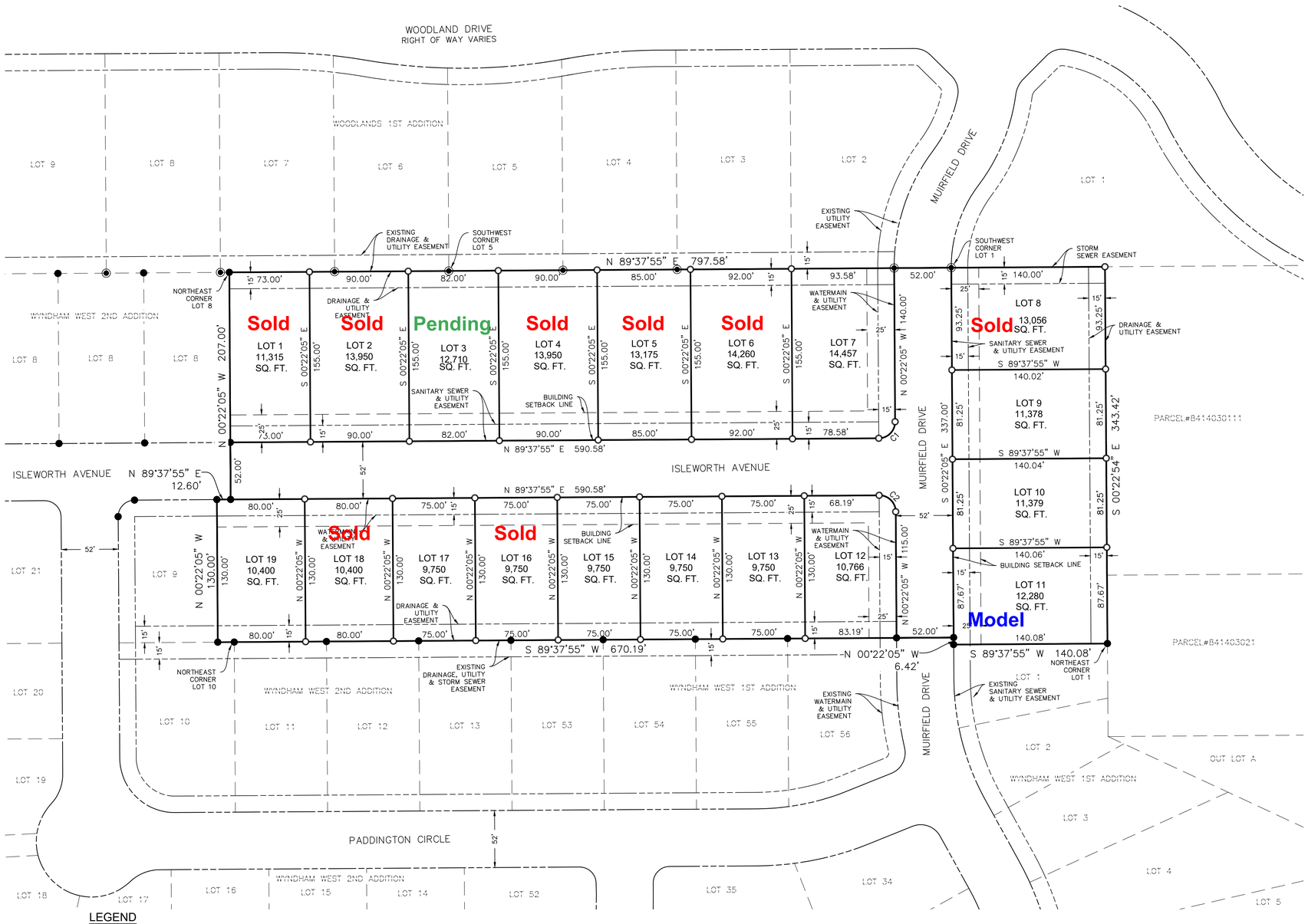
Description: Being a replat of Part of Outlot A of Tanglewood Terrace, N.W. 1/4 Sec. 14, T. 78N., Range 4 East of 5th P.M.
Requestor: Wyndham West, LLC
Proprietor: Wyndham West, LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th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



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'

N

0 50' 100'
SCALE: 1" = 50'

PRELIMINARY NOT FOR CONSTRUCTION

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.

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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:

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
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Davenport, Iowa
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563.359.1046
Quincy, IL Hannibal, MO
Burlington, IA Galesburg, IL Pella, IA
Columbia, MO Carbondale, IL

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

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 JLR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO. 24-6027

5-6-2024

SHEET 1 OF 1