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Recorded: 03/21/2014 at 08:06:17 AM
Fee Amt: \$37.00 Page 1 of 9
Scott County Iowa
Rita A. Vargas Recorder

File **2014-00006009**

**PLAT OF SURVEY
RECORDER'S COVER SHEET**

PREPARER INFORMATION:

Missman, Inc.
Attn.: Daryl Brickner
1717 State Street, Suite 201
Bettendorf, IA 52722

TAX PAYER INFORMATION:

Davenport Community School District
Attn: Operations Department
1008 West Kimberly Road
Davenport, IA 52806
Phone: (563) 386-3351

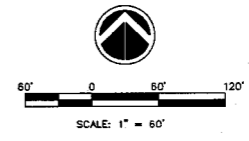
RETURN DOCUMENT TO:

Attn.: Daryl Brickner
1717 State Street, Suite 201
Bettendorf, IA 52722

Legal Description: See pages 4 – 7

Document or instrument number of associated documents previously recorded: 2005-00000641

BASIS OF BEARINGS
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE NAD 83 (1997 ADJUSTMENT)



ALTA / ACSM LAND TITLE SURVEY
OF
PART OF THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH
PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT,
SCOTT COUNTY, IOWA

THIS PLAT PREPARED FOR:
DAVENPORT COMMUNITY SCHOOL DISTRICT
OPERATIONS DEPARTMENT
1008 WEST KIMBERLY ROAD
DAVENPORT, IA 52808
PHONE: (563) 386-3351

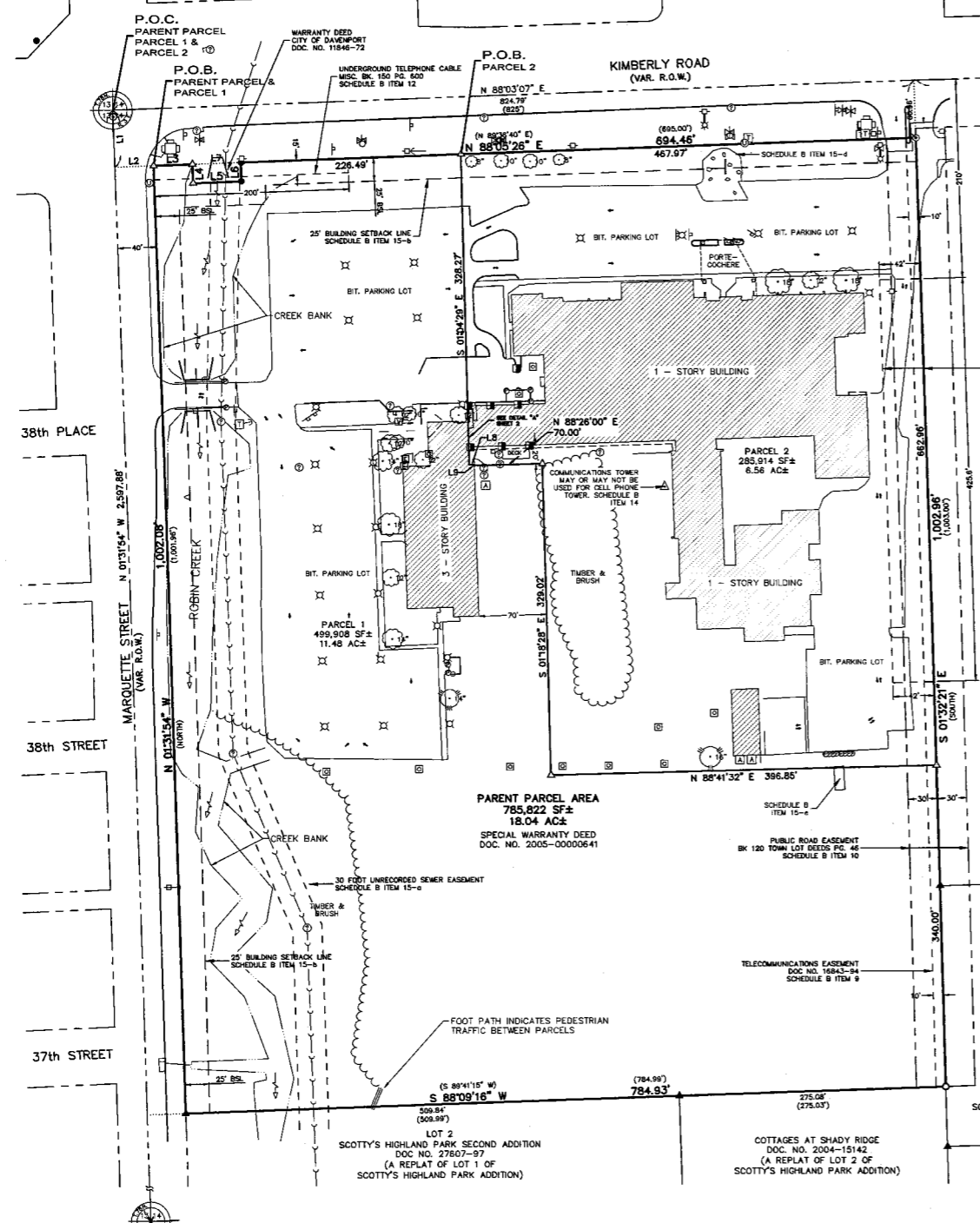
REVISIONS	DESCRIPTION	DATE
No.		

Missman, Inc.
Professional Engineers & Land Surveyors
Rock Island, IA • Bettendorf, IA • Sycamore, IL
(319) 788-7644 • (563) 344-0260 • (618) 986-3825
www.missman.com

Davenport Community School District
3801 Marquette Street, Davenport, IA
ALTA Survey

Missman Project No:
C13L039
File Name:
C13L039 Property.dwg
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Field Book No:
Drawn By: ELV
Checked By: DAB
Date: 03/20/2014
Sheet 1 of 2

PREPARED BY: DARYL A. BRICKNER P.L.S. #13581 - MISSMAN, INC. 1717 STATE STREET BETTENDORF, IOWA 52722 PHONE 563-344-0260



LINE	BEARING	DISTANCE
L1	(SOUTH) S 01°31'54\" E	(60.40) 60.40'
L2	(N 88°36'40\" E) N 88°05'26\" E	(40.00) 40.00'
L3	(N 88°36'40\" E) N 88°05'26\" E	(40.00) 40.00'
L4	(SOUTH) S 01°31'54\" E	(20.00) 20.00'
L5	(N 88°36'40\" E) N 88°05'26\" E	(50.00) 50.00'
L6	(NORTH) N 00°33'19\" W	(20.00) 20.01'
L7	(N 88°29'44\" E) N 88°05'26\" E	(50.00) 50.34'
L8	N 68°55'31\" E	5.11'
L9	S 01°18'28\" E	1.04'

