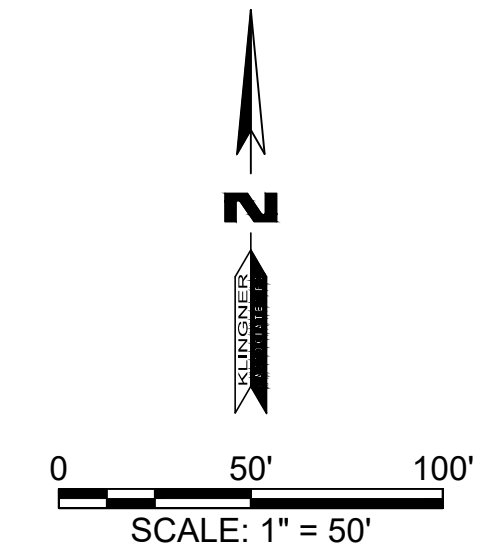


Description: Being a replat of Part of Outlot A of Tanglewood Terrace,  
 N.W. 1/4 Sec. 14, T. 78N., Range 4 East of 5th P.M.  
 Requestor: Wyndham West, LLC  
 Proprietor: Wyndham West, LLC  
 Surveyor: Luke D. Miller  
 Survey Company: Klingner & Associates, P.C.  
 Return To: Klingner & Associates, P.C.  
 4111 East 60th Street, Davenport, Iowa 52807  
 lmliller@klingner.com (563) 359-1348

# FINAL PLAT OF WYNDHAM WEST FOURTH ADDITION TO THE CITY OF BETTENDORF, IOWA BEING PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., AND BEING A REPLAT OF PART OF OUTLOT A OF TANGLEWOOD TERRACE



**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**KLINGNER  
 & ASSOCIATES, P.C.**  
 Engineers • Architects • Surveyors  
 Davenport, Iowa  
 4111 East 60th Street  
 563.359.1348  
 www.klingner.com

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**REVISION HISTORY**

NO.	DESCRIPTION	DATE	APP.

ISSUED FOR: 05/06/2024  
**PROJECT STATUS**

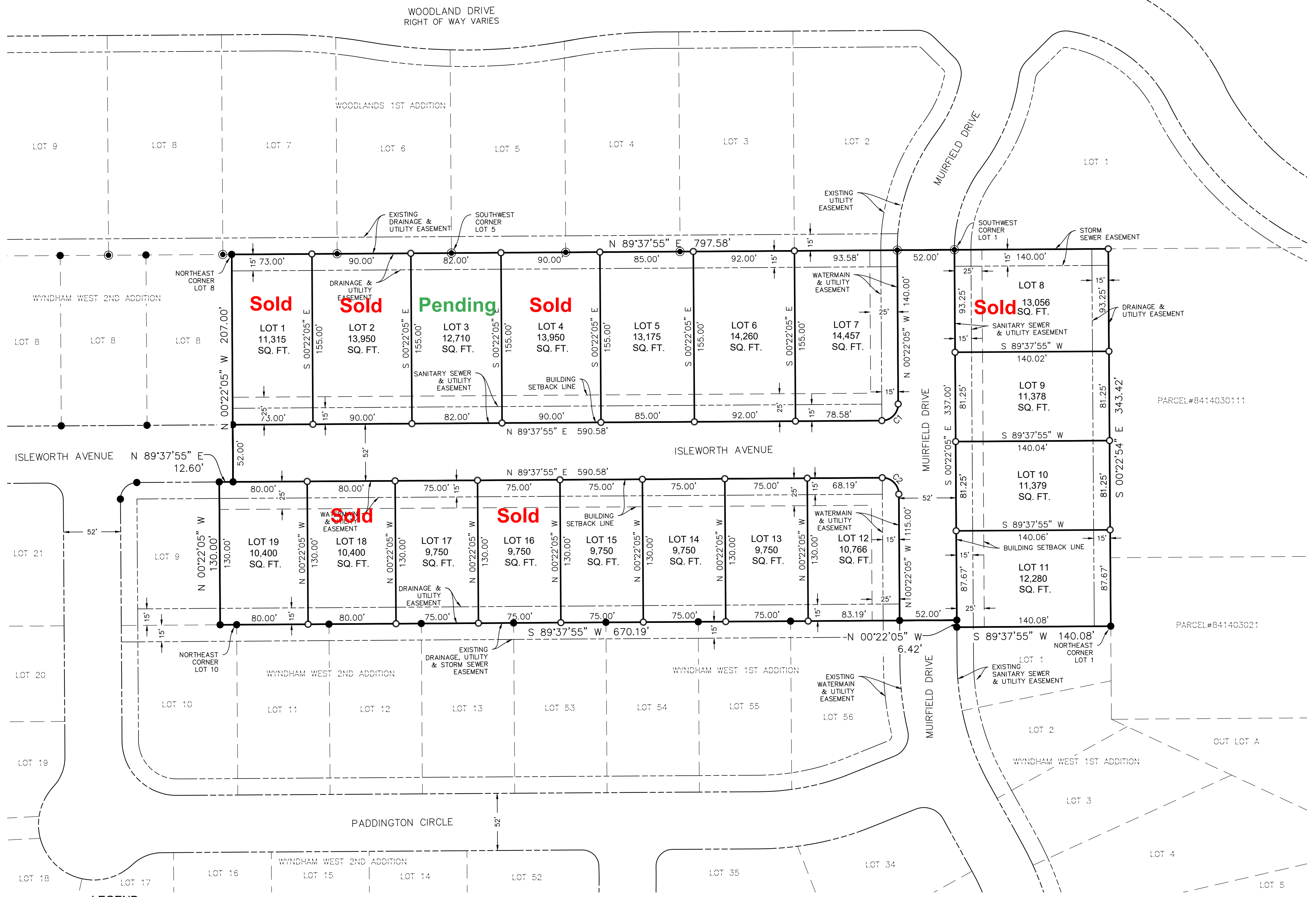
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**WYNDHAM WEST FOURTH ADDITION**  
**WYNDHAM WEST, LLC**  
**4215 EAST 60TH STREET**  
**DAVENPORT, IA 52807**

