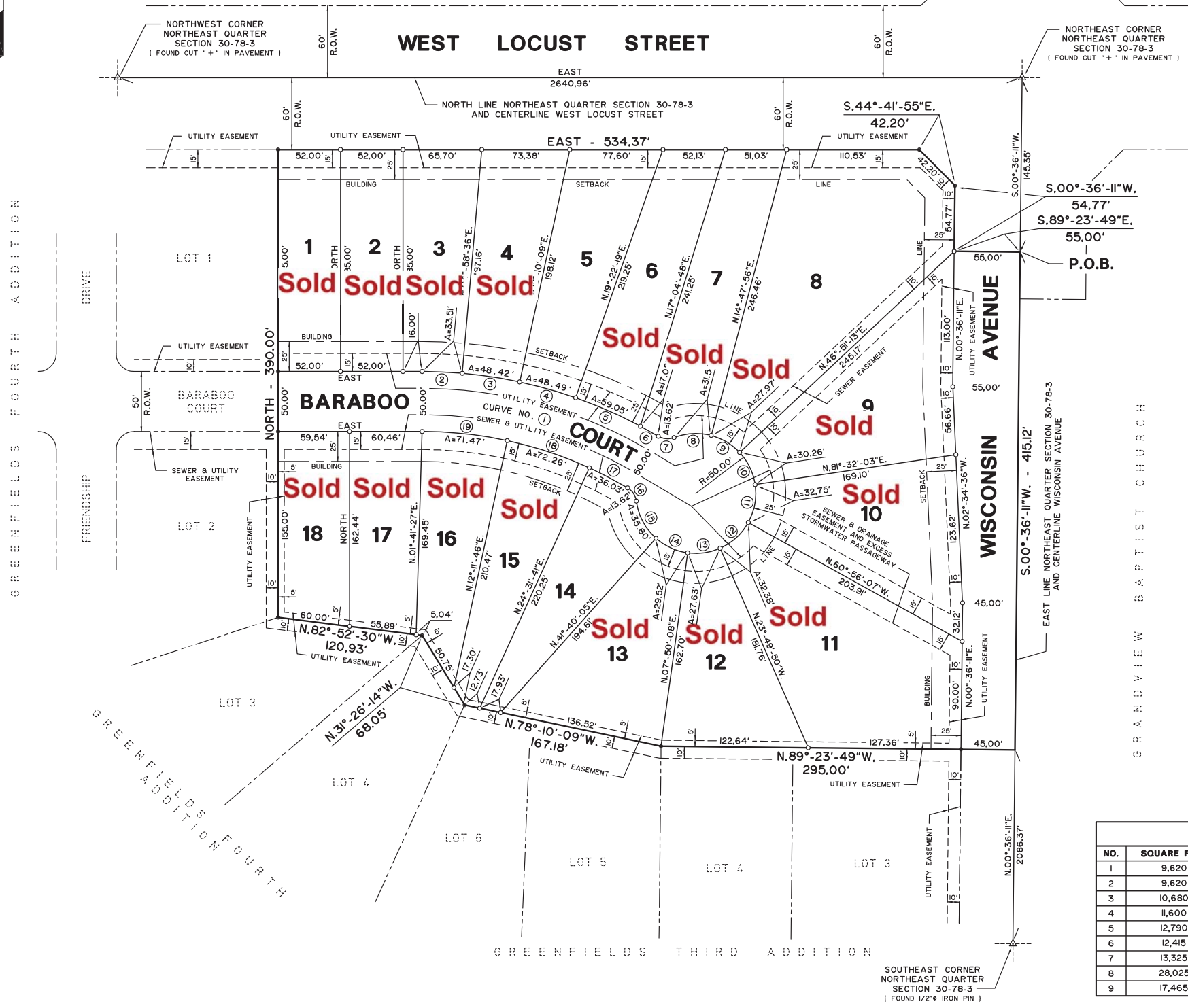


OWNER - DEVELOPER
ADVANCE HOMES, INC.
 4215 EAST 60th STREET
 DAVENPORT, IOWA

FINAL PLAT OF GREENFIELDS SEVENTH ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 30
 TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.



GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN)
- IRON MONUMENTS SET SHOWN THUS (5/8"φ IRON PIN)
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 6.54 ACRES, MORE OR LESS.
- BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR STREET LIGHTS, SERVICE WIRES, TELEPHONE WIRES AND GAS SERVICES.
- FOR THIS SURVEY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30-78-3 WAS ASSUMED TO BEAR EAST
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF DAVENPORT, IOWA, FOR STREET PURPOSES.
- SUBDIVISION IS ZONED R-5M PUD (MEDIUM DENSITY DWELLING DISTRICT).
- SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH LOT SHOWN HEREON.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE T.V. TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- NO DIRECT ACCESS IS ALLOWED TO WEST LOCUST STREET AND/OR WISCONSIN AVENUE FROM LOTS I THROUGH II.
- ALL DRAINAGE EASEMENTS HAVE A PASSAGEWAY OPENING NECESSARY TO CARRY THE EXCESS STORMWATER FROM A STORM WITH 100 YEAR FREQUENCY. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE PLANTED IN GRASS AND MAINTAINED AS A LAWN, FREE OF STRUCTURES, FENCES, BUSHES, TREES OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORMWATER.
- STORMWATER DETENTION IS NOT REQUIRED WITH THIS PLAT.

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	9,620	10	16,235
2	9,620	11	22,670
3	10,680	12	12,250
4	11,600	13	13,745
5	12,790	14	10,200
6	12,415	15	10,665
7	13,325	16	10,230
8	28,025	17	9,625
9	17,465	18	9,450

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
 DAVENPORT, IOWA

VMCE 04145