

Subject Property

DAVENPORT

0 0.6 1.2 1.8 2.4 Miles



Subject Property

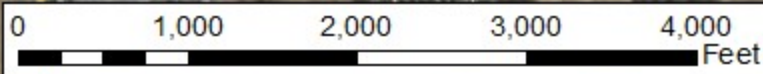


61

61

280

280

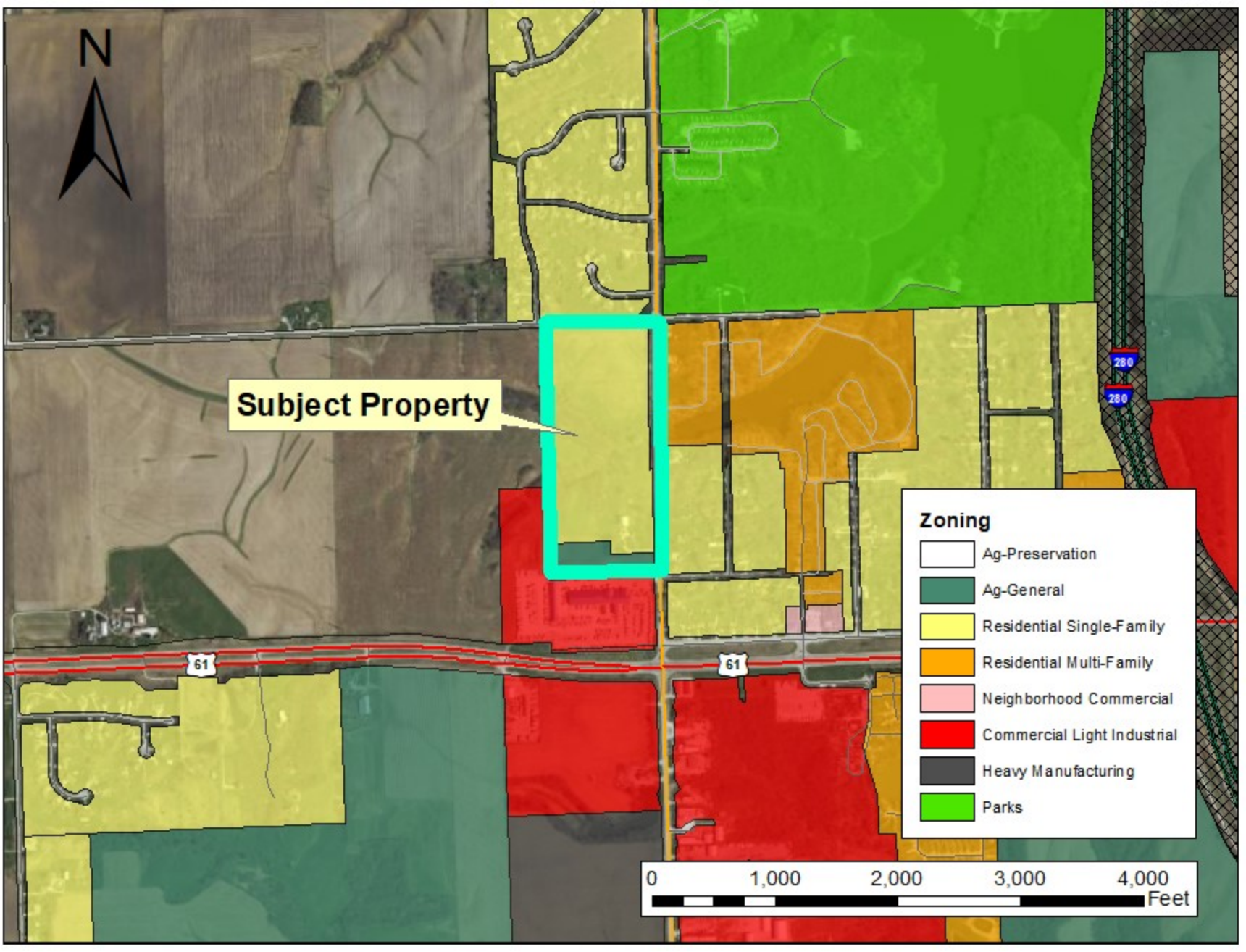
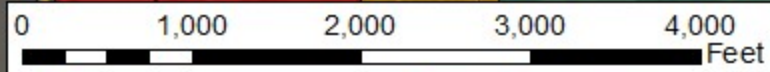


