

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	14,320	5	14,530
2	15,565	6	15,650
3	16,145	7	15,455
4	14,825	8	14,565

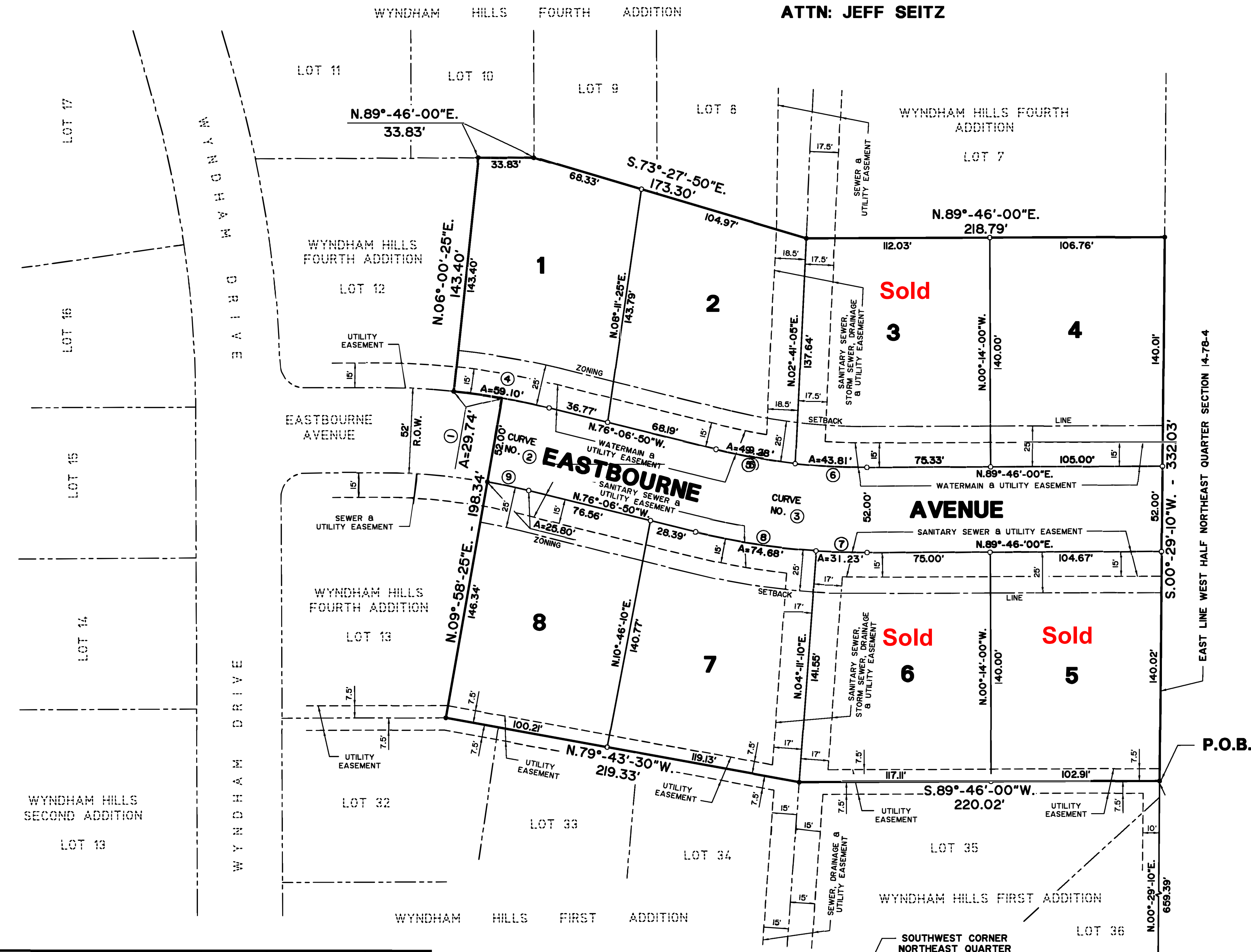
OWNER - DEVELOPER  
**AMF REAL ESTATE LLC.**  
 4215 EAST 60th STREET  
 DAVENPORT, IOWA 52807  
 ATTN: JEFF SEITZ

