FINAL PLAT OF

DEER RIDGE FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22-T.78N.-R.4E. OF THE 5TH. PRINCIPAL MERIDIAN

CONTAINING 16.15 ACRES MORE OR LESS INCLUDING 2.99 ACRES MORE OR LESS FOR DEDICATED RIGHT OF WAY.

"3" CUT IN CONC. S.W. COR. OF THE SE 1/4 OF SECTION 22

CURVE DATA

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY
DATE 7-17-95

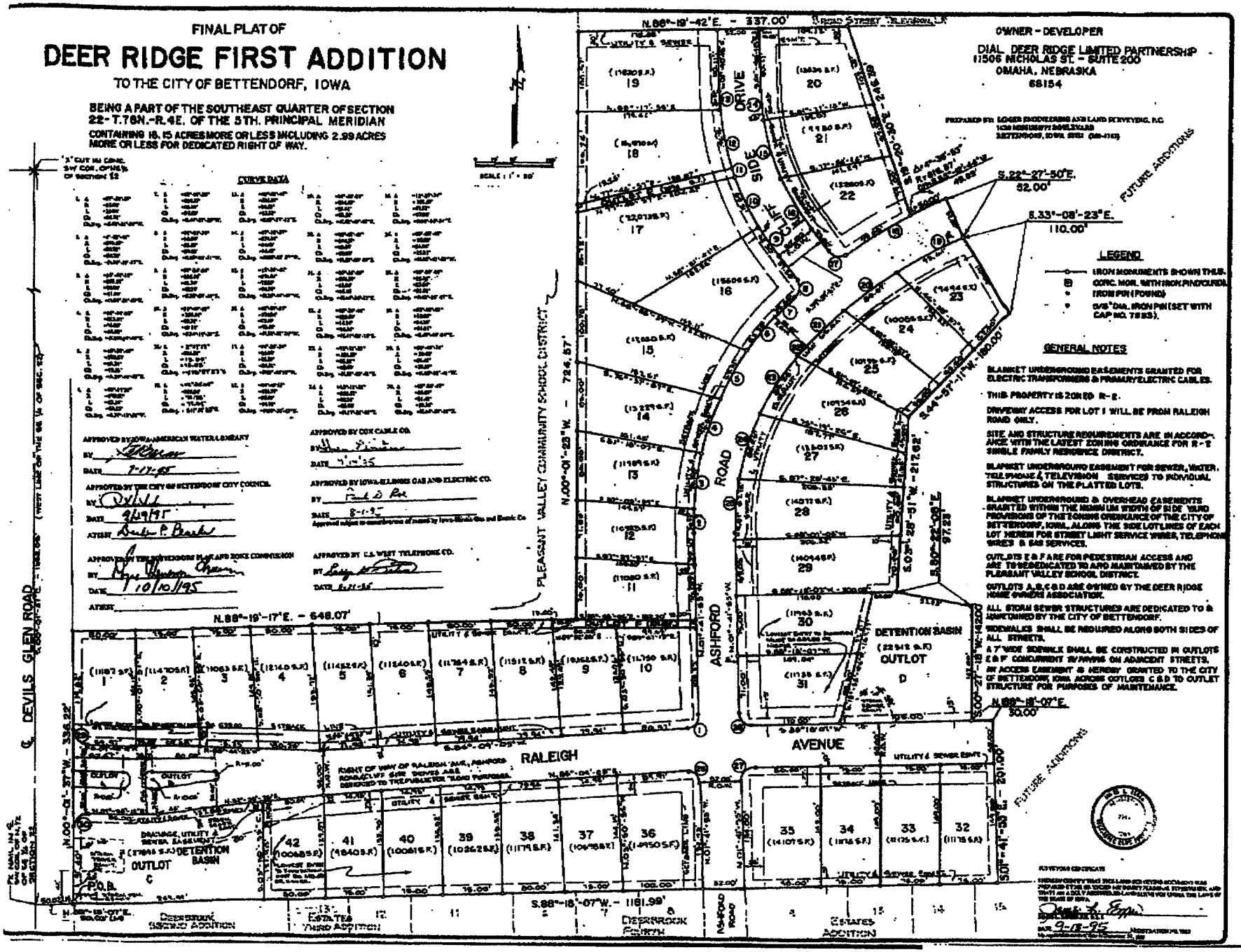
APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL
BY
DATE 9/19/95
ATTEST

APPROVED BY THE BETTENDORF PLAN AND ZONE COMMISSION
BY
DATE 7/10/10/95
ATTEST

APPROVED BY COX CABLE CO.
BY
DATE 7/11/95

APPROVED BY IOWA-ILLINOIS GAS AND ELECTRIC CO.
BY
DATE 8-1-95
Approved subject to conveyance of easement by Iowa-Illinois Gas and Electric Co.