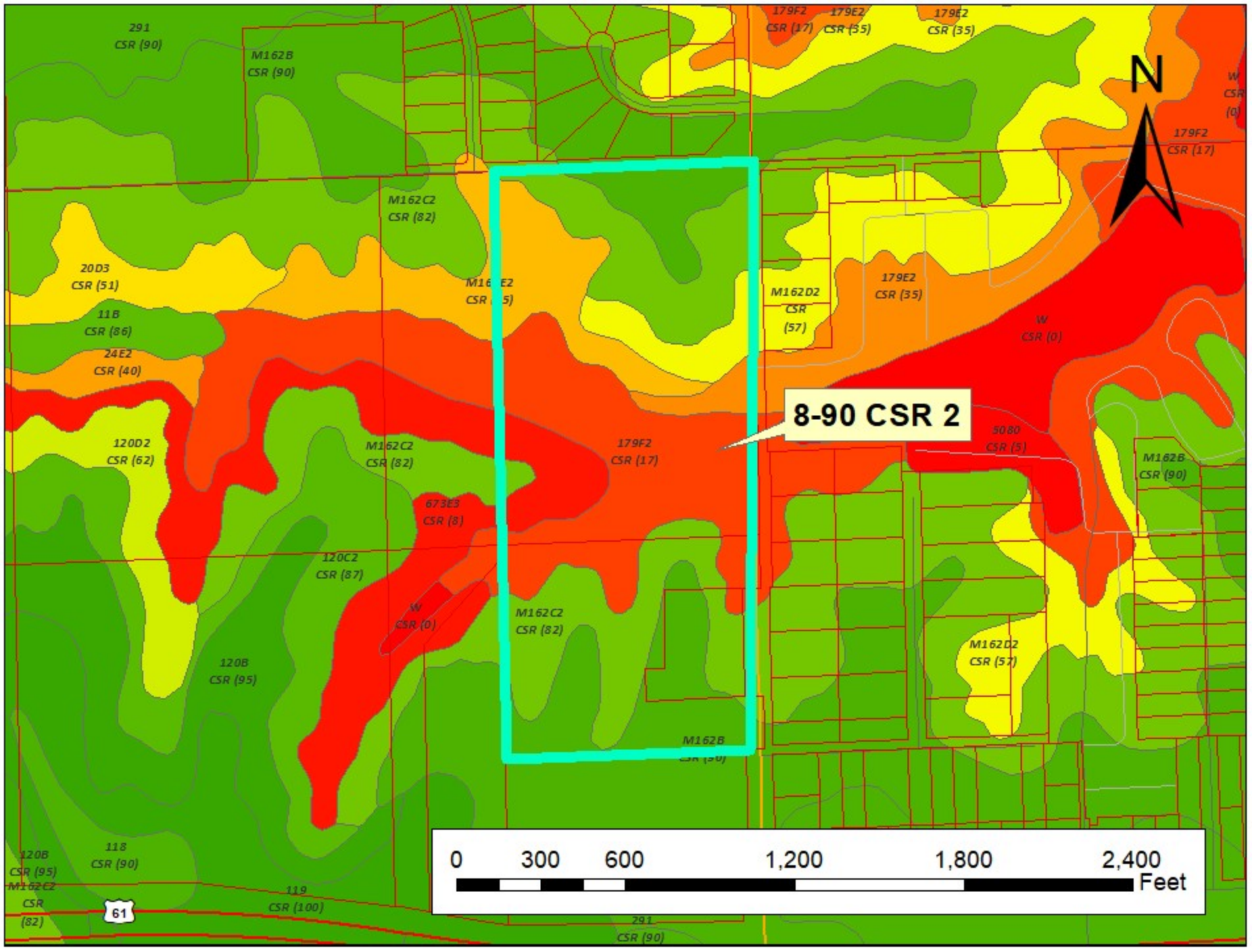


Subject Property

Zoning

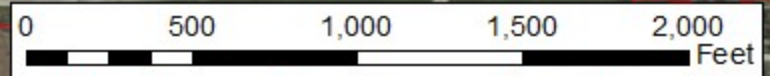
- Ag-Preservation
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Parks

