT SIDEWALK WILL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR STREETS

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES
 ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA
 ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN
 A MEDIAN CROSSOVER WILL BE CONSTRUCTED AT THE INTERSECTION OF MEREDITH WAY AND 53rd AVENUE
 LOTS 4 AND 5 SHALL HAVE THE RIGHT TO USE THE FULL WIDTH OF THE ACCESS EASEMENT LOCATED ON LOTS 4 AND 5
 OUTLOTS A AND G SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OUTLOTS B THROUGH F WILL BE OWNED AND MAINTAINED BY ADJACENT LOTS 9 THROUGH 11, LOTS 15 AND 16 RESPECTIVELY

OUTLOT A WILL BE INITIALLY ALTERED TO STABILIZE THE VEGETATION AND CONTROL THE EROSION. THE OWNERS OF OUTLOTS B THROUGH F SHALL NOT ALTER THAT GROUND, ALLOWING THE GROUND TO SERVE AS AN AESTHETIC BUFFER AND MECHANISM FOR STORM WATER MANAGEMENT. UPON APPLICATION TO THE CITY BY THE OWNER(S) OF ANY LOT, AND WITH NOTICE TO PROPERTY OWNERS WITHIN 500 FEET, AND APPROVAL OF SAID APPLICATION, THE PROPERTY OWNER MAY MAKE MODIFICATIONS TO THE OUTLOT FOR THE PURPOSES OF INCREASING THE ABILITY OF THAT OUTLOT TO DETAIN/RETAIN STORM WATER SUSTAINABLY. ANY OWNER WHO MODIFIES THE OUTLOT WITHOUT CITY APPROVAL MAY BE REQUIRED TO RETURN THE GROUND TO ITS ORIGINAL STATE. THIS PROVISION MAY BE ENFORCED BY THE CITY OR ANY PROPERTY OWNER IN SCHAEFER FARMS ELEVEN

PREPARED BY
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