



I, DARYL A. BRICKNER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF IOWA; THAT THIS PLAT OF FIELDS DEVELOPMENT FIRST ADDITION, AN ADDITION TO THE CITY OF BETTENDORF, IOWA, CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION ON SEPTEMBER 2, 2003; THAT ALL THE MONUMENTS AND PINS SHOWN THEREON WILL EXIST ON OR BEFORE DECEMBER 31, 2004, AS REQUIRED BY THE CODE OF IOWA AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN; AND THAT THE METES AND BOUNDS DESCRIPTION OF SAID ADDITION IS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE NORTH 50 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE CENTER LINE OF SAID VALLEY DRIVE, A DISTANCE OF 540.28 FEET TO THE NORTHWESTERLY CORNER OF STAFFORD INDUSTRIAL PARK 1<sup>ST</sup> ADDITION, AS FILED FOR RECORD ON SEPTEMBER 20, 1979, AS DOCUMENT NO. 19135-79, IN THE OFFICE OF THE SCOTT COUNTY RECORDER, ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 46 DEGREES 32 MINUTES 17 SECONDS WEST, ALONG SAID  
NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 499.57 FEET;

THENCE NORTH 50 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID CENTER LINE, A DISTANCE OF 170.99 FEET TO THE WESTERLY LINE OF PENDLETON'S 1<sup>ST</sup>

ADDITION AS FILED FOR RECORD ON MARCH 11, 1999 AS DOCUMENT NO. 08955-99  
AT THE OFFICE OF THE SCOTT COUNTY RECORDER;

THENCE SOUTH 37 DEGREES 25 MINUTES 58 SECONDS EAST ALONG SAID  
WESTERLY LINE, A DISTANCE OF 289.50 FEET TO THE SOUTHERLY LINE OF SAID  
PENDLETON'S 1<sup>ST</sup> ADDITION;

THENCE NORTH 56 DEGREES 34 MINUTES 38 SECONDS EAST, ALONG SAID  
SOUTHERLY LINE, A DISTANCE OF 95.77 FEET TO THE EASTERLY LINE OF SAID  
PENDLETONS 1<sup>ST</sup> ADDITION;


THENCE NORTH 37 DEGREES 26 MINUTES 06 SECONDS WEST, ALONG SAID  
EASTERLY LINE, A DISTANCE OF 300.06 FEET TO THE CENTER LINE OF SAID  
VALLEY DRIVE;

THENCE NORTH 50 DEGREES 15 MINUTES 00 SECONDS EAST, ALONG SAID CENTER  
LINE, A DISTANCE OF 140.44 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED TRACT CONTAINS 12.636 ACRES, MORE OR LESS, AND IS  
SUBJECT TO AN EASEMENT FOR PUBLIC ROADWAY PURPOSES OVER AND  
ACROSS THE NORTHERLY 40 FEET THEREOF AND ALL OTHER EASEMENTS OF  
RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION THE CENTER LINE OF VALLEY DRIVE IS  
ASSUMED TO BEAR NORTH 50 DEGREES 15 MINUTES 00 SECONDS EAST.

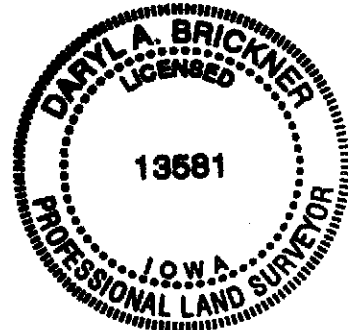
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED  
AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT  
PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR  
UNDER THE LAWS OF THE STATE OF IOWA.

  
DARYL A. BRICKNER

8/17/04

DATE

LICENSE NO. 13581  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005  
PAGES OF SHEETS COVERED BY THIS SEAL: 2



### DEDICATION OF OWNERS

The undersigned owner of the real estate shown and described herein, do hereby certify that it has laid off, platted and subdivided, and hereby lays off, plats and subdivides said real estate in accordance with its free consent and desire.

This subdivision shall be known and designated as **FIELDS DEVELOPMENT FIRST ADDITION** to the City of Bettendorf, Iowa. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

A perpetual easement is hereby granted to any local public utility or municipal department, 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 purposes of serving the subdivision and other property with the underground telephone, storm sewer, cable television, electric, gas, sanitary sewer, water or other service as a part of the respective utility systems; (further an overhead easement is hereby granted for those overhead utilities in existence at the time of this platting); 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 times for all of the purposes aforesaid. No permanent building 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 aforesaid uses or

the rights herein granted.