# FINAL PLAT OF WYNDHAM HILLS SEVENTH ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 14  
 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

### GENERAL NOTES

- IRON MONUMENTS FOUND SHOWN THUS ( 5/8"φ IRON PIN ).
- IRON MONUMENTS SET SHOWN THUS ( 5/8"φ x 30" IRON PIN ).
- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 3.27 ACRES, MORE OR LESS.
- FOR THIS SURVEY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14-78-4 WAS ASSUMED TO BEAR N.89°-46'-00"E.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- LOTS ARE ZONED R-2 ( SINGLE-FAMILY RESIDENCE DISTRICT ).
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- SIDEWALK SHALL BE INSTALLED ALONG THE STREET FRONTAGE OF EACH LOT.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA FOR STREET PURPOSES.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- IN THE EVENT THAT EASTBOURNE AVENUE IS NOT EXTENDED EASTERLY OF THIS ADDITION PRIOR TO HOUSE CONSTRUCTION ON LOTS 4 AND 5, THE DRIVEWAYS ON THOSE LOTS SHALL BE CONSTRUCTED WITH 6 INCH THICK PORTLAND CEMENT CONCRETE AND THE CITY OF BETTENDORF VEHICLES SHALL BE ALLOWED THE USE OF THOSE DRIVEWAYS SPECIFICALLY FOR TURN-AROUND PURPOSES UNTIL EASTBOURNE IS EXTENDED.



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	429.72'	03°-57'-55"	29.74'	29.74'	N.82°-00'-35"W.	14.88'
2	403.72'	03°-54'-50"	27.58'	27.57'	N.78°-04'-10"W.	13.79'
3	403.72'	14°-07'-15"	99.49'	99.24'	N.83°-10'-25"W.	50.00'
4	429.72'	07°-52'-45"	59.10'	59.05'	N.80°-03'-10"W.	29.59'
5	377.72'	07°-28'-30"	49.28'	49.24'	N.79°-51'-05"W.	24.67'
6	377.72'	06°-38'-45"	43.81'	43.78'	N.86°-54'-40"W.	21.93'
7	429.72'	04°-09'-50"	31.23'	31.22'	N.88°-09'-05"W.	15.62'
8	429.72'	09°-57'-25"	74.68'	74.58'	N.81°-05'-30"W.	37.43'
9	377.72'	03°-54'-50"	25.80'	25.79'	N.78°-04'-10"W.	12.90'

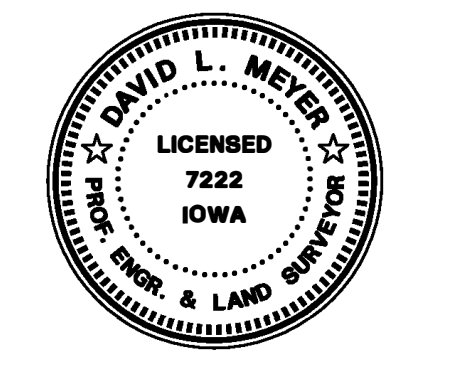
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signature: \_\_\_\_\_  
 David L. Meyer, P.E. & L.S., License Number 7222

Date: **DECEMBER 28, 2018**  
 My license renewal date is December 31, 2020

THIS SHEET ONLY

Pages or sheets covered by this seal:



**CENTURYLINK** BY \_\_\_\_\_ DATE \_\_\_\_\_ APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

**MIDAMERICAN ENERGY COMPANY** BY \_\_\_\_\_ DATE \_\_\_\_\_

**IOWA-AMERICAN WATER CO.** BY \_\_\_\_\_ DATE \_\_\_\_\_

**MEDIACOM** BY \_\_\_\_\_ DATE \_\_\_\_\_

**PLAN & ZONE COMMISSION** BY \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF BETTENDORF, IOWA** BY \_\_\_\_\_ DATE \_\_\_\_\_

**VERBEKE - MEYER CONSULTING ENGINEERS, P.C.**  
 4111 EAST 60th STREET  
 DAVENPORT, IOWA 52807  
 PHONE NUMBER: ( 563 ) 359 - 1348  
 VMCE 18174