- LEGEND**
- ⊠ R.O.W. MARKER, FOUND
 - ⊙ RAILROAD SPIKE, FOUND
 - ⊞ REBAR, FOUND
 - ⊗ CHISELED "X" IN CONCRETE, FOUND
 - ⊘ CHISELED "X" IN CONCRETE, SET
 - ⊙ REBAR WITH CAP # _____ FOUND
 - ⊞ 5/8\" REBAR WITH CAP #05 _____ SET
 - ⊙ 1/2\" SQ. PIN, FOUND
 - ⊞ P.K. NAIL, FOUND
 - ⊙ P.K. NAIL, SET
 - ⊞ PIPE, FOUND
 - ⊙ CONCRETE MONUMENT, FOUND
 - ⊞ SECTION CORNER
 - ⊙ MEASURED DIMENSION
 - ⊞ RECORDED DIMENSION
 - ⊙ LINE CONTINUATION
 - ⊞ SURVEY BOUNDARY
 - ⊙ LOT LINE
 - ⊞ CENTERLINE
 - ⊙ UNDERLYING LOT LINE
 - ⊞ EASEMENT LINE
 - ⊙ SECTION LINE
 - ⊞ R.O.W. LINE
 - ⊙ SETBACK LINE
 - ⊞ FORCE MAIN
 - ⊙ SANITARY SEWER
 - ⊞ STORM SEWER
 - ⊙ PIPE UNDERDRAIN
 - ⊞ WATER LINE
 - ⊙ OVERHEAD ELECTRIC
 - ⊞ UNDERGROUND ELECTRIC
 - ⊙ GAS LINE
 - ⊞ TELEVISION LINE
 - ⊙ TELEPHONE LINE
 - ⊞ FIBER OPTIC CABLE
 - ⊙ UTILITY LINE
 - ⊞ EDGE OF WATER LINE/SWITCH FLOWLINE
 - ⊙ CHAIN LINK FENCE
 - ⊞ WIRE FENCE
 - ⊙ WOOD FENCE
 - ⊞ CONTOUR
 - ⊙ GUARD RAIL
 - ⊞ TREE LINE
 - ⊙ STORM MAN-HOLE
 - ⊞ STORM INLET
 - ⊙ STORM INLET
 - ⊞ STORM DOUBLE INLET
 - ⊙ FLARED END SECTION
 - ⊞ SANITARY MANHOLE
 - ⊙ SANITARY/STORM CLEANOUT
 - ⊞ UNKNOWN MANHOLE
 - ⊙ WATER VALVE
 - ⊞ HYDRANT
 - ⊙ WELL
 - ⊞ SPRINKLER HEAD
 - ⊙ WATER METER
 - ⊞ POWER POLE
 - ⊙ POWER POLE W/ LIGHT
 - ⊞ POWER POLE W/ METER
 - ⊙ GUY WIRE
 - ⊞ GUY POLE
 - ⊙ ELECTRIC MAN-HOLE
 - ⊞ ELECTRIC PEDESTAL/TRANSFORMER
 - ⊙ ELECTRIC METER
 - ⊞ TELEPHONE POLE
 - ⊙ TELEPHONE MANHOLE
 - ⊞ TELEPHONE PEDESTAL
 - ⊙ CABLE TV PEDESTAL
 - ⊞ UTILITY MAN-HOLE
 - ⊙ HANDHOLE
 - ⊞ GAS VALVE
 - ⊙ GAS METER
 - ⊞ AIR CONDITIONING UNIT
 - ⊙ LIGHT POLE
 - ⊞ VAPOR LIGHT
 - ⊙ LIGHT-JUNCTION BOX
 - ⊞ TRAFFIC SIGNAL
 - ⊙ TRAFFIC CANTILEVER
 - ⊞ TRAFFIC SIGNAL CONTROLLER
 - ⊙ MAIL BOX
 - ⊞ PARKING METER
 - ⊙ SIGNS
 - ⊞ FLAGPOLE
 - ⊙ POST/BOLLARD
 - ⊞ CONIFER TREE
 - ⊙ DECAIDUOUS TREE
 - ⊞ BUSH/SHRUB

- ABBREVIATIONS**
- AC ACRES
 - SF SQUARE FEET
 - ASPH ASPHALT
 - BT BITUMINOUS
 - BLDG BUILDING
 - CL CENTERLINE
 - CONC CONCRETE
 - EX EXISTING
 - PVMT PAVEMENT
 - UG UNDERGROUND

PARENT PARCEL AREA
785,822 SF±
18.04 AC±
SPECIAL WARRANTY DEED
DOC. NO. 2005-0000641

LOT 2
SCOTT'S HIGHLAND PARK SECOND ADDITION
DOC. NO. 27607-97
(A REPLAT OF LOT 1 OF
SCOTT'S HIGHLAND PARK ADDITION)

COTTAGES AT SHADY RIDGE
DOC. NO. 2004-15142
(A REPLAT OF LOT 2 OF
SCOTT'S HIGHLAND PARK ADDITION)

SCHUETTE'S FIRST ADDITION
DOC. NO. 09087-87

SCHEDULE A - LEGAL DESCRIPTION

PARENT PARCEL
SPECIAL WARRANTY DEED DOC. NO. 2005-0000641
HISTORICALLY DESCRIBED AS:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE, AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 60.40 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 40.00 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARQUETTE STREET AND THE SOUTH RIGHT OF WAY LINE OF KIMBERLY ROAD, AS BOTH ARE NOW ESTABLISHED IN THE CITY OF DAVENPORT, IOWA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 40.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID KIMBERLY ROAD; THENCE SOUTH 20.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 50.00 FEET; THENCE NORTH 20.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 695.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID KIMBERLY ROAD; THENCE SOUTH 1003.00 FEET TO THE NORTHEAST OF SCOTTY'S HIGHLAND PARK ADDITION TO THE CITY OF DAVENPORT, IOWA; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS WEST 784.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID MARQUETTE STREET; THENCE NORTH 1001.96 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID MARQUETTE STREET TO THE POINT OF BEGINNING, CONTAINING 18.04 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 1

Part of the Southwest Quarter of Section 14, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 14;

Thence South 01 degrees 31 minutes 54 seconds East along the west line of said Southwest Quarter, a distance of 60.40 feet;

Thence North 88 degrees 05 minutes 26 seconds East, a distance of 40.00 feet to the intersection of the east right of way line of Marquette Street and the south right of way line of Kimberly Road and the Point of Beginning;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 40.00 feet to the west line of a parcel conveyed to the City of Davenport by Warranty Deed recorded as Document No. 11846-72 in the Scott County Recorder's Office;

Thence South 01 degrees 31 minutes 54 seconds East along said west line, a distance of 20.00 feet to the south line of said parcel so conveyed;

Thence North 88 degrees 05 minutes 26 seconds East along said south line, a distance of 50.00 feet to the east line of said parcel so conveyed;

Thence North 00 degrees 33 minutes 19 seconds West along said east line, a distance of 20.01 feet to the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 228.49 feet to the northerly projection of the east face of an existing building;

Thence South 01 degrees 04 minutes 29 seconds East along said east face and it's northerly projection, a distance of 328.27 feet to the north face of said existing building;

Thence North 88 degrees 55 minutes 31 seconds East along said north face, a distance of 5.11 feet to the east face of said existing building;

Thence South 01 degrees 18 minutes 28 seconds East along said east face, a distance of 1.04 feet;

Thence North 88 degrees 26 minutes 00 seconds East, a distance of 70.00 feet;

Thence South 01 degrees 18 minutes 28 seconds East, a distance of 379.02 feet;

Thence North 88 degrees 41 minutes 32 seconds East, a distance of 396.85 feet to the east line of a parcel conveyed to Trinity Medical Center by Special Warranty Deed recorded as Document No. 2005-0000641 in said Recorder's Office;

Thence South 01 degrees 32 minutes 21 seconds East along said east line, a distance of 340.00 feet to the northeast corner of Cottages at Shady Ridge, recorded as Document No. 2004-15142 in said Recorder's Office;

Thence South 88 degrees 08 minutes 16 seconds West along the north line of said Cottages at Shady Ridge and the north line of Scotty's Highland Park Second Addition recorded as Document No. 27507-97 in said Recorder's Office, a distance of 784.93 feet to the east right of way line of Marquette Street;

Thence North 01 degrees 31 minutes 54 seconds West along said east right of way line, a distance of 1,002.08 feet to the Point of Beginning.

The above described parcel contains 499,908 square feet or 11.48 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

PARCEL 2

Part of the Southwest Quarter of Section 14, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 14;

Thence South 01 degrees 31 minutes 54 seconds East along the west line of said Southwest Quarter, a distance of 60.40 feet;

Thence North 88 degrees 05 minutes 26 seconds East, a distance of 40.00 feet to the intersection of the east right of way line of Marquette Street and the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 40.00 feet to the west line of a parcel conveyed to the City of Davenport by Warranty Deed recorded as Document No. 11846-72 in the Scott County Recorder's Office;

Thence South 01 degrees 31 minutes 54 seconds East along said west line, a distance of 20.00 feet to the south line of said parcel so conveyed;

Thence North 88 degrees 05 minutes 26 seconds East along said south line, a distance of 50.00 feet to the east line of said parcel so conveyed;

Thence North 00 degrees 33 minutes 19 seconds West along said east line, a distance of 20.01 feet to the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 228.49 feet to the northerly projection of the east face of an existing building and the Point of Beginning;

Thence continuing North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 467.97 feet to the east line of a parcel conveyed to Trinity Medical Center by Special Warranty Deed recorded as Document No. 2005-0000641;

Thence South 01 degrees 32 minutes 21 seconds East along said east line, a distance of 662.96 feet;

Thence South 88 degrees 41 minutes 32 seconds West, a distance of 396.85 feet;

Thence North 01 degrees 18 minutes 28 seconds West, a distance of 329.02 feet;

Thence South 88 degrees 26 minutes 00 seconds West, a distance of 70.00 feet to the east face of an existing building;

Thence North 01 degrees 18 minutes 28 seconds West along said east face, a distance of 1.04 feet to the north face of said existing building;

Thence South 88 degrees 55 minutes 31 seconds West along said north face, a distance of 5.11 feet to the east face of said existing building;

Thence North 01 degrees 04 minutes 29 seconds West along said east face and it's northerly projection, a distance of 328.27 feet; to the Point of Beginning.

The above described parcel contains 265,914 square feet or 6.56 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

GENERAL NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE - CASE NO. N90-817-OC WITH AN EFFECTIVE DATE OF DECEMBER 16, 2013; ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THOSE LISTED IN THE SURVEYOR'S ALTA CERTIFICATE, THEIR SUCCESSORS AND ASSIGNS. NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

FIELDWORK COMPLETED MARCH 20, 2014.

TABLE A NOTES

ITEM 1
ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

ITEM 3
BASED UPON THE REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER #19130C0365F, EFFECTIVE DATE: FEBRUARY 18, 2011; NO PART OF THIS PROPERTY IS REPORTEDLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA; BASED UPON SCALED MAP LOCATIONS AND GRAPHIC

PLOTTING ONLY. IT IS LOCATED WITHIN ZONE X, WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ITEM 4
PARCEL 1 AREA = 499,908 SQ. FT. ± OR 11.48 AC.±
PARCEL 2 AREA = 265,914 SQ. FT. ± OR 6.56 AC.±
PARENT PARCEL AREA = 785,822 SQ. FT. ± OR 18.04 AC.±

ITEM 8
ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

ITEM 10(a)
THE PROPERTY LINE DIVIDING PARCEL 1 AND PARCEL 2 IS PARTLY BASED ON THE SURVEYED LOCATION OF THE EXTERIOR FACE OF AN EXISTING BUILDING WALL PROJECTED NORTHERLY THROUGH AN EXISTING BUILDING ADDITION TO THE SOUTH RIGHT OF WAY LINE OF KIMBERLY ROAD.

ITEM 18
AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SCHEDULE B - SPECIAL EXCEPTIONS

ITEMS 1 THRU 8
NOT A SURVEY MATTER

ITEM 9
EASEMENT FOR TELECOMMUNICATIONS FACILITIES IN FAVOR OF US WEST COMMUNICATIONS, INC. DOCUMENT NO. 16843-94
SHOWN ON PLAT OF SURVEY

ITEM 10
DEDICATION FOR PUBLIC ROAD PURPOSES AS CONTAINED IN BOOK 120 OF TOWN LOT DEEDS, PAGE 48.
SHOWN ON PLAT OF SURVEY

ITEM 11
EASEMENT IN FAVOR OF IOWA-ILLINOIS GAS AND ELECTRIC COMPANY BOOK 134 OF MISCELLANEOUS, PAGE 479
SHOWN ON PLAT OF SURVEY

ITEM 12
EASEMENT FOR UNDERGROUND TELEPHONE CABLE IN FAVOR OF NORTHWESTERN BELL TELEPHONE COMPANY BOOK 150 OF MISCELLANEOUS, PAGE 600
SHOWN ON PLAT OF SURVEY

ITEM 13
NOT A SURVEY MATTER

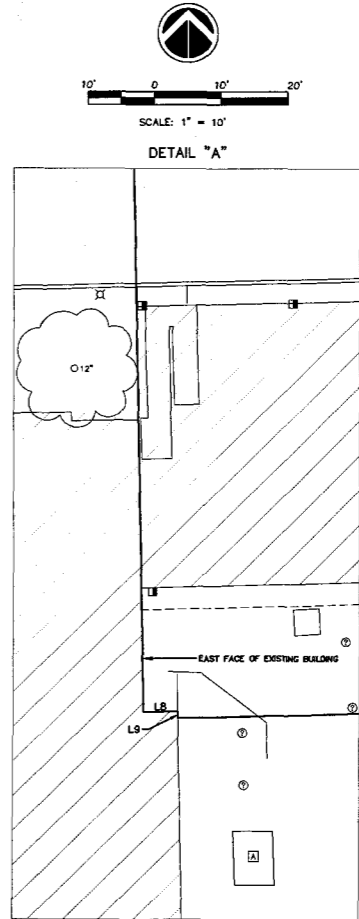
ITEM 14
POSSIBLE UNRECORDED CELL TOWER LEASE
COMMUNICATIONS TOWER NOT LOCATED ON PARCEL 1 MAY OR MAY NOT BE USED AS A CELL PHONE TOWER. SHOWN ON PLAT OF SURVEY

