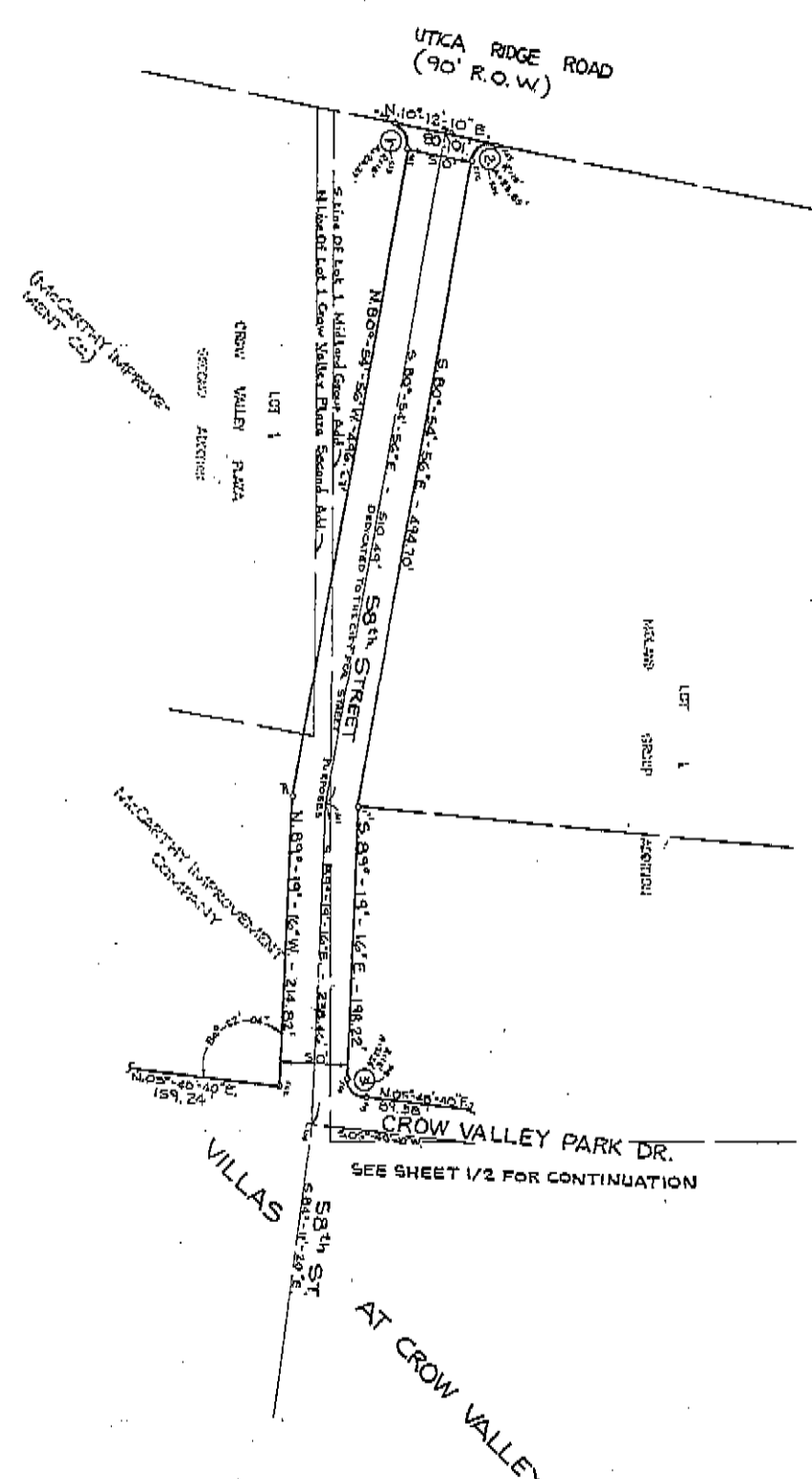
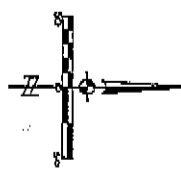


FINAL PLAT OF VILLAS AT CROW VALLEY

TO THE CITY OF DAVENPORT, IOWA
 PART OF THE NW QUARTER OF
 SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.,
 AND BEING A PARTIAL REPLAT OF LOT 1 MIDLAND ADDITION AND
 A REPLAT OF LOTS 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 OF CLUB VIEW
 APARTMENTS ADDITION AND A PARTIAL REPLAT OF LOT 1,
 CROW VALLEY PLAZA SECOND
 ADDITION-CONTAINING
 16.27 ACRES ±



- CURVE DATA**
- ① Δ $88^{\circ}02'54''$
R. 15.00'
Ch. Sta. 21.00'
 - ② Δ $91^{\circ}07'06''$
R. 15.00'
Ch. Sta. 21.92'
 - ③ Δ $91^{\circ}50'31''$
R. 15.00'
Ch. Sta. 20.82'



VILLAS AT CROW VALLEY
 DAVENPORT, IOWA

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

NUMBER	DATE	BY

REVISION	DATE	BY
1	1-8-10	JLE
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2/2

SURVEYOR'S CERTIFICATE
FOR
VILLAS AT CROW VALLEY ADDITION
DAVENPORT, IOWA
JULY 8, 1999

I, James L. Egger, a licensed land surveyor in the State of Iowa, hereby certify that on August 20, 1997, I supervised a survey of Villas at Crow Valley, an Addition to the City of Davenport, Iowa, which land is a part of the Northwest Quarter of Section 9, Township 78 North, Range 4 East of the Fifth Principal Meridian, Scott County, Iowa, more particularly described as follows:

BEGINNING at the Southeast Corner of Lot 3 of Crow Valley Office Park 2nd Addition;

thence North $89^{\circ}05'55''$ East, 50.00 feet along the South Line of Crow Valley Office Park 2nd Addition to the Southwest Corner of Lot 4 of said Addition;

thence North $88^{\circ}54'34''$ East, 342.00 feet along the South Line of Crow Valley Office Park 2nd Addition to the Southwest Corner of Lot 2 of Crow Valley Park;

thence South $87^{\circ}32'36''$ East, 318.74 feet along the South Line of Lots 2, 3, and 4 of Crow Valley Park to the Southeast Corner of Lot 4 of Crow Valley Park;

thence North $76^{\circ}49'19''$ East, 80.70 feet along the extension of the South Line of Lot 1 of Crow Valley Office Park 1st Addition to a point on the South Line of Lot 1 of Crow Valley Office Park 1st Addition;

thence South $13^{\circ}05'43''$ East, 45.00 feet to a point;

thence South $76^{\circ}49'19''$ West, 20.70 feet to a point;

thence South $13^{\circ}05'43''$ East 609.66 feet to a point;

thence South $49^{\circ}07'32''$ West, 159.12 feet to a point;

thence South $79^{\circ}53'00''$ West, 410.10 feet to a point;

thence North $84^{\circ}11'20''$ West, 447.14 feet to a point;

thence North $05^{\circ}48'40''$ East, 159.24 feet to a point;

thence North $89^{\circ}19'16''$ West, 214.82 feet to a point;

thence North $80^{\circ}54'56''$ West, 496.27 feet to a point of curvature;

thence southwesterly along a 15.00 foot radius curve concave southeasterly an arc distance of 23.27 feet to a point on the easterly Right-Of-Way (ROW) of Utica Ridge Road, (chord S 54°38'37" W, 21.00');

thence North 10°12'10" East, 80.01 feet along the easterly ROW of Utica Ridge Road to a point;

thence southeasterly along a 15.00 foot radius curve concave northeasterly an arc distance of 23.85 feet to a point of tangency, (chord S 35°21'23" E, 21.42');

thence South 80°54'56" East, 494.70 feet to a point;

thence South 89°19'16" East, 198.22 feet to a point of curvature;

thence northeasterly along a 15.00 foot radius curve concave northwesterly an arc distance of 22.24 feet to a point of tangency, (chord N 48°16'59" E, 20.26');


thence North 05°48'40" East, 89.38 feet to a point of curvature;

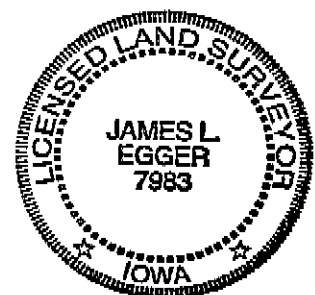
thence northeasterly along a 3,979.99 foot radius curve concave westerly an arc distance of 451.52 feet to the POINT OF BEGINNING, (chord N 02°33'40" E, 451.27').

This parcel contains 16.27 acres, more or less, and is subject to easements of record. Villas at Crow Valley, an Addition to the City of Davenport, is divided into 56 residential lots, one Outlot "A", common area as defined on the Plat, and dedicated ROW for public roads. The dimensions of the Lots and the distances from established boundary lines and corners are as shown on the Plat. There are the extensions of Club House Drive, Crow Valley Park Drive, 58th Street, and 59th Street ROW to be dedicated to the public defined within this Plat. A sketch on the Plat describes the general location of the proposed residential structures within a typical duplex lot cluster.

In a resurvey of the Northwest Quarter of Section 9, as now monumented and used, I find that the present measurements differ from those shown on former Plats, surveys, deeds, and conveyances, which accounts for the differences shown on this Plat.

Prepared by EGGER ENGINEERING AND LAND SURVEYING, P.C.


James L. Egger, P.E. & L.S.
License # 7983
My license renewal date is 12-31-1999.



CERTIFICATE OF OWNER
VILLAS AT CROW VALLEY
DAVENPORT, IOWA

Linwood Mining and Minerals Corp., McCarthy Improvement Company and McB Development Corporation, Iowa corporations, Owners and Proprietors of the real estate shown on the annexed plat and described in the accompanying Certificate of James L. Egger, Land Surveyor, License No. 7983, do hereby certify that they desire and freely consent 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.

The subdivision shall be known and designated as "Villas at Crow Valley, Davenport, Iowa." All streets and alleys 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 Iowa-Illinois Gas and Electric Company, an Illinois corporation; U.S. West Communications; TCI Cable; Iowa-American Water Company, a Delaware corporation; 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 areas shown on the plat and marked as a utility 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 as an easement, but the 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.

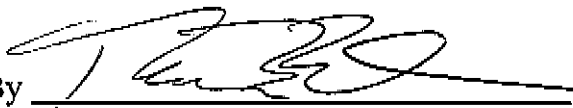
IN WITNESS WHEREOF, Linwood Mining and Minerals Corp.,
McCarthy Improvement Company and McB Development Corporation, Iowa
corporations, have executed this instrument as their free and voluntary act and deed.

Dated this 8th day of July, 1999.

MCB DEVELOPMENT CORPORATION

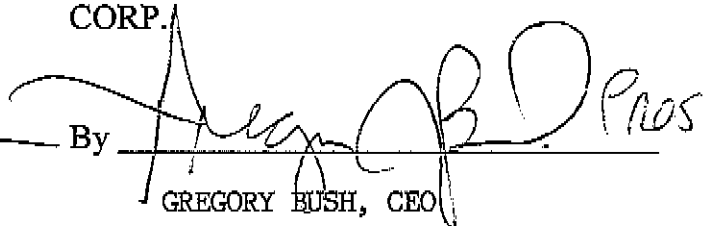
LINWOOD MINING & MINERALS
CORP.

By



THOMAS BUSH, VP

By



GREGORY BUSH, CEO

MCCARTHY IMPROVEMENT COMPANY

By [Signature]
JOSEPH D. BUSH, PRES

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8th day of July, 1999, before me, the undersigned, a Notary Public in and for said County and State personally appeared Thomas Bush to me personally known, who, being by me duly sworn, did say that he is the Vice President of McB Development Corporation; that the said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Thomas Bush as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.



(Notary Seal)

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

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8th day of July, 1999, before me, the undersigned, a Notary Public in and for said County and State personally appeared Gregory Bush to me personally known, who, being by me duly sworn, did say that he is the C.E.O. of Linwood Mining and Minerals Corp.; that the said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Gregory Bush as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.

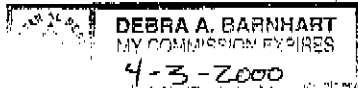


(Notary Seal)

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

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8th day of July, 1999, before me, the undersigned, a Notary Public in and for said County and State personally appeared Joseph D. Bush to me personally known, who, being by me duly sworn, did say that he is the President of McCarthy Improvement Company; that the said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Joseph D. Bush as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.



(Notary Seal)

Debra A. Barnhart

Notary Public in and for said County and State

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, Davenport, Iowa, is free from certified taxes and certified special assessments as of this date, except 1998 real estate taxes. EXCEPT SA DEFICIENCY UTICA RIDGE RD PAVING AND AN ACTIVE SPECIAL ASSESSMENT WITH A PAYOFF OF 10,464.00

Dated at Davenport, Iowa, this 8TH day of July, 1999.

Kathy Rodgers

Treasurer KATHY RODGERS
Scott County, Iowa

(SEAL)

CERTIFICATE OF ATTORNEY

We, Lane & Waterman, 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 in fee simple to the real estate identified as Villas at Crow Valley, Davenport, Iowa, to be vested in McB Development Corporation, as Contract Purchaser, and McCarthy Improvement Company and Linwood Mining and Minerals Corp. as Contract Sellers, free and clear of all liens and encumbrances as of this date, except for 1998 real estate taxes, and mortgage to Norwest Bank Iowa, National Association dated November 19, 1997, filed November 20, 1997 and recorded as Document No. 32181-97 in the office of the Scott County Recorder.

DATED at Davenport, Iowa, this 8th day of July, 1999.

LANE & WATERMAN

By



David A. Dettmann

LANE & WATERMAN
Suite 600
220 North Main Street
Davenport, IA 52801
(319) 324-3246

ACCEPTANCE BY THE CITY OF DAVENPORT, IOWA

We, Phillip C. Yerington, Mayor, and Jackie E. Ragsdale, 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 21 day of July, 1999, to wit:

"RESOLVED that the City Council of the City of Davenport, Iowa, that the Plat of Villas at Crow Valley to the City of Davenport, Iowa as filed with the City Clerk by MCB Development Company, as owner be, and the same hereby is, approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed; and the Mayor and City Clerk be, and they hereby are, authorized and directed to certify the adoption of this Resolution on said plat as required by Law."

Dated this 21 day of July, 1999.



Phillip C. Yerington
Phillip C. Yerington
Mayor of the City of
Davenport, Iowa

ATTEST:

Jackie E. Ragsdale
Jackie E. Ragsdale
Deputy City Clerk

HOLD HARMLESS AGREEMENT

The undersigned, McB Development Corporation, an Iowa corporation, McCarthy Improvement Company, an Iowa corporation, and Linwood Mining and Minerals Corp., an Iowa corporation, owners of the property known as Villas at Crow Valley, Davenport, 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 owners, from the date of acceptance to said plat to and including the date of completion of any and all improvements made thereon.

Dated this 8th day of July, 1999.

MCB DEVELOPMENT CORPORATION

LINWOOD MINING & MINERALS
CORP.

By 

THOMAS BUSH, VP

By 

GREGORY BUSH, CEO/PRES

MCCARTHY IMPROVEMENT COMPANY

By 

JOSEPH D. BUSH, PRES

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this 8th day of July, 1999, before me, the undersigned, a Notary Public in and for said County and State personally appeared Thomas Bush, to me personally known, who, being by me duly sworn, did say that he is the Vice President of McB Development Corporation; that the said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Thomas Bush as such officer acknowledged the execution of said instrument to be

the voluntary act and deed of said corporation, by it voluntarily executed, and by him voluntarily executed.



Debra A. Barnhart

(Notary Seal)

Notary Public in and for said County and State

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Debra A. Barnhart

(Notary Seal)

Notary Public in and for said County and State

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(Notary Seal)

Debra A. Barnhart

Notary Public in and for said County and State

