

2002-04172

FEE \$1100.00

RECORDED OF DEEDS  
SCOTT COUNTY, IOWA

CRAPNELL LAND SURVEYING / MAJOR ENGINEERING 814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (319) 336-3256

FOUND CONCRETE MONUMENT  
N.W. CORNER, S.W. 1/4,  
OF SECTION 13

# PLAT OF SURVEY

LEGAL DESCRIPTION ATTACHED

WEST R.O.W. LINE  
OF MOENCK'S ROAD

S 36° 45' 00" E 2513.90'  
(S 36° 45' 00" E) (2513.9')

(N 50° 15' 00" E) (540.28')  
N 50° 15' 00" E 540.28'

P.O.B.

(N 50° 15' 00" E) (410.56')

VALLEY DRIVE  
CENTER LINE

N 50° 15' 00" E 409.81'

S 37° 26' 59" E  
40.03'

FOUND #4  
REBAR

DEDICATED TO THE  
CITY OF BETTENDORF

STAFFORD  
INDUSTRIAL  
PARK  
FIRST  
ADDITION

(N 37° 26' 59" E) 173.26'  
(N 37° 26' 58" E) 249.41' (249.47')  
EXCEPTION  
DOC. #04920-99  
95.70'  
(S 37° 26' 59" E) 259.90'  
(S 37° 26' 59" E) 141.00'

N 56° 29' 13" E  
(95.70')  
(N 56° 30' 12" E)

SE CORNER OF CONCRETE  
BLOCK BUILDING IS 12.47'  
EAST OF LINE

NOT  
SUBDIVIDED

(N 33° 33' 40" E) (1346.13')  
N 33° 29' 48" E 1265.11'

S 37° 26' 59" E 1225.49'  
(S 37° 23' 45" E) (1306.42')

NOTE:  
ALL MONUMENTS FOUND ARE #4  
REBARS RED CAPPED #10135 UNLESS  
OTHERWISE NOTED.

FOUND CAPPED  
I.D.O.T. PIN 0.80'  
N.E. & 0.31' N.W. OF  
DEED CORNER.

ENTRANCE PERMIT  
FROM IOWA D.O.T.  
PER PROJECT NO.

FN - 67 - 1(77) - 21 - 82

(40')

R.O.W. DEDICATED TO  
THE CITY OF BETTENDORF

FOUND CAPPED I.D.O.T.  
PIN 0.05' N.E. OF DEED COR.

N 46° 27' 09" E 499.52'

(503.09')

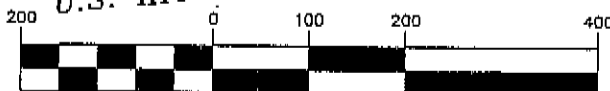
(217') (S 46° 29' 35" W)

U.S. HIGHWAY #67

SURVEY DATE:

PREPARED FOR:

DAN SMITH  
3878 MIDDLE ROAD  
BETTENDORF, IOWA



( IN FEET )

1 inch = 200 ft.

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.

LEGEND:

DEED DIMENSION = (0.0')

FIELD DIMENSION = 0.0'

FOUND MONUMENTS = ○

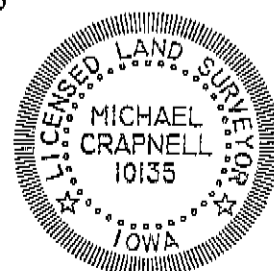
MONUMENTS SET #4 REBAR

X 30" RED CAPPED #10135 = ● MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

MICHAEL D. CRAPNELL  
LICENSE NUMBER 10135

DATE: 12-27-01

PAGES OR SHEETS COVERED  
BY THIS SEAL: 1



Crapnell Land Surveying Company Major Engineering  
814 EAST RIVER DRIVE, DAVENPORT, IA 52803, PHONE: (563) 336-3256

Part of the South Half of section 13 and part of the North Half of Section 24, all in Township 78 North, Range 4 East of the 5th P.M., being more particularly described as follows:

Commencing, as a point of reference, at the northwest corner of the Southwest Quarter of said Section 13; thence South 36 degrees 45' 00" East 2513.9 feet along the original westerly right of way line of Moenck's Road to the centerline of Valley Drive (Davenport - LeClaire Road) as now established; thence North 50 degrees 15' 00" East 540.28 feet along the centerline of said Valley Drive to the westerly most corner of Stafford Industrial Park First Addition to the City of Bettendorf, Iowa, said point being the POINT OF BEGINNING of the tract of land hereinafter described:

thence South 37 degrees 23' 45" East 1306.42 feet along the westerly line (and westerly line extended) of said Stafford Industrial Park First Addition to the northerly right of way line of U.S. Highway 67 as now established; thence South 46 degrees 29' 35" West 503.09 feet along the northerly right of way line of said U. S. Highway 67; thence North 33 degrees 33' 40" West 1346.13 feet to the centerline of said Valley Drive; thence North 50 degrees 15' 00" East 410.56 feet along the centerline of said Valley Drive to the point of beginning containing 13.8 acres, more or less, and subject to easements of record.

Situated in Scott County, Iowa.

Except that part which is described in Document #04920-99, recorded in the Recorder's Office in Scott County, Iowa.