ITEM 15
MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS WHICH WERE DISCLOSED ON A CERTAIN ALTA / ACSM LAND TITLE SURVEY PREPARED BY MCCLURE ENGINEERING ASSOCIATES, INC. AND DATED MAY 16, 2005 AND REVISED DATED JUNE 28, 2005 AS JOB NUMBER: 01-13-05-128, TO WIT:

- a. 30 FOOT UNRECORDED SEWER EASEMENT LOCATED SOUTHERLY TO NORTHERLY IN THE WESTERLY PORTION OF THE PROPERTY IN QUESTION (SHOWN ON THE PLAT OF SURVEY AT SCALED LOCATION);
- b. 25 FOOT BUILDING SETBACK LINE AFFECTING THE WESTERLY AND NORTHERLY PROPERTY LINES OF THE PROPERTY IN QUESTION (SHOWN ON THE PLAT OF SURVEY);
- c. APPARENT ENCROACHMENT OF A SMOKING SHELTER OVER THE 30 FOOT EASEMENT DEDICATED FOR PUBLIC ROAD PURPOSES FOUND IN NO. 9 HEREIN ABOVE (THIS ITEM HAS BEEN REMOVED FROM THE PROPERTY);
- d. APPARENT ENCROACHMENT OF LANDSCAPING BRICKS OVER 25 FOOT BUILDING SETBACK LINE ALONG THE NORTHERLY PROPERTY LINE OF THE PROPERTY IN QUESTION (NOT LOCATED IN PARCEL 1, SHOWN ON PLAT OF SURVEY);
- e. MATTERS DISCLOSED BY THE DISCLOSURE OF FUEL TANKS LOCATED ON SUBJECT PROPERTY ALONG THE SOUTHERLY PORTION OF THE EASTERLY PROPERTY LINE OF THE PROPERTY IN QUESTION (TANKS AND FENCE SURROUNDING THE CONCRETE PAD HAVE BEEN REMOVED AT LOCATION SHOWN ON THE PLAT OF SURVEY);
- f. RIGHTS OF OWNERS DOWNSTREAM OF THE FREE AND UNINTERRUPTED FLOW OF ROBIN CREEK (NOT A SURVEY MATTER).

ITEM 16
NOT A SURVEY MATTER

ITEM 17
NOT A SURVEY MATTER



SURVEYOR'S ALTA CERTIFICATE
TO: DAVENPORT COMMUNITY SCHOOL DISTRICT, FIDELITY NATIONAL TITLE INSURANCE COMPANY, DAVENPORT, IOWA, FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 10a AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2014.
DATE OF PLAT OR MAP: 01/14/2014.



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.
David A. Brooker
David A. Brooker, PLS No. 15581
My license renewal date is December 31, 2015
No. of sheets covered by this seal: 6

REVISIONS	DESCRIPTION	DATE
No.		

Missman, Inc.
Professional Engineers & Land Surveyors
Rockford, IL • Sycamore, IL
(815) 344-0290 • (815) 895-6400
Bettendorf, IA • (815) 768-7644
www.missman.com

Davenport Community School District
3801 Marquette Street, Davenport, IA
ALTA Survey

Missman Project No:
C13L039

File Name:
C13L039 Property.dwg
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Field Book No:

Drawn By: ELV
Checked By: DAB
Date: 03/20/2014

Sheet 2 of 2

SCHEDULE A – LEGAL DESCRIPTION

PARENT PARCEL

SPECIAL WARRANTY DEED DOC. NO. 2005-00000641
HISTORICALLY DESCRIBED AS:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE, AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 60.40 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 40.00 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARQUETTE STREET AND THE SOUTH RIGHT OF WAY LINE OF KIMBERLY ROAD, AS BOTH ARE NOW ESTABLISHED IN THE CITY OF DAVENPORT, IOWA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 40.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID KIMBERLY ROAD; THENCE SOUTH 20.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 50.00 FEET; THENCE NORTH 20.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 695.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID KIMBERLY ROAD; THENCE SOUTH 1003.00 FEET TO THE NORTHEAST OF SCOTTY'S HIGHLAND PARK ADDITION TO THE CITY OF DAVENPORT, IOWA; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS WEST 784.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID MARQUETTE STREET; THENCE NORTH 1001.96 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID MARQUETTE STREET TO THE POINT OF BEGINNING. CONTAINING 18.04 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 1

Part of the Southwest Quarter of Section 14, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 14;

Thence South 01 degrees 31 minutes 54 seconds East along the west line of said Southwest Quarter, a distance of 60.40 feet;

Thence North 88 degrees 05 minutes 26 seconds East, a distance of 40.00 feet to the intersection of the east right of way line of Marquette Street and the south right of way line of Kimberly Road and the Point of Beginning;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 40.00 feet to the west line of a parcel conveyed to the City of Davenport by Warranty Deed recorded as Document No. 11846-72 in the Scott County Recorder's Office;

Thence South 01 degrees 31 minutes 54 seconds East along said west line, a distance of 20.00 feet to the south line of said parcel so conveyed;

Thence North 88 degrees 05 minutes 26 seconds East along said south line, a distance of 50.00 feet to the east line of said parcel so conveyed;

Thence North 00 degrees 33 minutes 19 seconds West along said east line, a distance of 20.01 feet to the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 226.49 feet to the northerly projection of the east face of an existing building;

Thence South 01 degrees 04 minutes 29 seconds East along said east face and it's northerly projection, a distance of 328.27 feet to the north face of said existing building;

Thence North 88 degrees 55 minutes 31 seconds East along said north face, a distance of 5.11 feet to the east face of said existing building;

Thence South 01 degrees 18 minutes 28 seconds East along said east face, a distance of 1.04 feet;

Thence North 88 degrees 26 minutes 00 seconds East, a distance of 70.00 feet;

Thence South 01 degrees 18 minutes 28 seconds East, a distance of 379.02 feet;

Thence North 88 degrees 41 minutes 32 seconds East, a distance of 396.85 feet to the east line of a parcel conveyed to Trinity Medical Center by Special Warranty Deed recorded as Document No. 2005-00000641 in said Recorder's Office;

Thence South 01 degrees 32 minutes 21 seconds East along said east line, a distance of 340.00 feet to the northeast corner of Cottages at Shady Ridge, recorded as Document No. 2004-15142 in said Recorder's Office;

Thence South 88 degrees 09 minutes 16 seconds West along the north line of said Cottages at Shady Ridge and the north line of Scotty's Highland Park Second Addition recorded as Document No. 27607-97 in said Recorder's Office, a distance of 784.93 feet to the east right of way line of Marquette Street;

Thence North 01 degrees 31 minutes 54 seconds West along said east right of way line, a distance of 1,002.08 feet to the Point of Beginning.

The above described parcel contains 499,908 square feet or 11.48 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

PARCEL 2

Part of the Southwest Quarter of Section 14, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 14;

Thence South 01 degrees 31 minutes 54 seconds East along the west line of said Southwest Quarter, a distance of 60.40 feet;

Thence North 88 degrees 05 minutes 26 seconds East, a distance of 40.00 feet to the intersection of the east right of way line of Marquette Street and the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 40.00 feet to the west line of a parcel conveyed to the City of Davenport by Warranty Deed recorded as Document No. 11846-72 in the Scott County Recorder's Office;

Thence South 01 degrees 31 minutes 54 seconds East along said west line, a distance of 20.00 feet to the south line of said parcel so conveyed;

Thence North 88 degrees 05 minutes 26 seconds East along said south line, a distance of 50.00 feet to the east line of said parcel so conveyed;

Thence North 00 degrees 33 minutes 19 seconds West along said east line, a distance of 20.01 feet to the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 226.49 feet to the northerly projection of the east face of an existing building and the Point of Beginning;

Thence continuing North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 467.97 feet to the east line of a parcel conveyed to Trinity Medical Center by Special Warranty Deed recorded as Document No. 2005-00000641;

Thence South 01 degrees 32 minutes 21 seconds East along said east line, a distance of 662.96 feet;

Thence South 88 degrees 41 minutes 32 seconds West, a distance of 396.85 feet;

Thence North 01 degrees 18 minutes 28 seconds West, a distance of 329.02 feet;

Thence South 88 degrees 26 minutes 00 seconds West, a distance of 70.00 feet to the east face of an existing building;

Thence North 01 degrees 18 minutes 28 seconds West along said east face, a distance of 1.04 feet to the north face of said existing building;

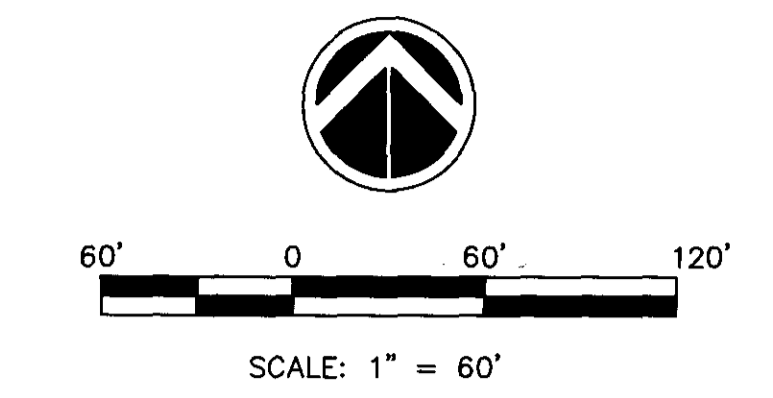
Thence South 88 degrees 55 minutes 31 seconds West along said north face, a distance of 5.11 feet to the east face of said existing building;

Thence North 01 degrees 04 minutes 29 seconds West along said east face and it's northerly projection, a distance of 328.27 feet; to the Point of Beginning.

The above described parcel contains 285,914 square feet or 6.56 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

BASIS OF BEARINGS
 IOWA STATE PLANE COORDINATE SYSTEM
 SOUTH ZONE NAD 83 (1997 ADJUSTMENT)



ALTA / ACSM LAND TITLE SURVEY
 OF
 PART OF THE SOUTHWEST QUARTER OF SECTION 14,
 TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH
 PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT,
 SCOTT COUNTY, IOWA

THIS PLAT PREPARED FOR:
DAVENPORT COMMUNITY SCHOOL DISTRICT
 OPERATIONS DEPARTMENT
 1008 WEST KIMBERLY ROAD
 DAVENPORT, IA 52806
 PHONE: (563) 386-3351

REVISIONS	DESCRIPTION	DATE
No.		

MISSMAN, INC.
 Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • Sycamore, IL
 (309) 768-7614 • (563) 344-0260 • (815) 965-8400 • (815) 965-3825
 www.missman.com

Davenport Community School District
 3801 Marquette Street, Davenport, IA

ALTA Survey

Missman Project No: C13L039

File Name: C13L039 Property.dwg

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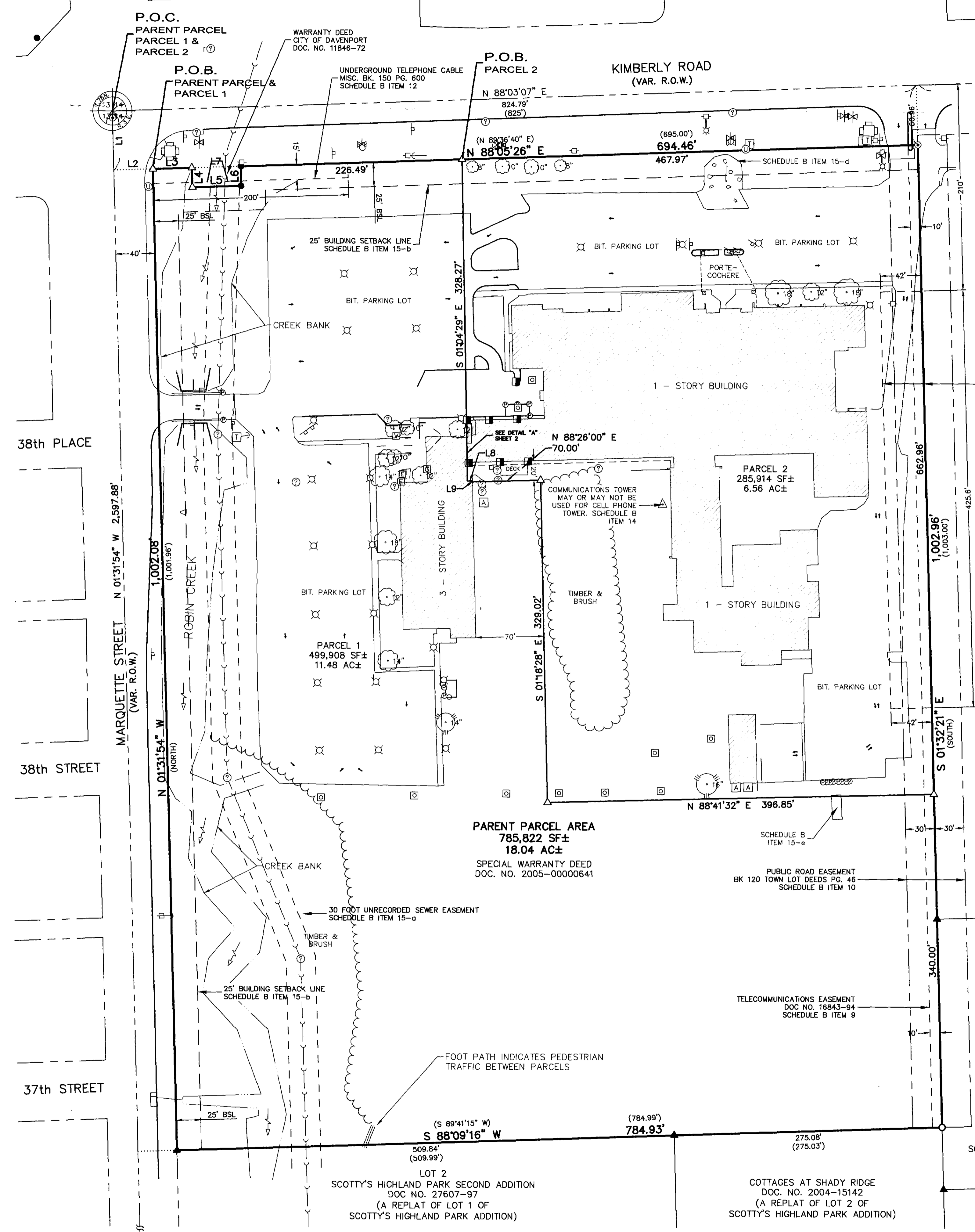
Field Book No:

