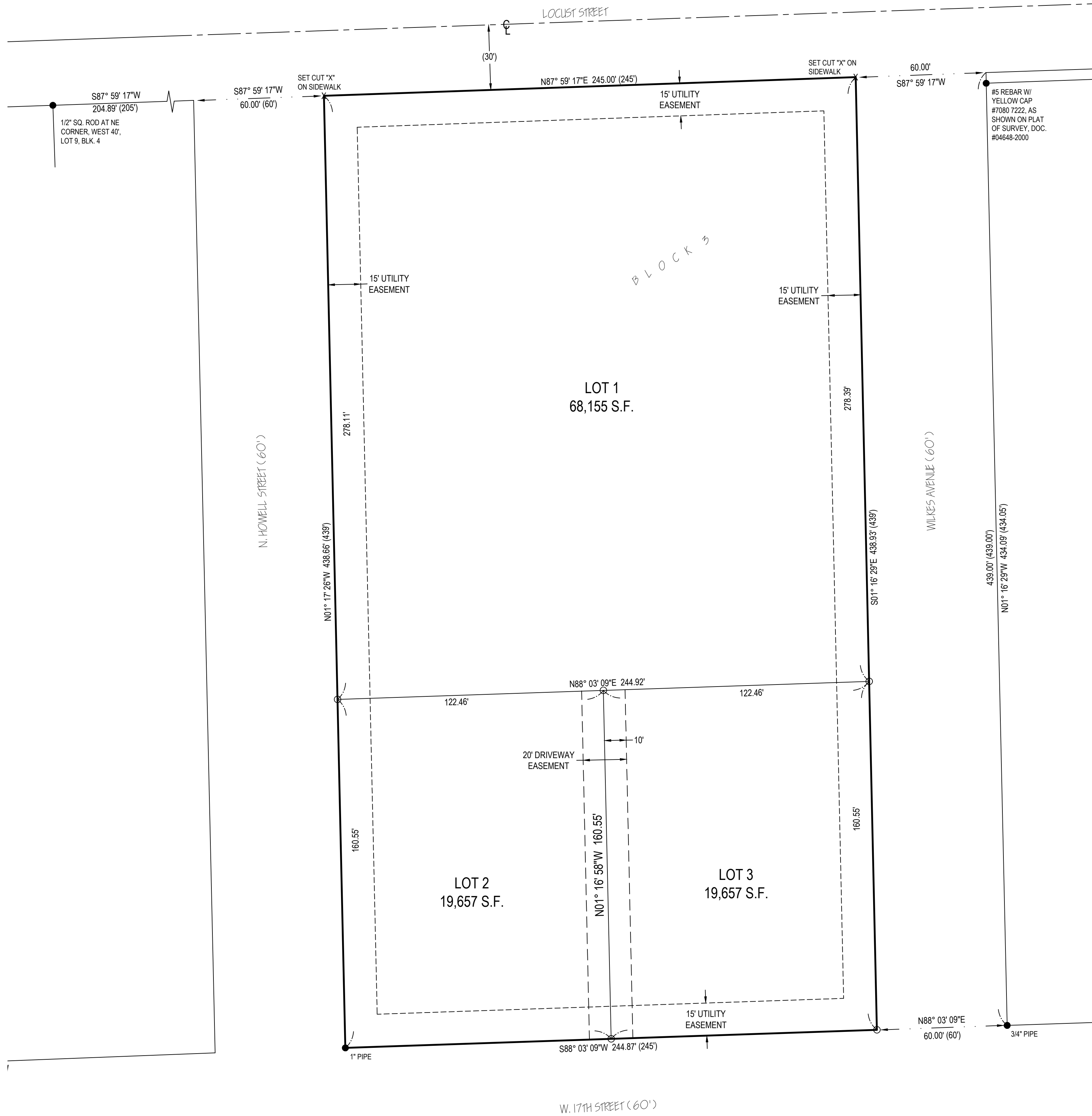


FINAL PLAT

JOHNSON SCHOOL HOMES

BEING A REPLAT OF BLOCK 3 IN FAIR GROUND ADDITION TO THE CITY OF DAVENPORT, IOWA, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA.



NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED C-T, COMMERCIAL TRANSITIONAL District. THE FOLLOWING SETBACKS APPLY AT THE TIME OF RECORDING:
FRONT: BUILD TO ZONE OF 0' TO 20'
INTERIOR SIDE: NONE, UNLESS ABUTTING A 'R' DISTRICT THEN 20'
CORNER SIDE: BUILD TO ZONE OF 0' TO 15'
REAR: 15', UNLESS ABUTTING A 'R' DISTRICT THEN 25' OR 20% OF LOT DEPTH, WHICHEVER IS LESS.
SETBACKS ARE SUBJECT TO CHANGE.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAP #1916300365G EFFECTIVE DATE MARCH 23, 2021.
- NO SITE DEVELOPMENT IS PROPOSED WITH THIS SUBDIVISION.
- STORMWATER DETENTION AND WATER QUALITY TREATMENT WILL NOT BE REQUIRED FOR THIS SUBDIVISION BUT WILL BE REQUIRED UPON FURTHER DEVELOPMENT OF THE PROPERTY.
- ALL MONUMENTS WILL SHALL BE PLACED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS FINAL PLAT.
- LOT 1 SHALL NOT HAVE DIRECT ACCESS TO LOCUST STREET.
- LOTS 1 - 16 IN BLOCK 3 OF FAIR GROUND ADDITION ARE NOT INDIVIDUALLY VIABLE LOTS PER CURRENT CITY OF DAVENPORT ZONING ORDINANCE AND SHALL BE NULL AS OF RECORDING OF THIS SUBDIVISION.

APPROVAL SIGNATURES:

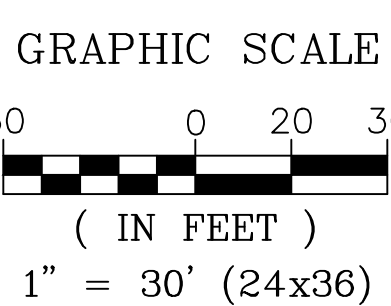
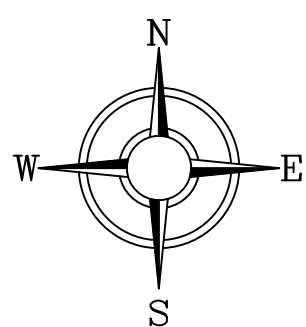
| | |
|---|-------|
| MAYOR | DATE: |
| CITY CLERK | DATE: |
| CHAIRMAN PLAN & ZONE | DATE: |
| CENTURY LINK | DATE: |
| IOWA - AMERICAN WATER COMPANY | DATE: |
| MEDIACOM | DATE: |
| MIDAMERICAN ENERGY | DATE: |
| APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C. | |
| METRONET | DATE: |

PLAT INFORMATION

- | | |
|--|---|
| 1. Owner: Johnson School Properties, LLC 5861 Emily Road Bettendorf, Ia | 3. Surveyor: Jerry D. Rogers 2224 East 12th Street Davenport, Iowa 52803 Ph: (563) 386-4236 |
| 2. Engineer: Townsend Engineering 2224 East 12th Street Davenport, Iowa 52803 Ph: (563) 386-4236 | 4. Attorney: Michael Gorsline 5119 Utica Ridge Road Davenport, Ia 52807 (563) 386-4236 |

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

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED = ●
MONUMENTS SET:
#5 REBAR W/PINK CAP #8860 = ○
BOUNDARY LINE = ————
FENCE LINE = - - - - -
EASEMENT LINE = - · - · -
SETBACK LINE = - · - · -
LOT LINE = - - - - -



DATE:
6/6/2023

563 386.4236 office 386.4231 cell
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
KLC

CHECKED BY:
JDR

LOCATION:
S: \LANG-LUCKY

| REVISIONS: | | |
|------------|-------------|--------|
| NO. | DESCRIPTION | DATE |
| 1 | CITY REVIEW | 7/6/23 |

PROJECT
FINAL PLAT
JOHNSON SCHOOL HOMES
DAVENPORT, IOWA

DEVELOPER
JOHNSON SCHOOL PROPERTIES, LLC
5861 EMILY ROAD
BETTENDORF, IOWA 52722

SHEET NO.
1
OF
1

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.

JERRY D. ROGERS
Iowa License Number: 8860
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: 1