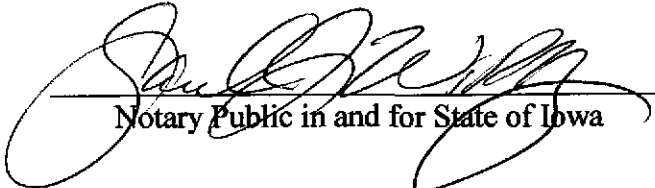
Witness their hand this 29<sup>th</sup> day of June, 2004.

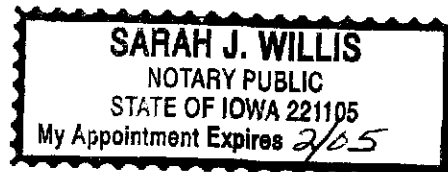
FIELDS DEVELOPERS, L.L.C.

By:   
Hugh Stafford, Manager

STATE OF IOWA, COUNTY OF SCOTT ) ss:

On this 29th day of June, 2004, before me a Notary Public in and for the State of Iowa, personally appeared Hugh Stafford to me personally known, who being by me duly sworn, did say that he is the Manager of Fields Developers, L.L.C., and that the foregoing instrument was signed on behalf of the Company by authority of its Members; and the said Manager acknowledges the execution of the instrument to be the voluntary act and deed of the Company and voluntarily executed.

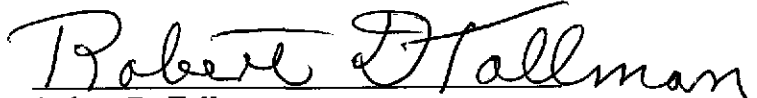
  
Notary Public in and for State of Iowa

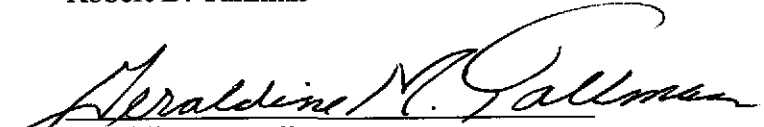


CONSENT TO PLATTING

The undersigned, as Contract Holders by virtue of a certain Contract executed by Fields Developers, L.L.C., an Iowa Limited Liability Company, as Purchaser, and Robert D. Tallman and Geraldine M. Tallman, husband and wife as Sellers, dated April 24, 2003, recorded May 13, 2003 as Document No. 2003-24786 in the Office of the Recorder of Scott County, Iowa, does hereby consent to the said platting of FIELDS DEVELOPMENT FIRST ADDITION to the City of Bettendorf, Iowa, and does hereby release from said encumbrances, all street, easements and other areas to be conveyed or dedicated to the local governing unit pursuant to Chapter 409A.9, Code of Iowa.

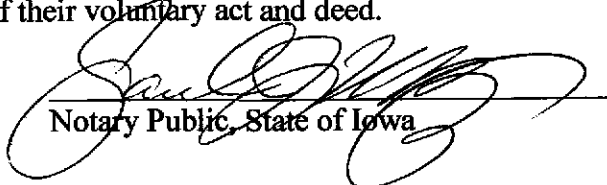
Dated at Bettendorf, Iowa Iowa, this 20 day of September, 2004.

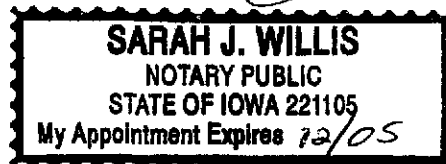
  
Robert D. Tallman

  
Geraldine M. Tallman

STATE OF IOWA, COUNTY OF SCOTT ) ss:

On this 20 day of September, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert D. Tallman and Geraldine M. Tallman, husband and wife, to me personally known, who being by me duly sworn, did say that they executing the foregoing Consent to Platting of their voluntary act and deed.

  
Notary Public, State of Iowa



CERTIFICATE OF COUNTY TREASURER

I, Bill Fennelly, Treasurer of Scott County, Iowa, do hereby certify that I have examined the records of said County, and find that the following described real estate, to-wit: FIELDS DEVELOPMENT FIRST ADDITION to the City of Bettendorf, Iowa, is free from taxes and special assessments as of this date, except: 2003

Property taxes due 9-30-04 + 3-31-05.

Dated at Davenport, Iowa, this 21 day of September, 2004.

BILL FENNELLY, Treasurer of  
Scott County, Iowa

By: De Struckman  
Deputy

841351020  
842403010

# ATTORNEY'S CERTIFICATE

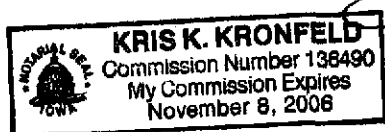
I, Joseph A. Polaschek, certify that I have examined the records of Scott County, Iowa, and the records of the United States District Court for the Southern District of Iowa, Davenport Division, and from such examination find title in fee simple to the real estate identified as FIELDS DEVELOPMENT FIRST ADDITION to the City of Bettendorf, Iowa, and to be vested in Fields Developers, L.L.C. subject to a contract with Robert D. Tallman and Geraldine M. Tallman, husband and wife, dated April 24, 2003 and recorded May 13, 2003 as Document No. 2003-24786 in the Office of the Scott County Recorder, and is free and clear of all liens and unbonded encumbrances, with the exception of the 2003 fiscal year property taxes due September 30, 2004 and March 31, 2005.