Drawn By: ELV

Checked By: DAB

Date: 03/20/2014

Sheet 1 of 2



LINE TABLE

LINE	BEARING	DISTANCE
L1	(SOUTH) S 01°31'54" E	(60.40') 60.40'
L2	(NORTH) N 89°36'40" E N 88°05'26" E	(40.00') 40.00'
L3	(NORTH) N 89°36'40" E N 88°05'26" E	(40.00') 40.00'
L4	(SOUTH) S 01°31'54" E	(20.00') 20.00'
L5	(NORTH) N 89°36'40" E N 88°05'26" E	(50.00') 50.00'
L6	(NORTH) N 00°33'19" W	(20.00') 20.01'
L7	(NORTH) N 89°29'44" E N 88°05'26" E	(50.00') 50.34'
L8	N 88°55'31" E	5.11'
L9	S 01°18'28" E	1.04'

- LEGEND**
- STORM MANHOLE
 - ⊗ STORM INLET
 - ⊗ STORM INLET
 - ⊗ STORM DOUBLE INLET
 - ⊗ FLARED END SECTION
 - ⊗ SANITARY MANHOLE
 - ⊗ SANITARY/STORM CLEANOUT
 - ⊗ UNKNOWN MANHOLE
 - ⊗ WATER VALVE
 - ⊗ HYDRANT
 - ⊗ WELL
 - ⊗ SPRINKLER HEAD
 - ⊗ WATER METER
 - ⊗ POWER POLE
 - ⊗ POWER POLE W/ LIGHT
 - ⊗ POWER POLE W/ METER
 - ⊗ GUY WIRE
 - ⊗ GUY POLE
 - ⊗ ELECTRIC MANHOLE
 - ⊗ ELECTRIC PEDESTAL/TRANSFORMER
 - ⊗ ELECTRIC METER
 - ⊗ TELEPHONE POLE
 - ⊗ TELEPHONE MANHOLE
 - ⊗ TELEPHONE PEDESTAL
 - ⊗ CABLE TV PEDESTAL
 - ⊗ UTILITY MANHOLE
 - ⊗ HANDHOLE
 - ⊗ GAS VALVE
 - ⊗ GAS METER
 - ⊗ AIR CONDITIONING UNIT
 - ⊗ LIGHT POLE
 - ⊗ VAPOR LIGHT
 - ⊗ LIGHT JUNCTION BOX
 - ⊗ TRAFFIC SIGNAL
 - ⊗ TRAFFIC CANTILEVER
 - ⊗ TRAFFIC SIGNAL CONTROLLER
 - ⊗ MAIL BOX
 - ⊗ PARKING METER
 - ⊗ SIGNS
 - ⊗ FLAGPOLE
 - ⊗ POST/BOLLARD
 - ⊗ CONIFER TREE
 - ⊗ DECIDUOUS TREE
 - ⊗ BUSH/SHRUB
 - ⊗ R.O.W. MARKER, FOUND
 - ⊗ RAILROAD SPIKE, FOUND
 - ⊗ REBAR, FOUND
 - ⊗ CHISELED "X" IN CONCRETE, FOUND
 - ⊗ CHISELED "X" IN CONCRETE, SET
 - ⊗ REBAR WITH CAP # _____, FOUND
 - ⊗ 5/8" REBAR WITH CAP #35- _____, SET
 - ⊗ 1/2" SQ. PIN, FOUND
 - ⊗ P.K. NAIL, FOUND
 - ⊗ P.K. NAIL, SET
 - ⊗ PIPE, FOUND
 - ⊗ CONCRETE MONUMENT, FOUND
 - ⊗ SECTION CORNER
 - ⊗ MEASURED DIMENSION
 - ⊗ RECORDED DIMENSION
 - ⊗ LINE CONTINUATION
 - ⊗ SURVEY BOUNDARY
 - ⊗ LOT LINE
 - ⊗ CENTERLINE
 - ⊗ UNDERLYING LOT LINE
 - ⊗ EASEMENT LINE
 - ⊗ SECTION LINE
 - ⊗ R.O.W. LINE
 - ⊗ SETBACK LINE
 - ⊗ FORCE MAIN
 - ⊗ SANITARY SEWER
 - ⊗ STORM SEWER
 - ⊗ PIPE UNDERDRAIN
 - ⊗ WATER LINE
 - ⊗ OVERHEAD ELECTRIC
 - ⊗ UNDERGROUND ELECTRIC
 - ⊗ GAS LINE
 - ⊗ TELEVISION LINE
 - ⊗ TELEPHONE LINE
 - ⊗ FIBER OPTIC CABLE
 - ⊗ UTILITY LINE
 - ⊗ EDGE OF WATER LINE/DITCH FLOWLINE
 - ⊗ CHAIN LINK FENCE
 - ⊗ WIRE FENCE
 - ⊗ WOOD FENCE
 - ⊗ CONTOUR
 - ⊗ GUARD RAIL
 - ⊗ TREE LINE

- ABBREVIATIONS**
- AC ACRES
 - SF SQUARE FEET
 - ASPH ASPHALT
 - BIT BITUMINOUS
 - BLDG BUILDING
 - CL CENTERLINE
 - CONC CONCRETE
 - EX EXISTING
 - PVMT PAVEMENT
 - UG UNDERGROUND

PREPARED BY: DARYL A. BRICKNER P.L.S. #13581 - MISSMAN, INC. 1717 STATE STREET BETTENDORF, IOWA 52722 PHONE 563-344-0260

PARCEL 1
 SPECIAL WARRANTY DEED DOC. NO. 2005-00000641
 HISTORICALLY DESCRIBED AS:

PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE, AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH (ASSUMED BEARING FOR THIS SURVEY) 60.40 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 40.00 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MARQUETTE STREET AND THE SOUTH RIGHT OF WAY LINE OF KIMBERLY ROAD, AS BOTH ARE NOW ESTABLISHED IN THE CITY OF DAVENPORT, IOWA, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 40.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID KIMBERLY ROAD; THENCE SOUTH 20.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 50.00 FEET; THENCE NORTH 20.00 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST 695.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID KIMBERLY ROAD; THENCE SOUTH 1003.00 FEET TO THE NORTHEAST OF SCOTTY'S HIGHLAND PARK ADDITION TO THE CITY OF DAVENPORT, IOWA; THENCE SOUTH 89 DEGREES 41 MINUTES 15 SECONDS WEST 784.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID MARQUETTE STREET; THENCE NORTH 1001.96 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID MARQUETTE STREET TO THE POINT OF BEGINNING. CONTAINING 18.04 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

PARCEL 1

Part of the Southwest Quarter of Section 14, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 14;