Non-Reduced Sheet Size: 24" x 36"  
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN
FIELD	JLR
CHECKED	FIELD BOOK
LDM	CHECK DATE

FINAL PLAT  
 PROJECT NO.  
 24-6027  
 5-6-2024  
 SHEET  
 1 OF 1



THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY	DATE
CENTURYLINK	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER	DATE
METRONET	DATE
THIS FINAL PLAT AS SHOWN IS APPROVED:	
PLAN & ZONE COMMISSION	DATE
CITY OF BETTENDORF	DATE
ATTEST	DATE

**GENERAL NOTES**

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 6.23 ACRES, MORE OR LESS.
- 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.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.
- LOTS ARE ZONED R-3 ( MIXED RESIDENTIAL DISTRICT ).
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- 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.
- SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.
- 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.

**LEGEND**

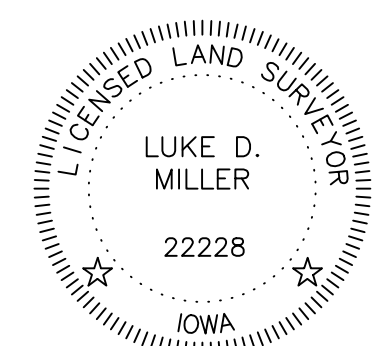
- FOUND C.I.R.#22228
- FOUND C.I.R.#5080-7222
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP# 22228
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

**ATTORNEY:**  
 LANE & WATERMAN LLP  
 SAMUEL SKOREPA  
 220 N. MAIN STREET  
 DAVENPORT, IA 52807

**SURVEYOR/ENGINEER:**  
 LUKE D. MILLER  
 KLINGNER & ASSOCIATES PC  
 4111 EAST 60TH STREET  
 DAVENPORT, IA 52807

**OWNER/DEVELOPER:**  
 WYNDHAM WEST, LLC  
 ATTN: ADAM SEITZ  
 4215 EAST 60TH STREET  
 DAVENPORT, IA 52807

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.56'	15.00'	90°00'00"	N44°37'55"E	21.21'
C2	23.56'	15.00'	90°00'00"	N45°22'05"W	21.21'



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.  
**DO NOT RECORD**  
 Signature: Luke D. Miller P.L.S., License Number 22228  
 Date: 5-6-2024  
 My license renewal date is December 31, 2025  
**THIS SHEET ONLY**  
 Pages or sheets covered by this seal: