

Document # 2008-02252

Date: March 27, 2008 Time: 3:14 P.M.

Fee \$ 167⁰⁰ R.E. Transfer Tax \$ —

Steve Mangan-Clinton County IA Recorder

Prepared by & Return to: Schalk Law Office, 310 Main St., Davenport, IA 52801

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 that THE FINAL PLAT OF MILL CREEK CROSSING FIRST ADDITION TO THE CITY OF CLINTON, 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 maybe used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with aforesaid uses or the rights herein granted.

Legal Description is as follows:

A PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 81 NORTH, RANGE 6 EAST OF THE 5th P.M., WITHIN THE CITY OF CLINTON, CLINTON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 87°27'54" WEST, ALONG THE SOUTH LINE OF THE SAID WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 1274.36 FEET TO THE EAST LINE OF NORTH 18TH STREET IN SAID CITY OF CLINTON; THENCE NORTH 02°14'15" WEST, ALONG THE SAID EAST LINE OF NORTH 18TH STREET, A DISTANCE OF 1051.44 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND; THENCE CONTINUING NORTH 02°14'15" WEST, ALONG THE LAST NAMED COURSE, A DISTANCE OF 771.18 FEET TO THE SOUTHWEST CORNER OF THE PRAIRIE HILLS AT CLINTON PROPERTY PER WARRANTY DEED AT INSTRUMENT NUMBER 7124-05; THENCE NORTH 87°25'16" EAST, ALONG THE SOUTH LINE OF SAID PRAIRIE HILLS AT CLINTON PROPERTY, A DISTANCE OF 1274.69 FEET TO THE EAST LINE OF THE SAID WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 02°13'38" EAST, ALONG THE SAID EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 623.97 FEET; THENCE SOUTH 87°46'22" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 02°13'38" EAST, A DISTANCE OF 275.03 FEET; THENCE SOUTH 87°46'22" WEST A DISTANCE OF 707.23 FEET; THENCE NORTH 02°13'38" WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 87°46'22" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 02°13'38" WEST, A DISTANCE OF 87.00 FEET; THENCE SOUTH 87°46'22" WEST, A DISTANCE OF 132.31 FEET TO THE POINT OF BEGINNING.

Witness their hand this 17 day of March, 2008.

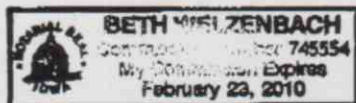
Towne & Country Clinton, L.L.C

By: Daniel P. Dolan
Daniel P. Dolan, Manager

STATE OF IOWA, COUNTY OF SCOTT) ss:

On this 17 day of March, 2008, before me a Notary Public in and for the State of Iowa, personally appeared Daniel P. Dolan, to me personally known, who being by me duly sworn, did say that he is the Manager of Towne & Country Clinton, 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.

Beth Weitzenbach
Notary Public in and for State of Iowa





SURVEYOR'S CERTIFICATE

STATE OF IOWA

ss.

COUNTY OF CLINTON

I, HARRY J. GODDARD, certify that:

1. I am a licensed land surveyor under the laws of the State of Iowa, and my license number is 15524.
2. The real estate which is located within the City of Clinton, Clinton County, Iowa, and designated on the attached plat of "Mill Creek Crossing First Addition" and legally described as:

A PART OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 81 NORTH, RANGE 6 EAST OF THE 5th P.M., WITHIN THE CITY OF CLINTON, CLINTON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 87°27'54" WEST, ALONG THE SOUTH LINE OF THE SAID WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 1274.36 FEET TO THE EAST LINE OF NORTH 18TH STREET IN SAID CITY OF CLINTON; THENCE NORTH 02°14'15" WEST, ALONG THE SAID EAST LINE OF NORTH 18TH STREET, A DISTANCE OF 1051.44 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND; THENCE CONTINUING NORTH 02°14'15" WEST, ALONG THE LAST NAMED COURSE, A DISTANCE OF 771.18 FEET TO THE SOUTHWEST CORNER OF THE PRAIRIE HILLS AT CLINTON PROPERTY PER WARRANTY DEED AT INSTRUMENT NUMBER 7124-05; THENCE NORTH 87°25'16" EAST, ALONG THE SOUTH LINE OF SAID PRAIRIE HILLS AT CLINTON PROPERTY, A DISTANCE OF 1274.69 FEET TO THE EAST LINE OF THE SAID WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 02°13'38" EAST, ALONG THE SAID EAST LINE OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 623.97 FEET; THENCE SOUTH 87°46'22" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 02°13'38" EAST, A DISTANCE OF 275.03 FEET; THENCE SOUTH 87°46'22" WEST A DISTANCE OF 707.23 FEET; THENCE NORTH 02°13'38" WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 87°46'22" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 02°13'38" WEST, A DISTANCE OF 87.00 FEET; THENCE SOUTH 87°46'22" WEST, A DISTANCE OF 132.31 FEET TO THE POINT OF BEGINNING.

511 South 4th Street, Clinton, IA 52732

Ph: 563-243-1398 Fax 563-243-3794

