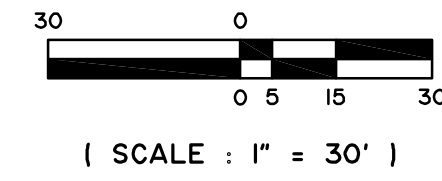


FINAL PLAT OF SCHAEFER FARMS TWELVE AN ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 10
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.
AND ALSO BEING A REPLAT OF LOTS 25, 26, 27 & 28
SCHAEFER FARMS ELEVEN



GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN).

IRON MONUMENTS SET SHOWN THUS (5/8"Ø x 30" IRON PIN).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 0.66 ACRES, MORE OR LESS.

FOR THIS SURVEY THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 10-78-4 AS ASSUMED TO BEAR SOUTH.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

LOTS ARE ZONED R-5 (MULTI-FAMILY RESIDENCE DISTRICT).

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.

PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

A SIX FOOT SIDEWALK WILL BE CONSTRUCTED ALONG 53rd AVENUE AND A FOUR FOOT SIDEWALK WILL BE CONSTRUCTED ALONG THE INTERIOR STREETS.

PREPARED BY

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