Thence South 01 degrees 31 minutes 54 seconds East along the west line of said Southwest Quarter, a distance of 60.40 feet;

Thence North 88 degrees 05 minutes 26 seconds East, a distance of 40.00 feet to the intersection of the east right of way line of Marquette Street and the south right of way line of Kimberly Road and the Point of Beginning;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 40.00 feet to the west line of a parcel conveyed to the City of Davenport by Warranty Deed recorded as Document No. 11846-72 in the Scott County Recorder's Office;

Thence South 01 degrees 31 minutes 54 seconds East along said west line, a distance of 20.00 feet to the south line of said parcel so conveyed;

Thence North 88 degrees 05 minutes 26 seconds East along said south line, a distance of 50.00 feet to the east line of said parcel so conveyed;

Thence North 00 degrees 33 minutes 19 seconds West along said east line, a distance of 20.01 feet to the south right of way line of Kimberly Road;

Thence North 88 degrees 05 minutes 26 seconds East along said south right of way line, a distance of 226.49 feet to the northerly projection of the east face of an existing building;

Thence South 01 degrees 04 minutes 29 seconds East along said east face and it's northerly projection, a distance of 328.27 feet to the north face of said existing building;

Thence North 88 degrees 55 minutes 31 seconds East along said north face, a distance of 5.11 feet to the east face of said existing building;

Thence South 01 degrees 18 minutes 28 seconds East along said east face, a distance of 1.04 feet;

Thence North 88 degrees 26 minutes 00 seconds East, a distance of 70.00 feet;

Thence South 01 degrees 18 minutes 28 seconds East, a distance of 379.02 feet;

Thence North 88 degrees 41 minutes 32 seconds East, a distance of 396.85 feet to the east line of a parcel conveyed to Trinity Medical Center by Special Warranty Deed recorded as Document No. 2005-00000641 in said Recorder's Office;

Thence South 01 degrees 32 minutes 21 seconds East along said east line, a distance of 340.00 feet to the northeast corner of Cottages at Shady Ridge, recorded as Document No. 2004-15142 in said Recorder's Office;

Thence South 88 degrees 09 minutes 16 seconds West along the north line of said Cottages at Shady Ridge and the north line of Scotty's Highland Park Second Addition recorded as Document No. 27607-97 in said Recorder's Office, a distance of 784.93 feet to the east right of way line of Marquette Street;

Thence North 01 degrees 31 minutes 54 seconds West along said east right of way line, a distance of 1,002.08 feet to the Point of Beginning.

The above described parcel contains 499,908 square feet or 11.48 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

PARCEL 2

Part of the Southwest Quarter of Section 14, Township 78 North, Range 3 East of the 5th Principal Meridian, in the City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 14;

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Thence North 01 degrees 18 minutes 28 seconds West, a distance of 329.02 feet;

Thence South 88 degrees 26 minutes 00 seconds West, a distance of 70.00 feet to the east face of an existing building;

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Thence South 88 degrees 55 minutes 31 seconds West along said north face, a distance of 5.11 feet to the east face of said existing building;

Thence North 01 degrees 04 minutes 29 seconds West along said east face and it's northerly projection, a distance of 328.27 feet; to the Point of Beginning.

The above described parcel contains 285,914 square feet or 6.56 acres, more or less as shown by the attached Plat of Survey.

For the purpose of this description North is based on the Iowa State Plane Coordinate System, South Zone, North American Datum of 1983 (1997 Adjustment).

GENERAL NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE - CASE NO. N90-617-OC WITH AN EFFECTIVE DATE OF DECEMBER 16, 2013; ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THOSE LISTED IN THE SURVEYOR'S ALTA CERTIFICATE, THEIR SUCCESSORS AND ASSIGNS. NO OTHER PERSON OR ENTITY MAY RELY UPON THIS SURVEY.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS SURVEY, THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE SURVEY OF THIS PROPERTY.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

DISTANCES ARE LISTED IN FEET AND DECIMAL PART OF A FOOT.

FIELDWORK COMPLETED MARCH 20, 2014.

TABLE A NOTES

ITEM 1
 ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN ON THIS PLAT.

ITEM 3
 BASED UPON THE REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER #1913C0365F, EFFECTIVE DATE: FEBRUARY 18, 2011; NO PART OF THIS PROPERTY IS REPORTEDLY LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA; BASED UPON SCALED MAP LOCATIONS AND GRAPHIC

PLOTTING ONLY. IT IS LOCATED WITHIN ZONE X, WHICH IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ITEM 4
 PARCEL 1 AREA = 499,908 SQ. FT. ± OR 11.48 AC.±
 PARCEL 1 AREA = 285,914 SQ. FT. ± OR 6.56 AC.±
 PARENT PARCEL AREA = 785,822 SQ. FT. ± OR 18.04 AC.±

ITEM 8
 ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

ITEM 10(a)
 THE PROPERTY LINE DIVIDING PARCEL 1 AND PARCEL 2 IS PARTLY BASED ON THE SURVEYED LOCATION OF THE EXTERIOR FACE OF AN EXISTING BUILDING WALL PROJECTED NORTHERLY THROUGH AN EXISTING BUILDING ADDITION TO THE SOUTH RIGHT OF WAY LINE OF KIMBERLY ROAD.

ITEM 18
 AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SCHEDULE B - SPECIAL EXCEPTIONS

ITEMS 1 THRU 8
 NOT A SURVEY MATTER

ITEM 9
 EASEMENT FOR TELECOMMUNICATIONS FACILITIES IN FAVOR OF US WEST COMMUNICATIONS, INC. DOCUMENT NO. 16843-94
 SHOWN ON PLAT OF SURVEY

ITEM 10
 DEDICATION FOR PUBLIC ROAD PURPOSES AS CONTAINED IN BOOK 120 OF TOWN LOT DEEDS, PAGE 46.
 SHOWN ON PLAT OF SURVEY

ITEM 11
 EASEMENT IN FAVOR OF IOWA-ILLINOIS GAS AND ELECTRIC COMPANY BOOK 134 OF MISCELLANEOUS, PAGE 479
 SHOWN ON PLAT OF SURVEY

ITEM 12
 EASEMENT FOR UNDERGROUND TELEPHONE CABLE IN FAVOR OF NORTHWESTERN BELL TELEPHONE COMPANY BOOK 150 OF MISCELLANEOUS, PAGE 600
 SHOWN ON PLAT OF SURVEY