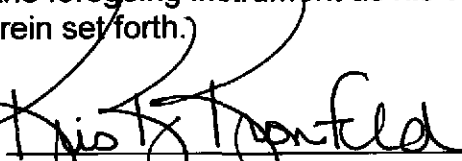
Dated this 29<sup>th</sup> day of June, 2004.

  
\_\_\_\_\_  
Joseph A. Polaschek  
Attorney and Abstractor

STATE OF IOWA, COUNTY OF SCOTT ) ss:

On this 29<sup>th</sup> day of June, 2004, before me, the undersigned, a notary public in and for the State of Iowa, personally appeared Joseph A. Polaschek, to me personally known to be the same person who executed the foregoing instrument and acknowledged that such person signed the foregoing instrument as his voluntary act and deed for the uses and purposes therein set forth.)



  
\_\_\_\_\_  
Notary Public, State of Iowa

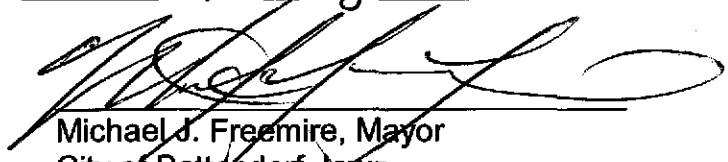


CERTIFICATE OF ACCEPTANCE BY CITY OF BETTENDORF, IOWA

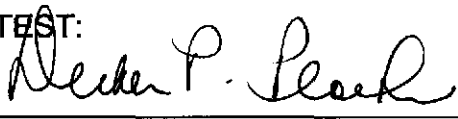
We, Michael J. Freemire, Mayor, and Decker P. Ploehn, City Clerk of the City of Bettendorf, Iowa, do hereby certify that the following resolution was adopted by the City Council of the City of Bettendorf, Iowa, at a regular meeting held on the 19th day of July, 2005.

RESOLVED by the City Council of the City of Bettendorf, Iowa, that the Plat of FIELDS DEVELOPMENT FIRST ADDITION TO THE CITY OF BETTENDORF, SCOTT COUNTY, IOWA, as filed with the City Administrator, be and the same is hereby 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 of said City be and they are hereby authorized and directed to certify the adoption of this resolution on said plat as required by law.

Dated at Bettendorf, Iowa, this 2nd day of August, 2005.

  
Michael J. Freemire, Mayor  
City of Bettendorf, Iowa

ATTEST:

  
Decker P. Ploehn, City Clerk  
City of Bettendorf, Iowa

Plat required to be recorded within  
60 days after Council acceptance per  
Section 28-49 of Subdivision Ordinance.

HOLD HARMLESS AGREEMENT

The undersigned developer, FIELDS DEVELOPERS, L.L.C., having filed with the City Administrator of the City of Bettendorf, Iowa, a plat of FIELDS DEVELOPMENT FIRST ADDITION the City of Bettendorf, Iowa, agrees to hold the City of Bettendorf, Iowa, harmless from any damages, claims or suits resulting from construction or development by the owner and/or subdivider from the date of acceptance of said Plat to and including the date of completion of any and all improvements made thereon.

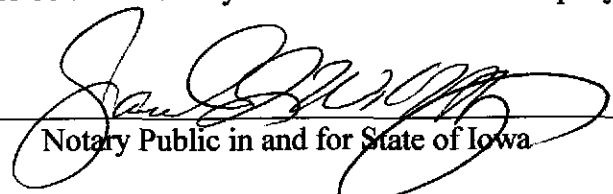
Dated this 29<sup>th</sup> day of June, 2004.

FIELDS DEVELOPERS, L.L.C.

By:   
Hugh Stafford, Manager

STATE OF IOWA, COUNTY OF SCOTT ) ss:

On this 29th day of June, 2004, before me a Notary Public in and for the State of Iowa, personally appeared Hugh Stafford to me personally known, who being by me duly sworn, did say that he is the Manager of Fields Developers, L.L.C., and that the foregoing instrument was signed on behalf of the Company by authority of its Members; and the said Manager acknowledges the execution of the instrument to be the voluntary act and deed of the Company and voluntarily executed.

  
Notary Public in and for State of Iowa