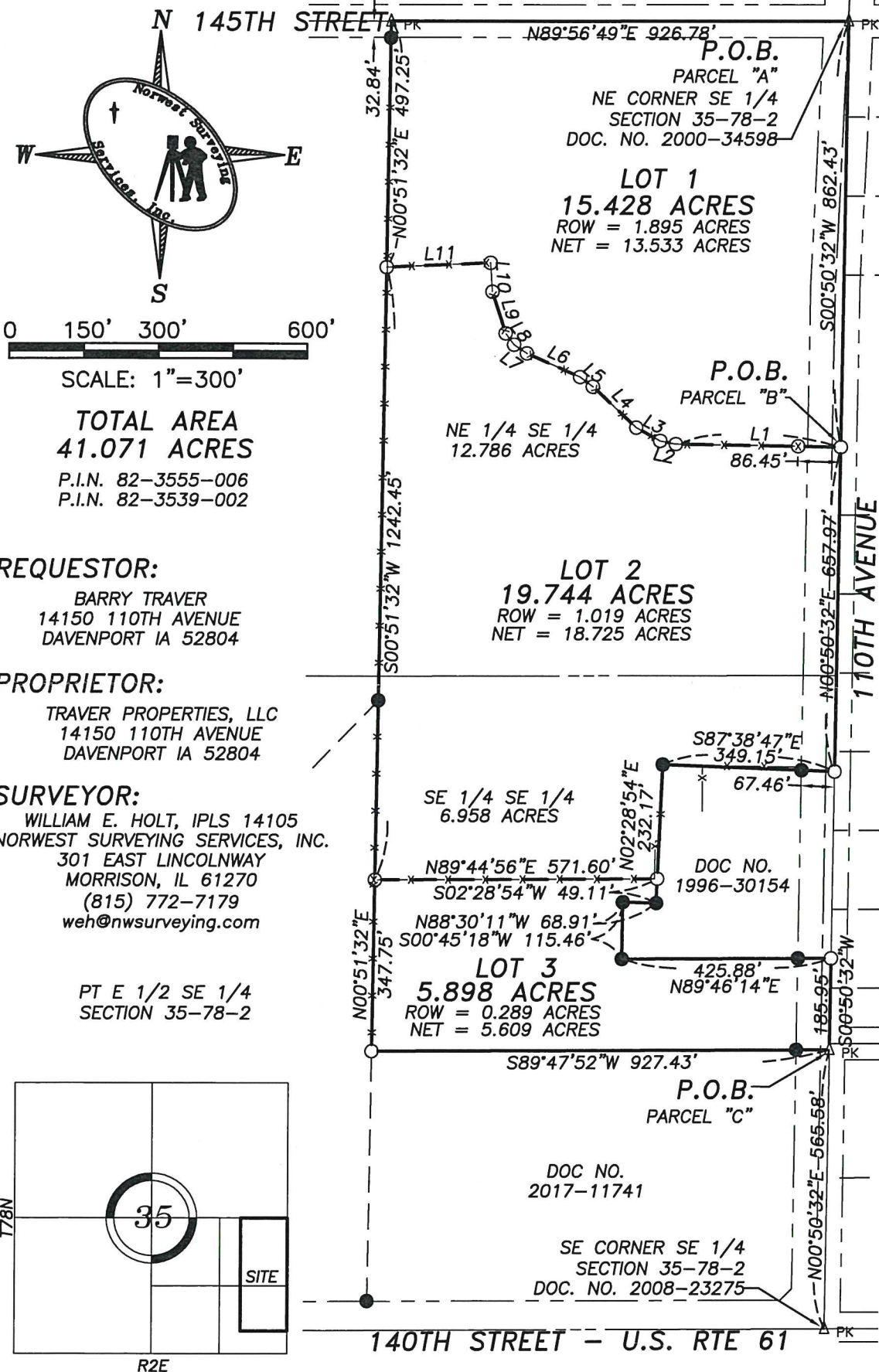






Subject Property



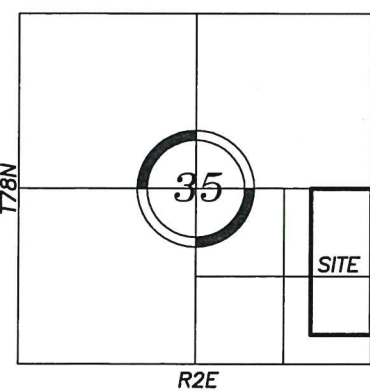


REQUESTOR:
BARRY TRAVER
14150 110TH AVENUE
DAVENPORT IA 52804

PROPRIETOR:
TRAVER PROPERTIES, LLC
14150 110TH AVENUE
DAVENPORT IA 52804

SURVEYOR:
WILLIAM E. HOLT, IPLS 14105
NORWEST SURVEYING SERVICES, INC.
301 EAST LINCOLNWAY
MORRISON, IL 61270
(815) 772-7179
weh@nwsurveying.com

PT E 1/2 SE 1/4
SECTION 35-78-2



"TRAVER OAKS"

A SUBDIVISION OF PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 35
IN TOWNSHIP 78 NORTH (T78N), RANGE 2 EAST (R2E) OF THE FIFTH PRINCIPAL MERIDIAN (5TH PM),
SCOTT COUNTY, IOWA.

Of Property Described on the deed recorded as Document No. 2006-10541 in the Office of the Scott County Recorder.

