

SURVEYOR'S CERTIFICATE – HANLIN'S CROSSING

I, MICHAEL P. COCHRAN, AN IOWA PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FINAL PLAT FOR HANLIN'S CROSSING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECTION ACCORDING TO THE SURVEYING LAWS OF THE STATE OF IOWA AND THE CITY OF DAVENPORT'S SUBDIVISION ORDINANCE, OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

A TRACT OF LAND BEING A PART OF LOT ONE (1) IN DAVIES FIRST COMMERCIAL ADDITION TO THE CITY OF DAVENPORT AS RECORDED BY DOCUMENT NUMBER 1998-00005239 IN THE SCOTT COUNTY RECORDER'S OFFICE, BEING A SUBDIVISION OF A PART OF THE REPLAT OF LOT ONE (1) IN HANLIN'S ADDITION TO THE CITY OF DAVENPORT AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION EIGHT (8) AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), AND ALSO A PART OF LOTS ONE (1) THROUGH EIGHT (8) AND VACATED FAIRHAVEN STREET IN HANLIN'S ADDITION TO THE CITY OF DAVENPORT AS RECORDED IN BOOK 65 AT PAGE 123 IN THE SCOTT COUNTY RECORDER'S OFFICE, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), ALL IN TOWNSHIP SEVENTY-EIGHT (78) NORTH, RANGE FOUR (4) EAST OF THE FIFTH 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA, SAID TRACT BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 02°-03'-52" EAST (BEARINGS ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1402), ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7, 52.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST 53RD STREET; THENCE SOUTH 87°-20'-15" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, 64.86 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED: FROM THE POINT OF BEGINNING, THENCE SOUTH 02°-03'-52" EAST, 214.05 FEET; THENCE NORTH 87°-56'-08" EAST, 10.00 FEET; THENCE SOUTH 02°-03'-52" EAST, 66.00 FEET TO THE SOUTH LINE OF SAID LOT 1 IN DAVIES FIRST COMMERCIAL ADDITION AND THE SOUTH LINE OF LOT 1 IN HANLIN'S ADDITION; THENCE SOUTH 87°-23'-33" WEST, ALONG SAID SOUTH LINE OF LOT 1 IN DAVIES FIRST COMMERCIAL ADDITION AND THE SOUTH LINE OF LOTS 1 THROUGH 8 IN HANLIN'S ADDITION, 1,062.33 FEET TO THE EAST RIGHT OF WAY LINE OF LORTON AVENUE; THENCE NORTH 02°-03'-52" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 266.34 FEET TO THE SOUTH RIGHT OF WAY LINE OF 53RD STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE IN A NORTHEASTERLY DIRECTION, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, FOR AN ARC DISTANCE OF 31.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 42°-38'-12" EAST AND A LENGTH OF 28.14 FEET; THENCE NORTH 87°-20'-15" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 964.01 FEET TO THE WEST LINE OF LOT 1 IN DAVIES FIRST COMMERCIAL ADDITION AND LOT 1 IN HANLIN'S ADDITION; THENCE SOUTH 01°-55'-10" EAST, ALONG SAID WEST LINE, 7.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF 53RD STREET; THENCE NORTH 87°-20'-15" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 68.56 FEET TO THE POINT OF BEGINNING.

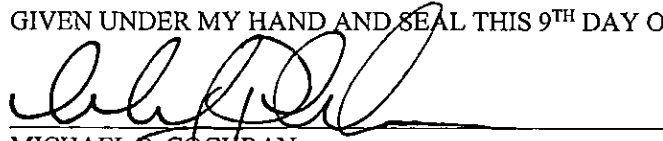
SAID SUBDIVISION CONTAINING 6.927 ACRES, MORE OR LESS.

MONUMENTS AS SHOWN ON THE PLAT ARE SET OR WILL BE SET WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THEIR ACCEPTANCE BY THE CITY, AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WILL OCCUPY THE POSITIONS SHOWN THEREON.

THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP

(FIRM) COMMUNITY PANEL NO. 19163C0360F, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2011.

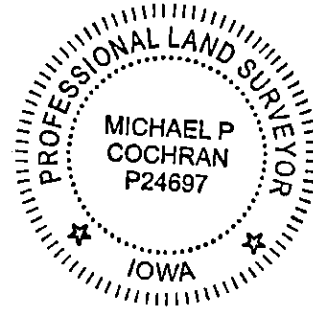
GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF OCTOBER, 2018.



MICHAEL P. COCHRAN
AUSTIN ENGINEERING CO., INC.

PROFESSIONAL LAND SURVEYOR P24697

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019



CERTIFICATE OF OWNER

The undersigned, **William H. Torchia**, as Manager of **WCT INVESTMENTS, LLC – DAVENPORT SERIES**, an Illinois limited liability company, the owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and hereby lay off, plat and subdivide, said real estate in accordance with the within plat. I do further certify that this plat is made and submitted with my free consent and desire.

This subdivision shall be known and designated as **HANLIN'S CROSSING ADDITION**, a subdivision to the City of Davenport, Scott County, Iowa. All streets and alleys shown and not heretofore dedicated are hereby dedicated to the public.

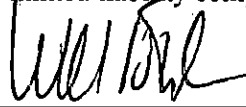
Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

A perpetual easement is hereby granted to any local public utility or municipal department, that are 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 a part of the respective utility systems; 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 buildings or trees shall be placed on said area as shown in 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.

The right to enforce these restrictive covenants by injunction, together with the right to cause a removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is reserved to the several owners of the several lots of this subdivision and to their heirs and assigns and to the City of Davenport if specifically noted as a provision of the covenant.

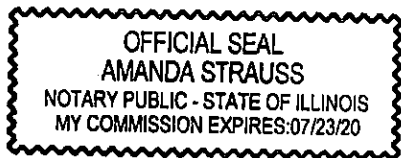
IN WITNESS WHEREOF, **William H. Torchia**, as Manager of **WCT INVESTMENTS, LLC – DAVENPORT SERIES**, an Illinois limited liability company, has executed this instrument as his free and voluntary act and deed by authorization of the Members this 31 day of October, 2018.


WCT INVESTMENTS, LLC – DAVENPORT SERIES,
an Illinois limited liability company

By: 
William H. Torchia, Manager

STATE OF ILLINOIS)
COUNTY OF Tazewell) SS:

On this 31 day of October, 2018, before me, a notary in and for said county and state, personally appeared **William H. Torchia**, to me personally known, who being by me duly (sworn or affirmed) did say that that person is Manager of **WCT Investments, LLC – Davenport Series**, an Illinois limited liability company, and that said instrument was signed on behalf of the said limited liability company by authority of its member and the said **William H. Torchia** acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it and by him voluntarily executed.




Notary Public

CERTIFICATE OF COUNTY TREASURER

I, **BILL FENNELLY**, Treasurer of Scott County, Iowa, do hereby certify that, according to the records in my office, the real estate as shown on the annexed plat of **HANLIN'S CROSSING ADDITION**, an Addition to the City of Davenport, Scott County, Iowa, is free from taxes payable to Scott County as of this date, except:

- Parcel No. N0712-27 - 1st and 2nd installments for 2017 paid ✓
- Parcel No. N0712-37 - 1st and 2nd installments for 2017 paid ✓
- Parcel No. N0712-36 - 1st and 2nd installments for 2017 paid ✓
- Parcel No. N0712-35 - 1st and 2nd installments for 2017 paid ✓
- Parcel No. ~~N0712-34~~ - 1st and 2nd installments for 2017 paid
- Parcel No. N0712-33B - 1st and 2nd installments for 2017 paid
- Parcel No. N0712-33A - 1st and 2nd installments for 2017 paid
- Parcel No. N0712-02A - 1st and 2nd installments for 2017 paid
- Parcel No. N0712-02B - 1st and 2nd installments for 2017 paid

~~Part Parcel No. N0833-01D - 1st installment 2017 is paid, 2nd installment unpaid and due 3/29/19~~

Does not include the above crossed out parcel. JHB

N0712-34

Dated at Davenport, Iowa, this 2 day of November, 2018.

BILL FENNELLY, Treasurer of Scott
County, Iowa

By: *Ann W. [Signature]*
Deputy



Approval of Subdivision Plat Name by Scott County Auditor

Date 11/1/18

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

Hanlin's Crossing Addition

Pursuant to Iowa Code §354.6(2) and §354.11 (5), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed

Ryanne M. Price

Auditor of Scott County, Iowa

(SEAL)



COUNTY RECORDER'S CERTIFICATE

I, **Rita Vargas**, Recorder of Scott County, Iowa, do hereby certify that according to the records in my office, fee simple title to the real estate as shown on the annexed plat of **HANLIN'S CROSSING ADDITION** to the City of Davenport, Scott County, Iowa, is found to be in **WCT INVESTMENTS, LLC – DAVENPORT SERIES**, an Illinois limited liability company, and such real estate is free and clear of all encumbrances of record as of that date.

Dated at Davenport, Iowa, this 1 day of November, 2018.

RITA VARGAS
Recorder, Scott County, Iowa

By: Hindy Carpenter
Name: Hindy Carpenter
Title: Real Estate Specialist


CERTIFICATE OF ATTORNEY AT LAW

The law firm of **PASTRNAK LAW FIRM, P.C.** does hereby certify that it has 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 **HANLIN'S CROSSING ADDITION**, an Addition to the City of Davenport, Scott County, Iowa, free and clear of all liens and encumbrances as of this date to be vested in **WCT INVESTMENTS, LLC – DAVENPORT SERIES**, an Illinois limited liability company and subject to the following:

- 1) **Mortgage given by WCT Investments, LLC – Davenport Series to Morton Community Bank dated August 29, 2018 and filed August 30, 2018 as Document No. 2018-22643;**
- 2) **Assignment of Rents given by WCT Investments, LLC – Davenport Series to Morton Community Bank dated August 29, 2018 and filed August 30, 2018 as Document No. 2018-22644;**
- 3) **Mortgage given by WCT Investment, LLC – Davenport Series to Morton Community Bank dated October 1, 2018 and filed October 3, 2018 as Document No. 2018-31521; and**
- 4) **Assignment of Rents given by WCT Investments, LLC – Davenport Series to Morton Community Bank dated October 1, 2018 and filed October 3, 2018 as Document No. 2018-31522.**

Dated this 2 day of November, 2018.

PASTRNAK LAW FIRM, P.C.

By: 
_____ **Thomas J. Pastrnak**

CERTIFICATE OF ACCEPTANCE BY CITY OF DAVENPORT

We, Frank Klipsch, Mayor, and Brian Krup, 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 9th day of January 2019.

"RESOLVED, by the City Council of the City of Davenport, Iowa, that the final subdivision plat of Hanlin's Crossing Addition, an Addition to the City of Davenport, Scott County, Iowa, as filed with the City Clerk, be and the same is hereby approved and accepted; that the granting of easements as shown on said plat and the dedication for public street purposes 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 subdivision plat as required by law."

Dated at Davenport, Iowa, this 9th day of January, 2019.


Frank Klipsch, Mayor

ATTEST:


Brian Krup, Deputy City Clerk

HOLD HARMLESS AGREEMENT


The undersigned, **William H. Torchia**, owner of the property known as **HANLIN'S CROSSING ADDITION**, an Addition in the City of Davenport, Scott County, Iowa, hereby agrees to the following:

In consideration of the acceptance of the platting of said addition by the City Council of the City of Davenport, Iowa, the undersigned hereby agrees to indemnify and hold harmless the said City of Davenport from any and all actions, claims, demands, damages and costs for personal injury and property damage in any way relating to or arising out of the construction of subdivision improvements on the streets, roadways and easements shown on the plat of said addition and dedicated to the said City of Davenport.

This agreement shall expire at such time as the original required subdivision improvements are completed and accepted by the City of Davenport.

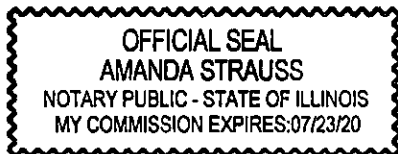
Dated this 31 day of October, 2018.


WCT INVESTMENTS, LLC – DAVENPORT SERIES,
an Illinois ~~limited liability~~ company

By: 
William H. Torchia, Manager

STATE OF ILLINOIS)
COUNTY OF Tazewell) SS:

On this 31 day of October, 2018, before me, a notary in and for said county and state, personally appeared **William H. Torchia**, to me personally known, who being by me duly (sworn or affirmed) did say that that person is Manager of **WCT Investments, LLC – Davenport Series**, an Illinois limited liability company, and that said instrument was signed on behalf of the said limited liability company by authority of its member and the said **William H. Torchia** acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it and by him voluntarily executed.




Notary Public

CERTIFICATE OF HOLDER OF MORTGAGE

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS:

The undersigned, **Mark Yemm**, Senior Vice President, **MORTON COMMUNITY BANK**, P.O. Box 104, Morton, Illinois 61550, is holder of certain Mortgages as follows:

1. **Mortgage dated 8/29/18 and recorded 8/30/18 as Document No. 2018-22643;**
2. **Assignment of Rents dated 8/29/18 and recorded 8/30/18 as Document No. 2018-22644;**
3. **Mortgage dated 10/1/18 and recorded 10/3/18 as Document No. 2018-31521; and**
4. **Assignment of Rents dated 10/1/18 and recorded 10/3/18 as Document No. 2018-31522.**

concerning the real estate shown on the annexed plat and described in the surveyor's certificate attached to said plat, hereby certified that it consents to said plat in accordance with Iowa Code Iowa Code Section 354.11(1)(b), Code of Iowa, 2017.

Signed this 2nd day of November, 2018.

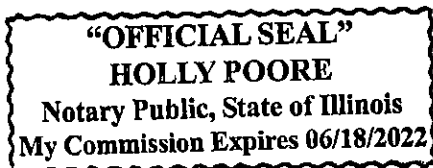
MORTON COMMUNITY BANK, an Illinois Banking Corporation

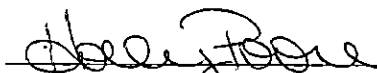
By: 

Mark Yemm, Senior Vice President

STATE OF ILLINOIS)
COUNTY OF TAZEWELL) SS:

On this 2nd day of November, 2018, before me, the undersigned, a Notary Public in and for the State of Illinois, personally appeared **Mark Yemm**, to me personally known, who being by me duly sworn, did say that she is the Senior Vice President, of the corporation executing the foregoing instrument; that the instrument was signed on behalf of said corporation by authority of its Board of Directors; and that **Mark Yemm** as such officer acknowledged the execution of said instrument to be the voluntary act and deed of the corporation, by it and by her voluntarily executed.





Notary Public in and for said State