



### Surveyor's Certificate

State of Iowa    )  
                  )SS  
County of Scott)

I, Chad E. Johnson, Iowa Registered Land Surveyor No. 15944, do hereby state that this Final Plat of Villas at Crow Valley 2<sup>nd</sup> Addition to the City of Davenport, Iowa, correctly represents a survey completed by me or under my direct personal supervision on April 24, 2006; that all the monuments and pins shown thereon exist or will exist on or before August 31, 2006 as required by the code of Iowa and that their location, size, type, and material are accurately shown; and that the description of said survey is as follows:

Being a re-plat of Lot 1, Crow Valley Plaza Eight Addition of the Northwest Quarter of Section 19, Township 78 North, Range 4 East of the 5<sup>th</sup> Principal Meridian, City of Davenport, County of Scott, State of Iowa, more particularly described as follows:

Beginning at the Northeast Corner of said Lot 1, said point being the beginning of a curve to the right;

Thence Southerly along said curve, a distance of 451.44 feet, said curve being the East Line of said Lot 1 and having a radius of 3979.99 feet, a chord bearing of South 02 degrees 33 minutes 21 seconds West and a chord distance of 451.20 feet;

Thence South 05 degrees 48 minutes 11 seconds West, a distance of 89.50 feet along said East Line, to the point of curve of a non tangent curve to the right;

Thence Southwesterly along said East curve, a distance of 20.67 feet to the South Line of said Lot 1, said curve having a radius of 15.00 feet, a chord bearing of South 59 degrees 25 minutes 17 seconds West and a chord distance of 19.07 feet;

Thence North 83 degrees 34 minutes 52 seconds West along the South Line of said Lot 1, a distance of 165.00 feet to the West Line of said Lot 1;

Thence North 06 degrees 25 minutes 08 seconds East along said West Line, a distance of 291.65 feet;

Thence North 00 degrees 43 minutes 42 seconds West along said West Line, a distance of 238.96 feet to the North line of said Lot 1;

Thence North 89 degrees 16 minutes 18 seconds East along said North Line, a distance of 180.00 feet to the POINT OF BEGINNING.

Containing 2.206 acres, more or less.

For the purpose of this description the North line of said Lot 1 has an assigned bearing of North 89 degrees 16 minutes 18 seconds East.

I further state that the above described real estate is not subject to Special Flood Hazards as designated by FEMA on Community FIRM Panel No. 190242 0003 B, revised February 4, 1998.

I hereby state that this land surveying document was prepared and 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.



Chad E. Johnson

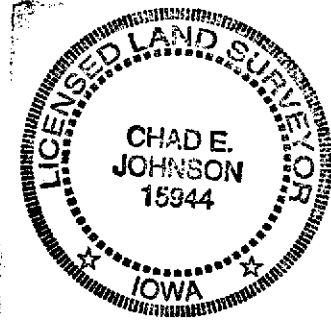
License no. 15944

My license renewal date is December 31, 2006

Pages of sheets covered by this seal: 2

6/20/04

Date



Prepared by  
and Return to David A. Dettmann, Lane & Waterman LLP, 220 N Main St Ste 600, Davenport, IA 52801 (563) 324-3246

Individual's Name

Street Address

City

Phone

David A. Dettmann ISBA # 01207

SPACE ABOVE THIS LINE  
FOR RECORDER

**CERTIFICATE OF OWNERS  
VILLAS AT CROW VALLEY 2<sup>ND</sup> ADDITION,  
DAVENPORT, IOWA**

McCarthy Improvement Company and Linwood Mining and Minerals Corp.,  
Owners and Proprietors of the real estate shown on the annexed plat and described in the  
accompanying Certificate of Chad E. Johnson, Iowa Registered Land Surveyor, License No.  
15944, do hereby certify that they have caused and consented respectively to said real estate  
being platted and subdivided, and hereby lay off, plat and subdivide said real estate and consent  
to same in accordance with the annexed plat. Said Owners further certify that this plat is made  
and submitted with their free consent and desire.

The subdivision shall be known and designated as "Villas at Crow Valley 2<sup>nd</sup>  
Addition, Davenport, Scott County, Iowa." All streets shown and not heretofore dedicated, are  
hereby dedicated to the public. Front yard building setback lines are hereby established as shown  
on the plat, between which lines and the property lines of the street, there shall be erected or  
maintained no buildings or structures.