APPROVED BY U.S. WEST TELEPHONE CO.
BY
DATE 8-21-95



OWNER - DEVELOPER

DIAL DEER RIDGE LIMITED PARTNERSHIP
11506 NICHOLAS ST. - SUITE 200
OMAHA, NEBRASKA
68154

PREPARED BY: LOGER ENGINEERING AND LAND SURVEYING, P.C.
1528 MIDDLE BOULEVARD
BETTENDORF, IOWA 52722 (319-359-7103)

LEGEND

- IRON MONUMENTS SHOWN THUS.
- CONC. MON. WITH IRON PIN (FOUND)
- IRON PIN (FOUND)
- 5/8" DIA. IRON PIN (SET WITH CAP NO. 7883).

GENERAL NOTES

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS & PRIMARY ELECTRIC CABLES.

THIS PROPERTY IS ZONED R-2.

DRIVEWAY ACCESS FOR LOT 1 WILL BE FROM RALEIGH ROAD ONLY.

SITE AND STRUCTURE REQUIREMENTS ARE IN ACCORDANCE WITH THE LATEST ZONING ORDINANCE FOR R-2 SINGLE FAMILY RESIDENCE DISTRICT.

BLANKET UNDERGROUND EASEMENT FOR SEWER, WATER, TELEPHONE & TELEVISION SERVICES TO INDIVIDUAL STRUCTURES ON THE PLATTED LOTS.

BLANKET UNDERGROUND & OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BETTENDORF, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR STREET LIGHT SERVICE WIRES, TELEPHONE WIRES & GAS SERVICES.

OUTLOTS E & F ARE FOR PEDESTRIAN ACCESS AND ARE TO BE DEDICATED TO AND MAINTAINED BY THE PLEASANT VALLEY SCHOOL DISTRICT.

OUTLOTS A, B, C & D ARE OWNED BY THE DEER RIDGE HOME OWNERS ASSOCIATION.

ALL STORM SEWER STRUCTURES ARE DEDICATED TO & MAINTAINED BY THE CITY OF BETTENDORF.

SIDEWALKS SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS.

A 7' WIDE SIDEWALK SHALL BE CONSTRUCTED IN OUTLOTS E & F CONCURRENT W/ PAVING ON ADJACENT STREETS.

AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF BETTENDORF, IOWA ACROSS OUTLOTS C & D TO OUTLET STRUCTURE FOR PURPOSES OF MAINTENANCE.

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE 9-18-95

REVISIONS	BY

FINAL PLAT OF
DEER RIDGE FIRST ADDITION
BETTENDORF, IOWA

LOGER ENGINEERING AND LAND SURVEYING, P.C.
1528 MIDDLE BOULEVARD
BETTENDORF, IOWA 52722 (319-359-7103)

DRAWN	R. Coulter
DATE	6-01-95
SCALE	1" = 50'
JOB NO.	
SHEET	1

FINAL PLAT OF

DEER RIDGE SECOND ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22-T.78N.-R.4E. OF THE 5TH. PRINCIPAL MERIDIAN - CONTAINING 11.54 ACRES MORE OR LESS INCLUDING 2.13 ACRES MORE OR LESS FOR DEDICATED RIGHT OF WAY.

SCALE: 1"=50'

℄ CURVE DATA

CURVE NO. 1	CURVE NO. 2	CURVE NO. 3
Δ- 28°-40'-29"	Δ- 23°-45'-42"	Δ- 43°-36'-10"
R- 377.32'	R- 589.57'	R- 250.00'
L- 186.87'	L- 244.54'	L- 190.25'
T- 96.44'	T- 124.04'	T- 100.00'