SURVEYOR'S REPORT

This Plat represents an original boundary survey of the parcel described hereon and was done at the request of Barry Traver of Davenport, Iowa.

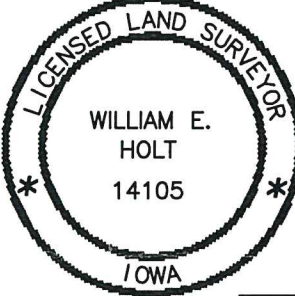
All structural or utility improvements, surface and subsurface, on and/or adjacent to the site are not necessarily shown. All monuments exist as shown hereon. Bearings are Degrees, Minutes and Seconds and are referenced to assumed datum; distances are shown as feet and decimal parts thereof.

This survey includes no investigation or independent search for easements of record, encumbrances, deed restrictions, restrictive covenants, ownership, title evidence, or any other facts that an accurate and current title search may disclose. Right-of-Way lines shown hereon are a graphic representation only and may not depict the actual location of the public easement.

I hereby certify that this Land Surveying document was prepared, and that 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.

William E. Holt
William E. Holt

Dated this 31st day of October 2022 C.E.
State of Iowa Reg. No. 14105
My registration expires December 31, 2022 C.E.



LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|-------------|----------|
| L1 | N88°58'45"W | 334.69' |
| L2 | N78°27'58"W | 32.37' |
| L3 | N61°54'42"W | 56.71' |
| L4 | N46°40'07"W | 121.18' |
| L5 | N52°35'58"W | 32.34' |
| L6 | N66°10'24"W | 118.05' |
| L7 | N55°25'25"W | 31.24' |
| L8 | N36°30'28"W | 28.65' |
| L9 | N17°51'37"W | 88.53' |
| L10 | N03°47'28"W | 58.87' |
| L11 | S87°30'46"W | 209.73' |

Surveyor's Note
Monuments shown hereon are
5/8" rods unless noted otherwise.

Subdivision Certificates are
attached hereto by others.

ZONING APPROVAL

This plat meets the Subdivision &
Zoning Ordinance Requirements for
Scott County, IA.

Scott County Zoning _____ Date _____

LEGEND

| | |
|-------|---------------------|
| — | BOUNDARY OF SURVEY |
| - - - | LOT/PARCEL LINE |
| ● | MONUMENT FOUND |
| ○ | STONE FOUND |
| + | SET 5/8" PIN W/CAP |
| — x — | CHISELED "X" |
| — | SECTION LINE |
| — | RIGHT OF WAY LINE |
| — x — | FENCE LINE |
| — | BUILDING SETBACK |
| - - - | UTILITY EASEMENT |
| - - - | DEED/PLAT DIMENSION |
| () | |

NOTE: BEARINGS ARE ASSUMED

RESERVED FOR RECORDER

NORWEST SURVEYING SERVICES, INC.
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS
301 EAST LINCOLNWAY MORRISON, ILLINOIS 61270
PHONE (815) 772-7179 NWSURVEYING@MCHSI.COM
SERVING ILLINOIS & IOWA SINCE 1974

| | | | |
|-------------------------|----------------------------------|-------------------------|---------------------------|
| SURVEYED BY JMW, CFW | FIELD WORK COMPLETED 10-26-22 | JOB NO. 2022259 | DRAWN BY WEH |
| BOOK NO. 268-67 | PLAT NO. 2022259 | DRAWING NAME 2006314 | DRAWING DATE 31 OCT 22 |
| REVISION DATES | | CHECKED BY | SCALE 1"=300' |

PROJECT: "TRAVER OAKS"
TITLE: BARRY TRAVER

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Ken Beck, Chair of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on February 16, 2023 in which it approved the Final Plat of **TRAVER OAKS ADDITION** as follows:

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 16th day of February, 2023 considered the final plat of **TRAVER OAKS ADDITION**, a 3-lot subdivision in part of the E ½ of the SE ¼ of Section 35, Township 78 North, Range 2 East of the 5th Principal Meridian (Blue Grass Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the final plat of said subdivision.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This Resolution shall take effect immediately.

Signed this 16th day of February, 2023

SCOTT COUNTY, IOWA

BY: _____
Ken Beck, Chair

ATTESTED BY: _____
Kerri Tompkins, Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE _____

SCOTT COUNTY AUDITOR

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS
February 16, 2023
APPROVING THE FINAL PLAT OF TRAVER OAKS ADDITION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 16th day of February, 2023 considered the final plat of **TRAVER OAKS ADDITION**, a 3-lot subdivision in part of the E ½ of the SE ¼ of Section 35, Township 78 North, Range 2 East of the 5th Principal Meridian (Blue Grass Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the final plat of said subdivision.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This Resolution shall take effect immediately.