A non-exclusive perpetual easement is hereby granted to MidAmerican Energy Company; Qwest Communications International, Inc.; Mediacom Communications Corporation; Iowa-American Water Company; and to any local public utility holding a franchise from the City of Davenport, and to any municipal department of the City of Davenport, and to their successors and assigns, within the area shown on the plat and marked as an Easement, to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires with all necessary braces, guys, anchors, manholes and other equipment for the purpose of serving the subdivision and other property with the underground telephone, storm sewer, cable television, electric, gas, sanitary sewer, water or other service as part of the respective utility systems; there also is granted, subject to the prior rights of the public therein, the right to use the streets and lots with underground service lines to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said public utility equipment, and the right is hereby granted to enter upon the lots at all reasonable times for all of the purposes aforesaid. No permanent buildings or trees shall be placed on said area as shown on the plat and marked "Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

IN WITNESS WHEREOF, McCarthy Improvement Company and Linwood Mining and Minerals Corp. have executed this instrument as their free and voluntary act and deed.

MCCARTHY IMPROVEMENT  
COMPANY

By

  
Joseph D. Bash, President

LINWOOD MINING AND  
MINERALS CORP.

By

  
Frances P. McCarthy, President

By Lawrence P. Bush  
Lawrence P. Bush, Secretary

By Lawrence P. Bush  
Lawrence P. Bush, Secretary

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8 day of May, 2006 before me, the undersigned, a Notary Public in and for said County and said State personally appeared Joseph D. Bush and Lawrence P. Bush, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of McCarthy Improvement Company; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Joseph D. Bush and Lawrence P. Bush as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

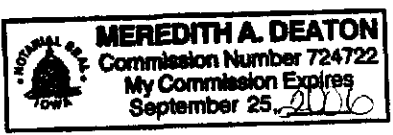
(Notary Seal) 

Meredith A. Deaton  
Notary Public in and for said County and State

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8 day of May, 2006, before me, the undersigned, a Notary Public in and for said County and said State personally appeared Frances P. McCarthy and Lawrence P. Bush, to me personally known, who, being by me duly sworn, did say that they are the CEO and Secretary of Linwood Mining and Minerals Corp.; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Frances P. McCarthy and Lawrence P. Bush as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

(Notary Seal)



Meredith A. Deaton  
Notary Public in and for said County and State

**CERTIFICATE OF LIENHOLDER**

Wells Fargo Bank, N.A., is the owner and holder of a Mortgage filed on November 20, 1997 as Document No. 32181-97 on the property being platted and subdivided as Villas at Crow Valley 2<sup>nd</sup> Addition, Davenport, Scott County, Iowa.

Wells Fargo Bank, N.A. consents to the platting and subdividing of the real estate.

Dated this 9<sup>th</sup> day of May, 2006.

WELLS FARGO BANK, N.A.

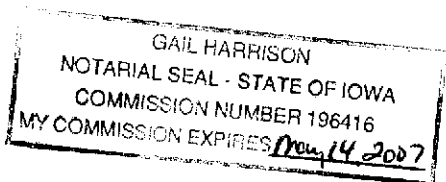
By Elisabeth Emde  
Its AVP

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 9 day of May, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Elisabeth Emde, to me personally known, who, being by me duly sworn, did say that he/she is a/an Assistant Vice President of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Assistant Vice President as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him/her voluntarily executed.

Gail Harrison  
Notary Public in and for said County and State

(Notary Seal)



**Approval of Subdivision Plat Name by Scott County Auditor**

Date 8-24-2006

The Scott County Auditor's Office has reviewed the final plat of:

VILLAS AT CROW VALLEY 2<sup>ND</sup> ADDITION

Pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed Karen Fitzsimmons (by Connie Morris)  
County Auditor of Scott County, Iowa

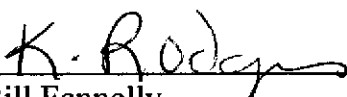
(SEAL)



COUNTY TREASURER'S CERTIFICATE

I, Bill Fennelly, Treasurer of Scott County, Iowa, do hereby certify that, according to the records of my office, the real estate shown on the annexed plat of Villas at Crow Valley 2<sup>nd</sup> Addition, Davenport, Scott County, Iowa, formerly known as Crow Valley Plaza Eighth Addition, Davenport, Scott County, Iowa, which was a part of Lot 1 of Midland Group Addition located in the Northwest Quarter of Section 9, Township 78 North, Range 4 East of the 5<sup>th</sup> Principal Meridian, City of Davenport, Iowa, is not subject to real estate taxes as all taxes constituting a lien have been paid (Parcel #Y0901-59).