ITEM 13
 NOT A SURVEY MATTER

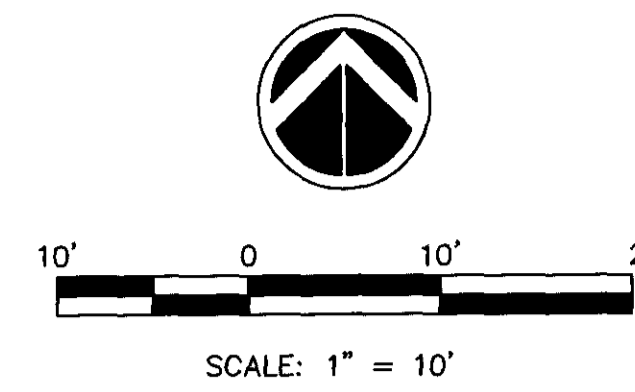
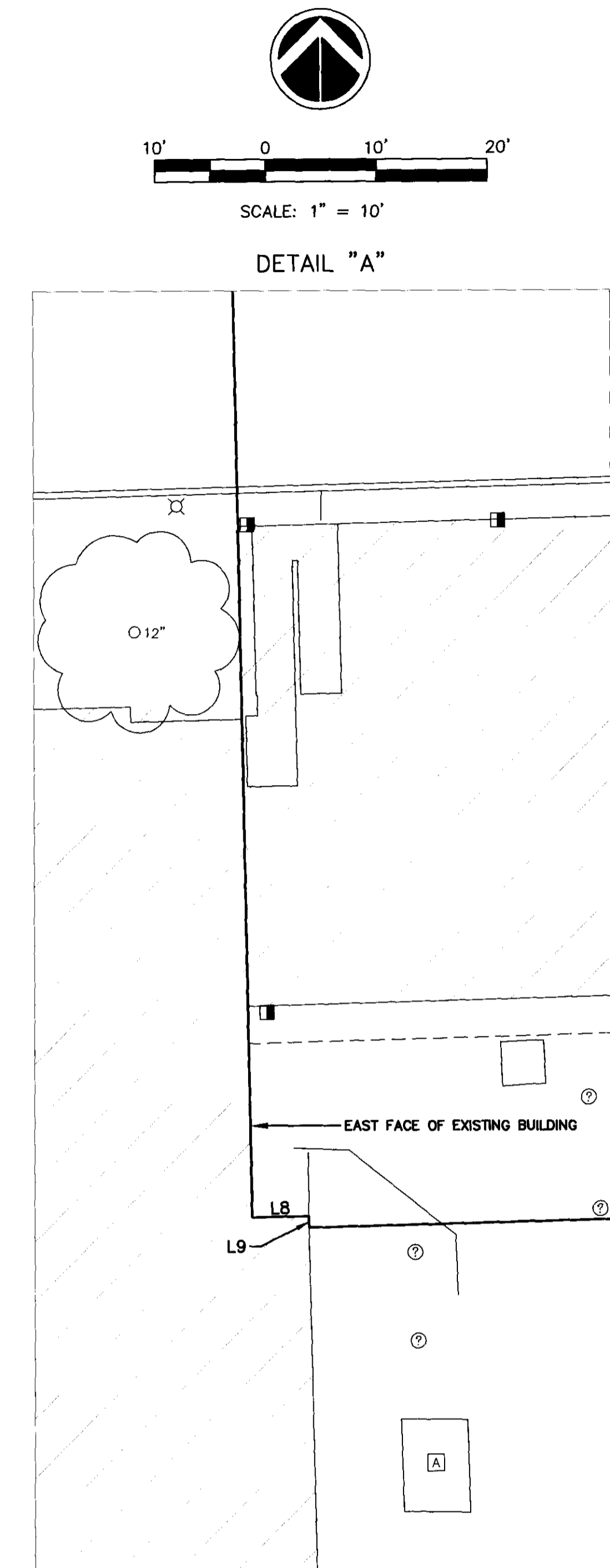
ITEM 14
 POSSIBLE UNRECORDED CELL TOWER LEASE
 COMMUNICATIONS TOWER NOT LOCATED ON PARCEL 1 MAY OR MAY NOT BE USED AS A CELL PHONE TOWER. SHOWN ON PLAT OF SURVEY

ITEM 15
 MATTERS WHICH WOULD BE DISCLOSED BY A CURRENT AND ACCURATE SURVEY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS WHICH WERE DISCLOSED ON A CERTAIN ALTA / ACSM LAND TITLE SURVEY PREPARED BY MCCLURE ENGINEERING ASSOCIATES, INC. AND DATED MAY 16, 2005 AND REVISED DATED JUNE 28, 2005 AS JOB NUMBER: 01-13-05-129, TO WIT:

- a. 30 FOOT UNRECORDED SEWER EASEMENT LOCATED SOUTHERLY TO NORTHERLY IN THE WESTERLY PORTION OF THE PROPERTY IN QUESTION (SHOWN ON THE PLAT OF SURVEY AT SCALED LOCATION);
- b. 25 FOOT BUILDING SETBACK LINE AFFECTING THE WESTERLY AND NORTHERLY PROPERTY LINES OF THE PROPERTY IN QUESTION (SHOWN ON THE PLAT OF SURVEY);
- c. APPARENT ENCROACHMENT OF A SMOKING SHELTER OVER THE 30 FOOT EASEMENT DEDICATED FOR PUBLIC ROAD PURPOSES FOUND IN NO. 9 HEREIN ABOVE (THIS ITEM HAS BEEN REMOVED FROM THE PROPERTY);
- d. APPARENT ENCROACHMENT OF LANDSCAPING BRICKS OVER 25 FOOT BUILDING SETBACK LINE ALONG THE NORTHERLY PROPERTY LINE OF THE PROPERTY IN QUESTION (NOT LOCATED IN PARCEL 1, SHOWN ON PLAT OF SURVEY);
- e. MATTERS DISCLOSED BY THE DISCLOSURE OF FUEL TANKS LOCATED ON SUBJECT PROPERTY ALONG THE SOUTHERLY PORTION OF THE EASTERLY PROPERTY LINE OF THE PROPERTY IN QUESTION (TANKS AND FENCE SURROUNDING THE CONCRETE PAD HAVE BEEN REMOVED AT LOCATION SHOWN ON THE PLAT OF SURVEY);
- f. RIGHTS OF OWNERS DOWNSTREAM OF THE FREE AND UNINTERRUPTED FLOW OF ROBIN CREEK (NOT A SURVEY MATTER).

ITEM 16
 NOT A SURVEY MATTER

ITEM 17
 NOT A SURVEY MATTER



DETAIL "A"

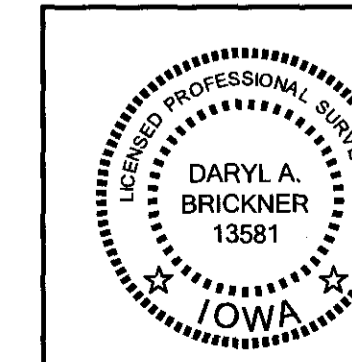
REVISIONS	DATE
No.	
DESCRIPTION	

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	Davenport Community School District 3801 Marquette Street, Davenport, IA ALTA Survey

Missman Project No: C13L039
File Name: C13L039 Property.dwg
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Field Book No:
Drawn By: ELV
Checked By: DAB
Date: 03/20/2014
Sheet 2 of 2

SURVEYOR'S ALTA CERTIFICATE
 TO: DAVENPORT COMMUNITY SCHOOL DISTRICT; RUHL INSURANCE COMPANY, DAVENPORT, IOWA; FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 10a AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2014.
 DATE OF PLAT OR MAP: 01/14/2014.



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.
 Daryl A. Brickner, PLS No. 73581
 3/20/14 Date
 My license renewal date is December 31, 2015
 No. of sheets covered by this seal: 2