

# PLAT OF SURVEY TRACT A

PART OF THE "MILL LOT" OF DAVENPORT & RODGERS ADDITION  
TO THE CITY OF LECLAIRE, SCOTT COUNTY, IOWA

SURVEY PREPARED BY: CHRISTOPHER D. HIGGINS, VEENSTRA AND KIMM INC. - 1800 5TH AVENUE, ROCK ISLAND, IL 61201 - (309) 786-7590

### LEGAL DESCRIPTION - TRACT A

Commencing at the Northwest corner of the North 90 feet of the Mill Lot in Davenport & Roger's Addition lying West of the Railroad Right-of-Way as Recorded in Deed Book 159 on Page 160 of the Scott County Records; thence N80°06'03"E, 8.00 feet along the Southerly line of Ferry Street to the point of beginning of the tract being described; thence continuing N80°06'03"E, 51.67 feet along said Southerly line to the intersection with the Westerly Railroad Right-of-Way, said point also being the Northeast corner of said North 90 feet of the Mill Lot; thence S05°33'23"E, 30.00 feet along said Westerly Railroad Right-of-Way; thence S01°19'18"E, 60.77 feet along said Westerly Railroad Right-of-Way to the Southeast corner of said North 90 feet of the Mill Lot; thence S80°06'03"W, 53.54 feet along the Southerly line of said North 90 feet of the Mill Lot; thence N01°32'51"W, 90.96 feet to said point of beginning. Tract A contains 0.11 Acres and is subject to easements and restrictions of record.

### LEGEND

- FOUND PROPERTY CORNER AS NOTED
- SET 5/8" x 30" REBAR WITH PLASTIC ORANGE CAP #19452, UNLESS OTHERWISE NOTED
- ( ) RECORD DISTANCE OR BEARING
- PARCEL BOUNDARY
- - - DEED LINES
- PROPERTY / ROW LINES
- - - EASEMENT LINES
- ROAD CENTERLINE
- - - RAIL ROAD CENTERLINE
- RAILROAD ROW LINES

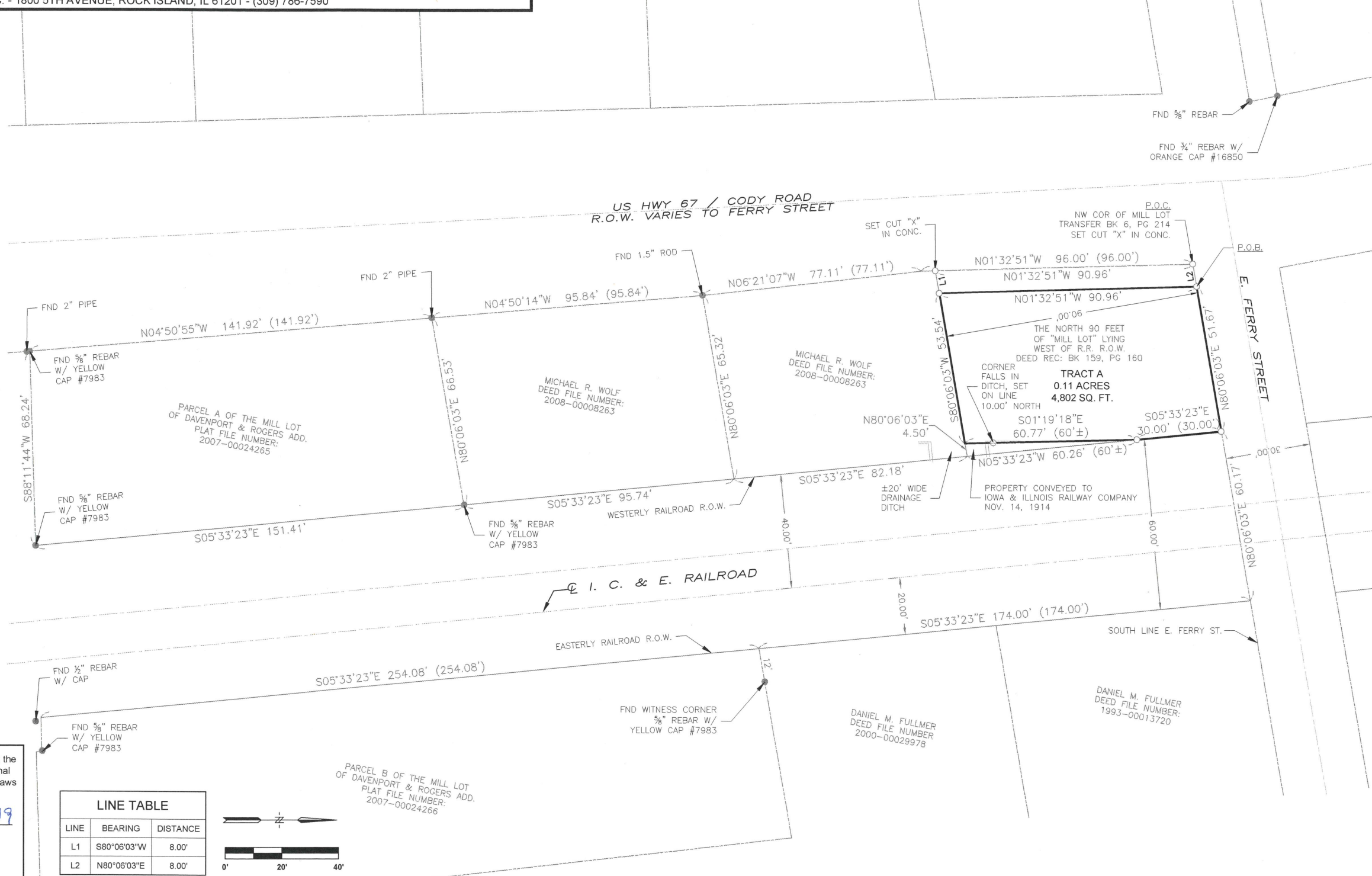
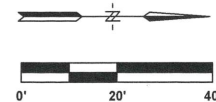
BASIS OF BEARING:  
NAD83(2011)(EPOCH 2010.00) IOWA STATE PLANE COORDINATE SYSTEM SOUTH ZONE 1402 AS BROADCAST BY THE IOWA REAL TIME NETWORK.



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.

*Christopher D. Higgins* 3-26-2019  
Date  
Christopher D. Higgins  
License Number 19452  
My license renewal date is December 31, 2020  
Pages or sheets covered by this seal: PS-01

LINE	BEARING	DISTANCE
L1	S80°06'03"W	8.00'
L2	N80°06'03"E	8.00'



PLOTTED: Tuesday, March 26, 2019 2:28:32 PM

X-REFS: FILE PATH: Z:\LECLAIRE 56127\DOT PLAT OF SURVEY\DRAWINGS\DESIGN DRAWINGS\MILL LOT ACQUISITION TRACT A

DATE	REVISIONS	SCALE	AS NOTED
2019-3-18	Exclusion of the West 8 feet of the North 90 feet...	DRAWN	BCT
		CHECKED	LJB
		APPROVED	CDH
		DATE	2018-3-9
		ISSUED FOR	

VERIFY SCALE  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



PLAT OF SURVEY  
CITY OF LECLAIRE, SCOTT COUNTY, IOWA  
1800 5th Ave • Rock Island, Illinois 61201  
309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)

PLAT OF SURVEY - TRACT A  
NORTH 90' OF MILL LOT  
LYING WEST OF RAILROAD R.O.W.

DWG. NO.	PS-01
PROJECT	56127