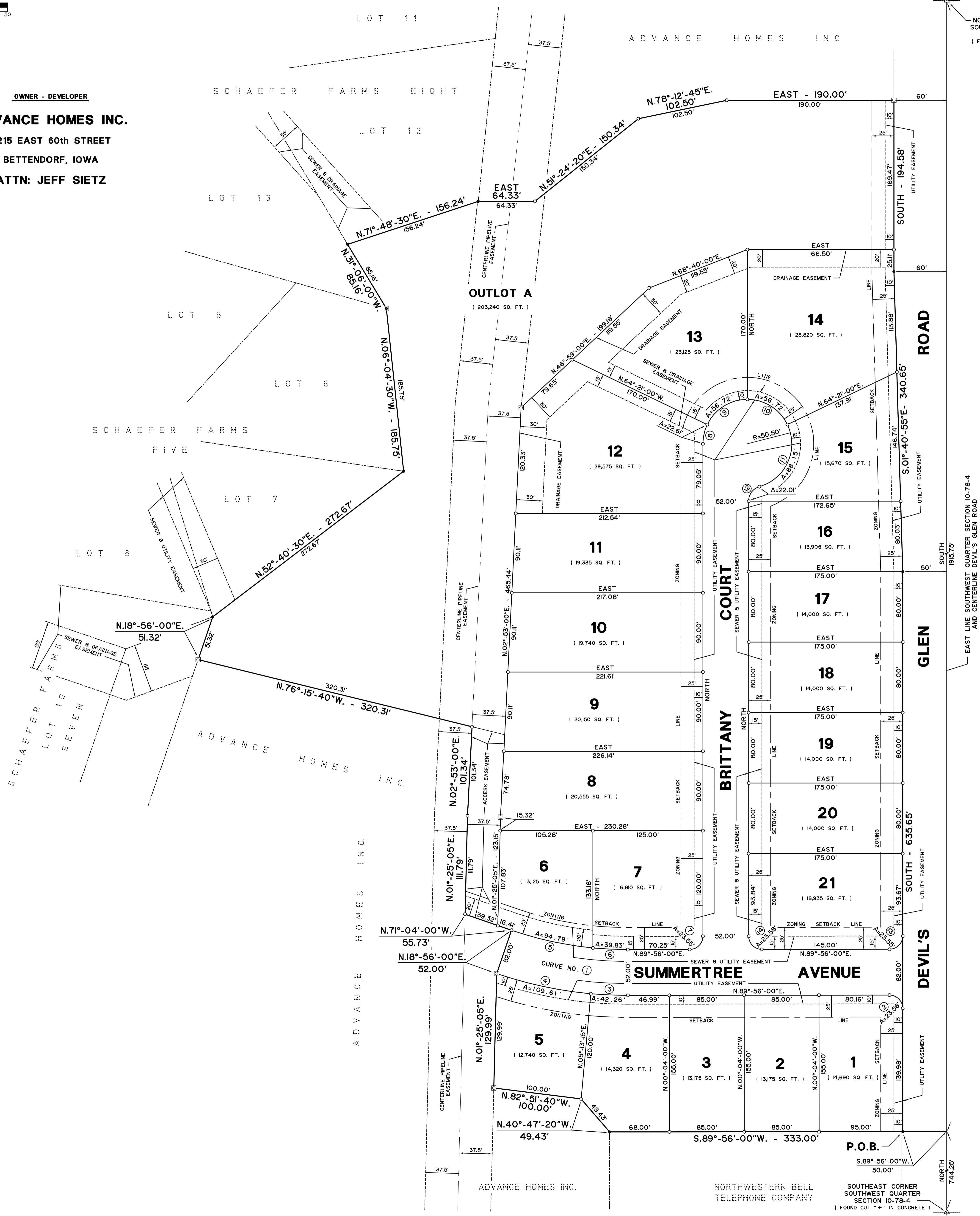


NORTHEAST CORNER
SOUTHWEST QUARTER
SECTION 10-78-4
(FOUND 5/8" IRON PIN)

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

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

OWNER - DEVELOPER
ADVANCE HOMES INC.
4215 EAST 60th STREET
BETTENDORF, IOWA
ATTN: JEFF SIETZ



GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN)
- IRON MONUMENTS SET SHOWN THUS (5/8"φ x 30" IRON PIN)
- CONCRETE MONUMENTS FOUND SHOWN THUS (6" x 6" x 48")
- CONCRETE MONUMENTS SET SHOWN THUS (6" x 6" x 48")
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF
- SUBDIVISION CONTAINS 14.39 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
- 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
- SIDEWALK SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS
- A SIX FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG DEVIL'S GLEN ROAD AT THE TIME THE ADJOINING LOTS ARE BUILT UPON
- OUTLOT A IS DESIGNATED AS A SEWER, DRAINAGE AND DETENTION BASIN EASEMENT

PREPARED BY
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