Dated at Davenport, Iowa, this 9<sup>th</sup> day of June, 2006.

  
\_\_\_\_\_  
Bill Fennelly  
Treasurer  
Scott County, Iowa

(SEAL)

**CERTIFICATE OF ATTORNEY**

We, Lane & Waterman LLP, of Davenport, Iowa, certify that we have examined the records of Scott County, Iowa, and the records of the United States District Court for the Southern District of Iowa, Davenport Division, and from such examination we find title to fee simple to the real estate identified as Villas at Crow Valley 2<sup>nd</sup> Addition, Davenport, Scott County, Iowa, to be vested in McCarthy Improvement Company and Linwood Mining and Minerals Corp. free and clear of all liens and encumbrances as of this date except a Mortgage to Norwest Bank Iowa, N.A., now known as Wells Fargo Bank, N.A., dated November 19, 1997, filed November 20, 1997 and recorded as Document No. 32181-97 in the office of the Recorder of Scott County, Iowa.

DATED at Davenport, Iowa, this 12<sup>th</sup> day of June, 2006.

  
\_\_\_\_\_  
David A. Dettmann

LANE & WATERMAN LLP  
220 North Main Street, Suite 600  
Davenport, Iowa 52801  
(563) 324-3246

ACCEPTANCE BY THE CITY OF DAVENPORT

We, Ed Winborn, Mayor, and Jackie E. Holecek, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that the following resolution was adopted by the City Council of the City of Davenport, Iowa, at a regular meeting held on the 5<sup>th</sup> day of July, 2006:

"RESOLVED, by the City Council of Davenport, Iowa, that the final plat of Villas at Crow Valley 2<sup>nd</sup> Davenport, Scott County, Iowa, as filed with the City Clerk by McCarthy Improvement Company and Linwood Mining and Minerals Corp. be and the same is hereby approved and accepted; and the Mayor and City Clerk of said City be and they hereby are authorized and directed to certify the adoption of this Resolution on said plat as required by law."

DATED at Davenport, Iowa, this 5<sup>th</sup> day of July, 2006.

Ed Winborn

Ed Winborn  
Mayor  
City of Davenport



ATTEST:

Jackie E. Holecek  
Jackie E. Holecek  
Deputy City Clerk  
City of Davenport

**HOLD HARMLESS AGREEMENT**

The undersigned, McCarthy Improvement Company and Linwood Mining and Minerals Corp., owners of the property known as Villas at Crow Valley 2<sup>nd</sup> Addition, Davenport, Scott County, Iowa, hereby agree to hold the City of Davenport, Iowa, harmless from any damages, claims or suits resulting from any construction or development by the developers, from the date of acceptance to said plat to and including the date of completion of any and all improvements made thereon.

Dated this 8 day of May, 2006.

MCCARTHY IMPROVEMENT COMPANY

LINWOOD MINING AND MINERALS CORP.

By [Signature]  
Joseph D. Bush, President

By [Signature]  
Francis P. McCarthy, President

By [Signature]  
Lawrence P. Bush, Secretary

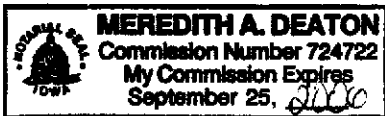
By [Signature]  
Lawrence P. Bush, Secretary

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8 day of May, 2006, before me, the undersigned, a Notary Public in and for said County and said State personally appeared Joseph D. Bush and Lawrence P. Bush, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of McCarthy Improvement Company; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Joseph D. Bush and Lawrence P. Bush as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

(Notary Seal)

[Signature]  
Notary Public in and for said County and State



STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8 day of May, 2006, before me, the undersigned, a Notary Public in and for said County and said State personally appeared Francis P. McCarthy and Lawrence P. Bush, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary of Linwood Mining and Minerals Corp.; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Frances P. McCarthy and Lawrence P. Bush as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

(Notary Seal)

Meredith A. Deaton  
Notary Public in and for said County and State