LOT CURVE DATA

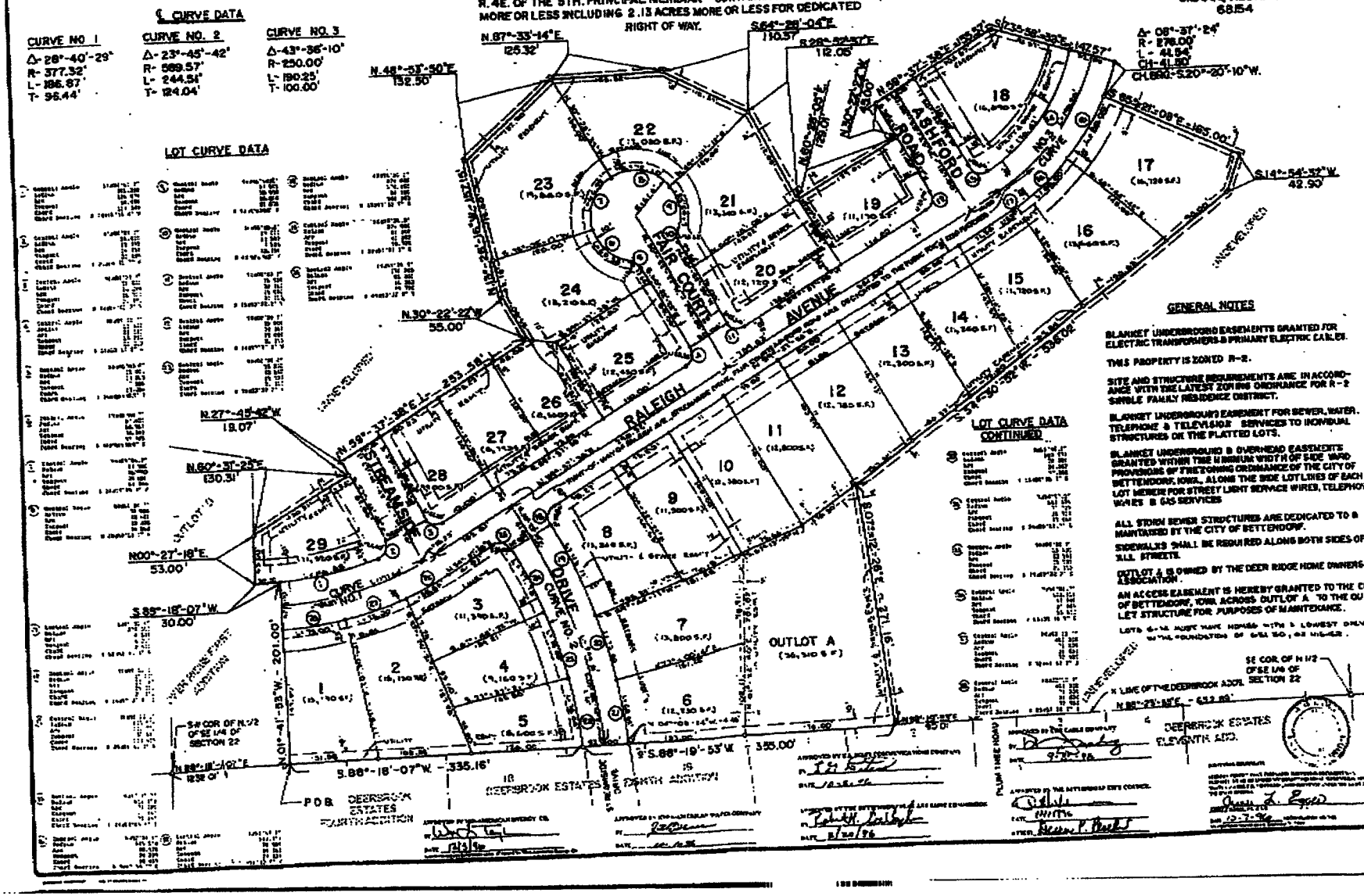
LOT CURVE DATA CONTINUED

LEGEND

- IRON MONUMENTS SHOWN THUS
- CONC.MON. WITH IRON PIN(FOUND)
- IRON PIN(FOUND)
- 5/8" DIA. IRON PIN(SET WITH CAP NO. 7983).

OWNER - DEVELOPER

DIAL DEER RIDGE LIMITED PARTNERSHIP
11506 NICHOLAS ST. - SUITE 200
OMAHA, NEBRASKA
68154



GENERAL NOTES

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS & PRIMARY ELECTRIC CABLES.

THIS PROPERTY IS ZONED R-2.

SITE AND STRUCTURE REQUIREMENTS ARE IN ACCORDANCE WITH THE LATEST ZONING ORDINANCE FOR R-2 SINGLE FAMILY RESIDENCE DISTRICT.

BLANKET UNDERGROUND EASEMENT FOR SEWER, WATER, TELEPHONE & TELEVISION SERVICES TO INDIVIDUAL STRUCTURES ON THE PLATTED LOTS.

BLANKET UNDERGROUND & OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BETTENDORF, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT NEXT TO STREET LIGHT SERVICE WIRES, TELEPHONE WIRES & GAS SERVICES

ALL STORM SEWER STRUCTURES ARE DEDICATED TO & MAINTAINED BY THE CITY OF BETTENDORF.

SIDEWALKS SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS.

OUTLOT A IS OWNED BY THE DEER RIDGE HOME OWNERS ASSOCIATION.

AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF BETTENDORF, IOWA ACROSS OUTLOT A TO THE OUTLOT STRUCTURE FOR PURPOSES OF MAINTENANCE.

LOTS 6-14 MUST HAVE HOMES WITH A LOWEST OPENING WITH FOUNDATION OF 651.50, OR HIGHER.

FINAL PLAT OF
DEER RIDGE THIRD ADDITION

TO THE CITY OF BETTENDORF, IOWA
BEING PART OF THE SOUTHEAST QUARTER, AND
BEING PART OF THE NORTHEAST QUARTER OF
SECTION 22, TOWNSHIP 78 NORTH, RANGE 4 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CONTAINING 11.00 ACRES MORE OR LESS

LOT 2 REGENCY ADDITION LOT 3

DEVILS GLEN ROAD

KUHN

GEORGE

NELSON

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 19

LOT 20

OUTLOT "A"

BROAD STREET TELEVISION L.P.

LOT 1 ENVIRONS HEIGHTS SCHOOL ADDITION

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY
DATE

APPROVED BY TCI CABLE COMPANY
BY
DATE

APPROVED BY U.S. WEST COMMUNICATIONS COMPANY
BY
DATE

APPROVED BY MID-AMERICAN ENERGY COMPANY
BY
DATE 11/21/97

APPROVED BY THE BETTENDORF PLAN AND ZONE COMMISSION
BY
DATE 11/20/97

APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL
BY
DATE 12/16/97

GENERAL NOTES

- Access To Lot 1 Is Via The Regency Addition, or OUTLOT "A".
- Access To Lot 2 Is Thru OutLot "X", More Commonly Called "Deer Lane".
- Ownership Of OutLot "A" - Owner Of Lot 2.
- Ownership Of OutLot "B" - Either Owner Of Lot 2 or Lot 1.
- Lots 3, 4 & 5 Shall Provide A Sidewalk Along The Street.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS 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.

DATE Dec. 10, 1997 LICENSE NO. 7813

PAGES OR SHEETS COVERED BY THIS SEAL This SHEET ONLY

FINAL PLAT OF

DEER RIDGE FOURTH ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22 - TOWNSHIP 78 NORTH - RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CONTAINING 8.83 ACRES MORE OR LESS INCLUDING 1.35 ACRES MORE OR LESS FOR DEDICATED RIGHT OF WAY.

℄ CURVE DATA

CURVE #1	CURVE #2
Δ = 54°05'29"	Δ = 52°01'35"
R = 250.00'	R = 250.00'
L = 236.02'	L = 227.55'
T = 127.63'	T = 122.30'

OWNER-DEVELOPER

DIAL DEER RIDGE LIMITED PARTNERSHIP
11506 NICHOLAS STREET - SUITE 208
OMAHA, NEBRASKA 68154

LEGEND

- ○ 5/8" DIA. 18" IRON PIN SET WITH CAP #7793
- ● IRON PIN (FOUND)

GENERAL NOTES

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS & PRIMARY ELECTRIC CABLES.

THIS PROPERTY IS ZONED R-2.

SITE AND STRUCTURE REQUIREMENTS ARE IN ACCORDANCE WITH THE LATEST ZONING ORDINANCE FOR R-2 SINGLE FAMILY RESIDENCE DISTRICT.

BLANKET UNDERGROUND EASEMENT FOR SEWER, WATER, TELEPHONE & TELEVISION SERVICES TO INDIVIDUAL STRUCTURES ON THE PLATTED LOTS, INCLUDING GAS AND ELECTRIC SERVICES.
BLANKET UNDERGROUND & OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BETTENDORF, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR STREET LIGHT SERVICE WIRES, TELEPHONE WIRES & GAS SERVICES.

ALL STORM SEWER STRUCTURES ARE DEDICATED TO & MAINTAINED BY THE CITY OF BETTENDORF.

SIDEWALKS SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS.

LOTS 1, 2, 3 SHALL NOT HAVE A STRUCTURE WITH AN ENTRY IN THE FOUNDATION WALL BELOW ELEV. 681.50.

LOT 4	MINIMUM	FOUNDATION	ENTRY	ELEV.	683.5
LOT 5	"	"	"	"	684.0
LOT 6	"	"	"	"	684.5
LOT 7	"	"	"	"	685.0
LOT 8	"	"	"	"	686.0
LOT 9	"	"	"	"	687.0
LOT 10	MINIMUM	FOUNDATION	ENTRY	ELEV.	688.0

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY _____
DATE 1-26-98

APPROVED BY MCI CABLE COMPANY
BY _____
DATE 1-26-98

APPROVED BY U.S. WEST COMMUNICATIONS COMPANY
BY _____
DATE 1-23-98

APPROVED BY MID-AMERICAN ENERGY COMPANY
BY _____
DATE 1/23/98
Approval subject to dominion of owned by Mid-American Energy Co.

APPROVED BY THE BETTENDORF PLAN AND ZONE COMMISSION
BY _____
DATE 4/07/98

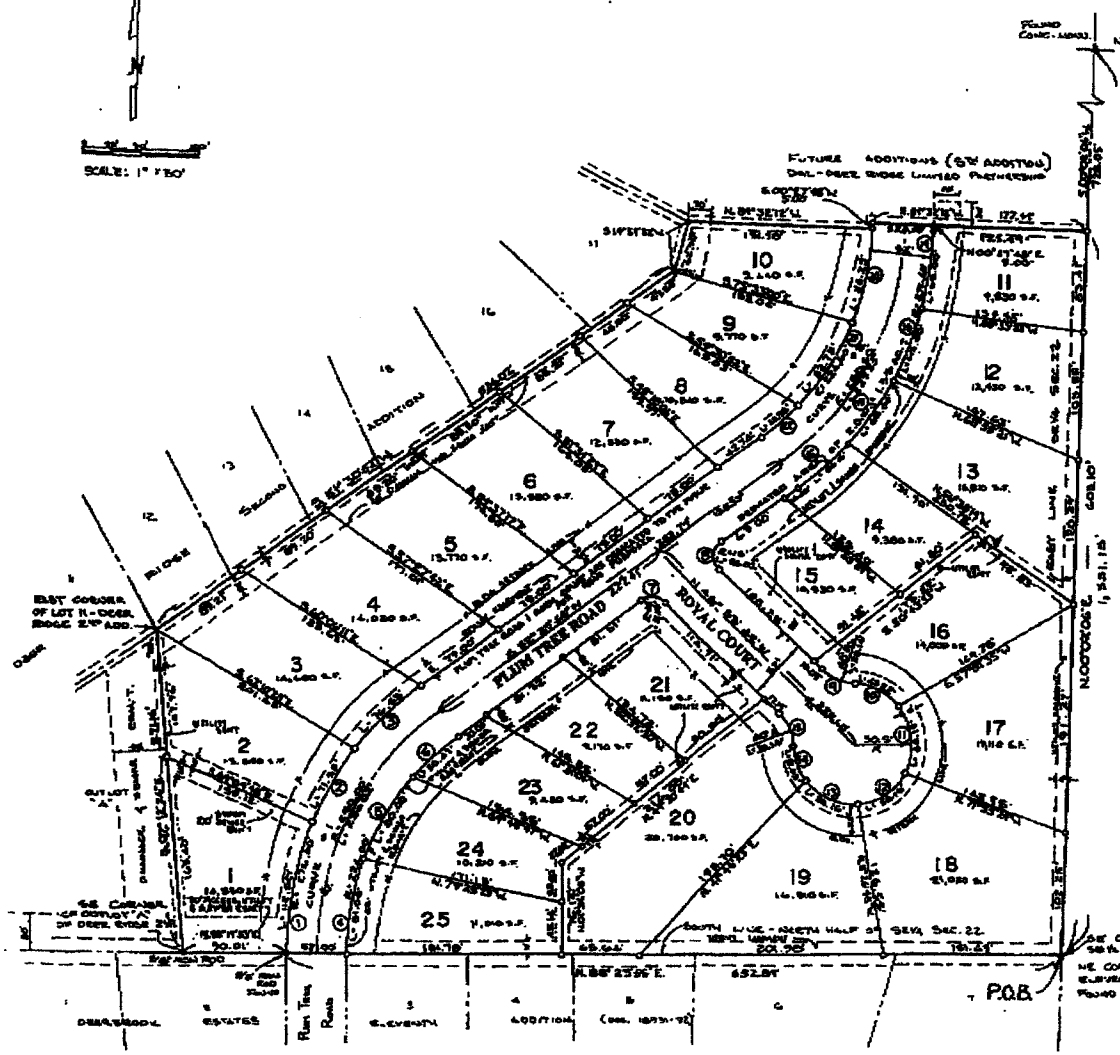
APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL
BY _____
DATE 4/22/98

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS 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.

_____
DATE April 3, 1998 LICENSE NO. 7793
My license renewal date is December 31, 1999.
PAGES OR SHEETS COVERED BY THIS SEAL PAGE 2/6

PREPARED BY:
EGGER ENGINEERING AND LAND SURVEYING, P.C.
2395 TECH DRIVE SUITE 8B
BETTENDORF, IOWA 52722
319-332-6330



FINAL PLAT OF
DEER RIDGE FOURTH ADDITION
BETTENDORF, IOWA

2/6

FINAL PLAT OF

DEER RIDGE FIFTH ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 22-T.78N.-R.4E. OF THE 5TH. PRINCIPAL MERIDIAN - CONTAINING 5.80 ACRES MORE OR LESS INCLUDING 1.01 ACRES MORE OR LESS FOR DEDICATED RIGHT OF WAY

SCALE : 1" = 50'

GENERAL NOTES

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ELECTRIC TRANSFORMERS & PRIMARY ELECTRIC CABLES.

THIS PROPERTY IS ZONED R-2.

SITE AND STRUCTURE REQUIREMENTS ARE IN ACCORDANCE WITH THE LATEST ZONING ORDINANCE FOR R-2 SINGLE FAMILY RESIDENCE DISTRICT.

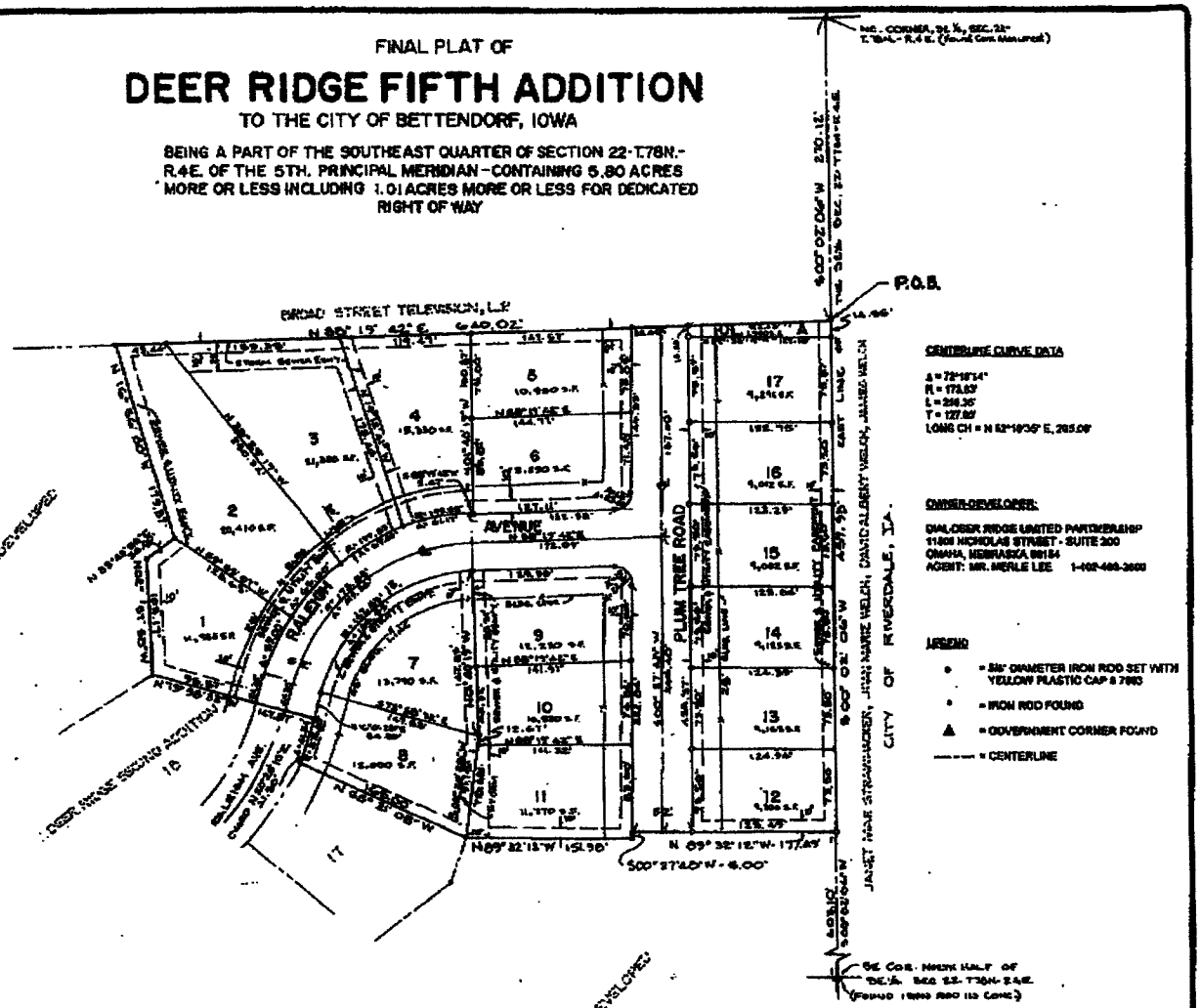
BLANKET UNDERGROUND EASEMENT FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE & TELEVISION SERVICES TO INDIVIDUAL STRUCTURES ON THE PLATTED LOTS.

BLANKET UNDERGROUND & OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF BETTENDORF, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR STREET LIGHT SERVICE WIRES, TELEPHONE WIRES & GAS SERVICES, AND ELECTRIC SERVICES.

ALL STORM SEWER STRUCTURES ARE DEDICATED TO & MAINTAINED BY THE CITY OF BETTENDORF.

SIDEWALKS SHALL BE REQUIRED ALONG BOTH SIDES OF ALL STREETS.

OUTLOT 'A' IS PROVIDED TO ACCOMMODATE A PUBLIC SIDEWALK FROM PLUM TREE ROAD TO THE SUBDIVISION BOUNDARY. THIS WALK WILL BE INSTALLED BY THE DEVELOPER, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



CENTERLINE CURVE DATA

Δ = 72°18'14"
R = 173.83'
L = 219.35'
T = 127.82'
LONG CH = N 53°19'39" E, 205.09'

OWNER-DEVELOPER:

DALOSER RIDGE LIMITED PARTNERSHIP
11808 NICHOLAS STREET - SUITE 200
OMAHA, NEBRASKA 68154
AGENT: MR. MERLE LEE 1-402-493-3600

LEGEND

- = 5/8" DIAMETER IRON ROD SET WITH YELLOW PLASTIC CAP # 7863
- = IRON ROD FOUND
- = GOVERNMENT CORNER FOUND
- = CENTERLINE

LOT BOUNDARY CURVE DATA

LOT #	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
1	18°55'00"	199.83'	59.09'	58.78'	S 24°28'59" W
2	18°38'15"	199.83'	65.00'	64.71'	S 42°15'34" W
3	19°12'38"	199.83'	67.00'	66.68'	S 61°11'00" W
4	17°33'23"	199.83'	61.17'	60.93'	S 79°33'38" W
6	87°51'53"	15.00'	23.00'	20.81'	S 44°28'45" W
7	72°18'14"	147.83'	186.56'	174.42'	N 82°10'34" E
8	92°08'07"	15.00'	24.12'	21.61'	S 46°38'15" E

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY _____
DATE _____

APPROVED BY TCI CABLE COMPANY
BY _____
DATE 2/26/98

APPROVED BY U.S. WEST COMMUNICATIONS COMPANY
BY _____
DATE 2/2/98

APPROVED BY MID-AMERICAN ENERGY COMPANY
BY _____
DATE 2/13/98
approval subject to installation of easement by Mid-American Energy Co.

APPROVED BY THE BETTENDORF PLAN AND ZONE COMMISSION
BY _____
DATE 4/07/98

APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL
BY _____
DATE 4/22/98

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT 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.

_____
LICENSED LS

_____ 3, 1998
MY LICENSE RENEWAL DATE IS JUNE 30, 1998
PAGES OR SHEETS COVERED BY THIS SEAL PLAT 2/6

REVISIONS	BY
CHANGE LOTS 1 & 2	

PREPARED BY:
EGGER ENGINEERING AND LAND SURVEYING, P.C.
3305 TECH DRIVE SUITE 98
BETTENDORF, IOWA 52722
319-332-0339

DEER RIDGE FIFTH ADDITION
BETTENDORF, IOWA

DRAWN J.L.E.
DESIGNED J.L.E. & BBC
DATE FEB. 16, 1998
SCALE 1" = 50'
JOB NO.
SHEET 2/6

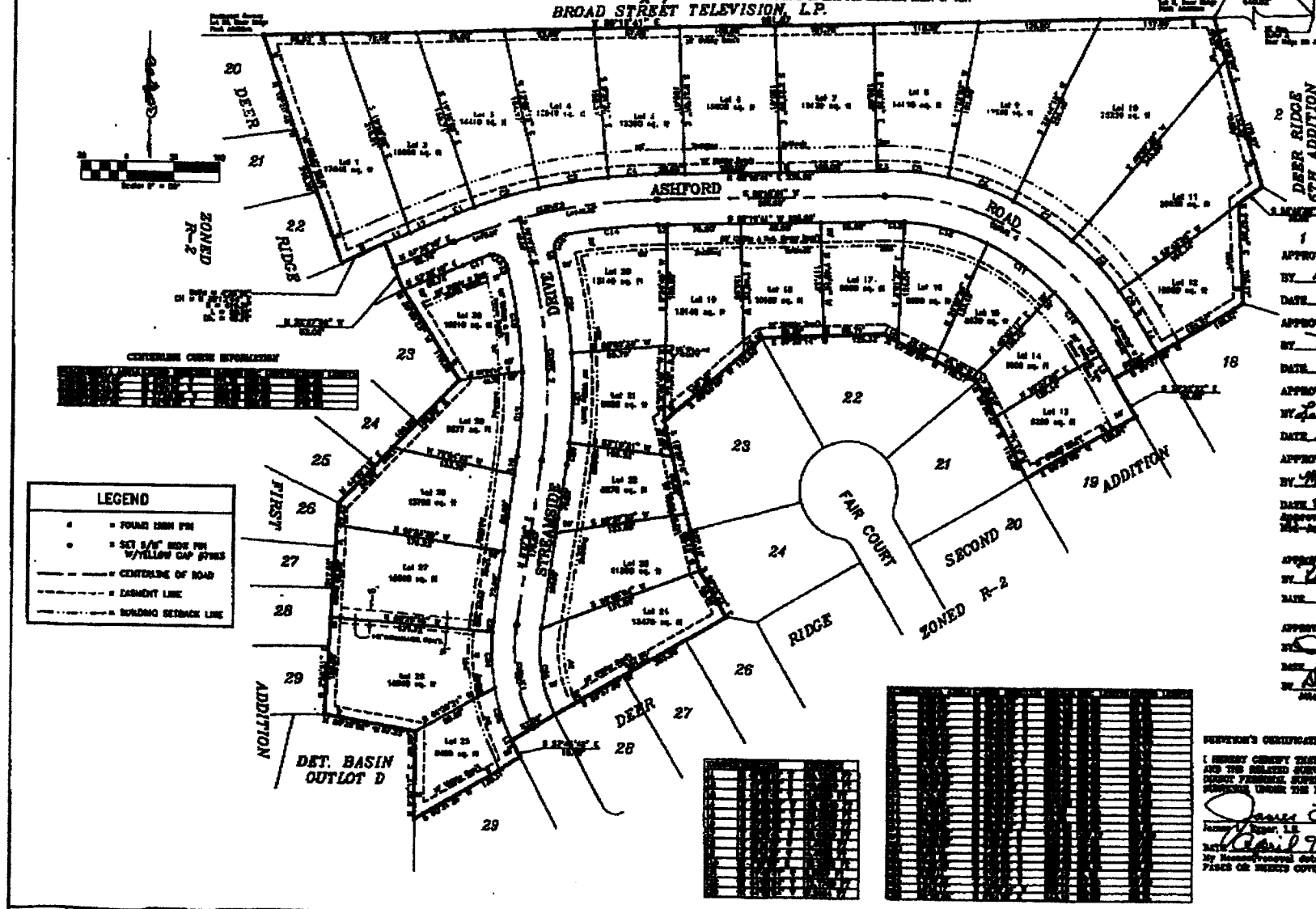
OWNER-DEVELOPER
DIAL DEER RIDGE LIMITED PARTNERSHIP
11506 NICHOLAS STREET - SUITE 200
OMAHA, NEBRASKA 68164
AGENT: MERLE LEE
(1-402-493-2800)

FINAL PLAT OF

DEER RIDGE SIXTH ADDITION

TO THE CITY OF BETTENDORF, IOWA

ZONED A-1
BROAD STREET TELEVISION, L.P.



GENERAL NOTES

1. THIS PROPERTY IS ZONED R-2.
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

APPROVED BY IOWA-AMERICAN WATER COMPANY
BY [illegible]
DATE 2/26/99

APPROVED BY TCI CABLE COMPANY
BY [illegible]
DATE 2-26-99

APPROVED BY U.S. WEST COMMUNICATIONS COMPANY
BY [illegible]
DATE 2-26-99

APPROVED BY MID-AMERICAN ENERGY COMPANY
BY [illegible]
DATE 3/05/99
Approval subject to encumbrances of record by Mid-American Energy Co.

APPROVED BY THE BETTENDORF PLAN & ZONE COMMISSION
BY [illegible]
DATE 3/31/99

APPROVED BY THE CITY OF BETTENDORF CITY COUNCIL
BY [illegible]
DATE 5/11/99
BY [illegible]
MAYOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS 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.

[illegible]
Jeffrey L. Egger, L.S.
DATE April 9, 1999 LICENSE NO. 7965
My Renewal date is December 31, 1999.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DRAWN: G.A.C. DATE: FEBRUARY 5, 1999	CHECKED BY: DATE:	REVISIONS: 3-10-99 - Revised 30' Sta. Curve Lengths & 30' Setbacks GAC; 3-16-99 - Plans 30' Building Setbacks to Line 10 GAC; 5-7-99 - Added 10' Utilities GAC	PREPARED BY: [illegible]	DEER RIDGE 6TH ADDITION	FINAL PLAT OF DEER RIDGE 6TH ADDITION	2