

FINAL PLAT OF WYNDHAM WEST SECOND 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
TANGLEWOOD TERRACE

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"Ø IRON PIN).
IRON MONUMENTS SET SHOWN THUS (5/8"Ø x 30" IRON PIN).
DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
SUBDIVISION CONTAINS 10.86 ACRES, MORE OR LESS.
FOR THIS SURVEY THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14-78-4 WAS ASSUMED TO BEAR N.89°-37'-55"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.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.
LOTS ARE ZONED R-3 (SINGLE-FAMILY RESIDENCE 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.

OUTLOT B SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION OR ANOTHER ENTITY ESTABLISHED BY THE DEVELOPER.

LOTS 18 AND 19 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS A AND C RESPECTIVELY. THE OUTLOT SHALL BE INCLUDED WITH THE ADJOINING NUMBERED LOT FOR THE PURPOSES OF DETERMINING ZONING REQUIREMENTS.

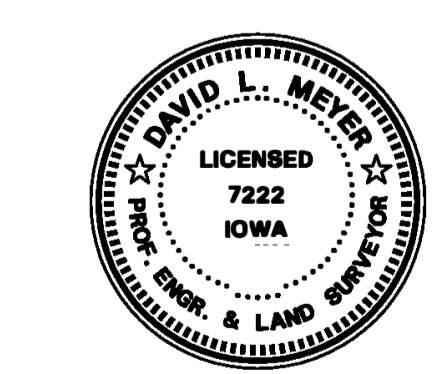
OUTLOTS A & B SHALL BE A SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENT.

THE LOW WATER ENTRY POINT ELEVATION FOR RESIDENCES ON LOTS 18, 19, 20, 22, 23, 24, 25 AND 26 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON EACH RESPECTIVE LOT.

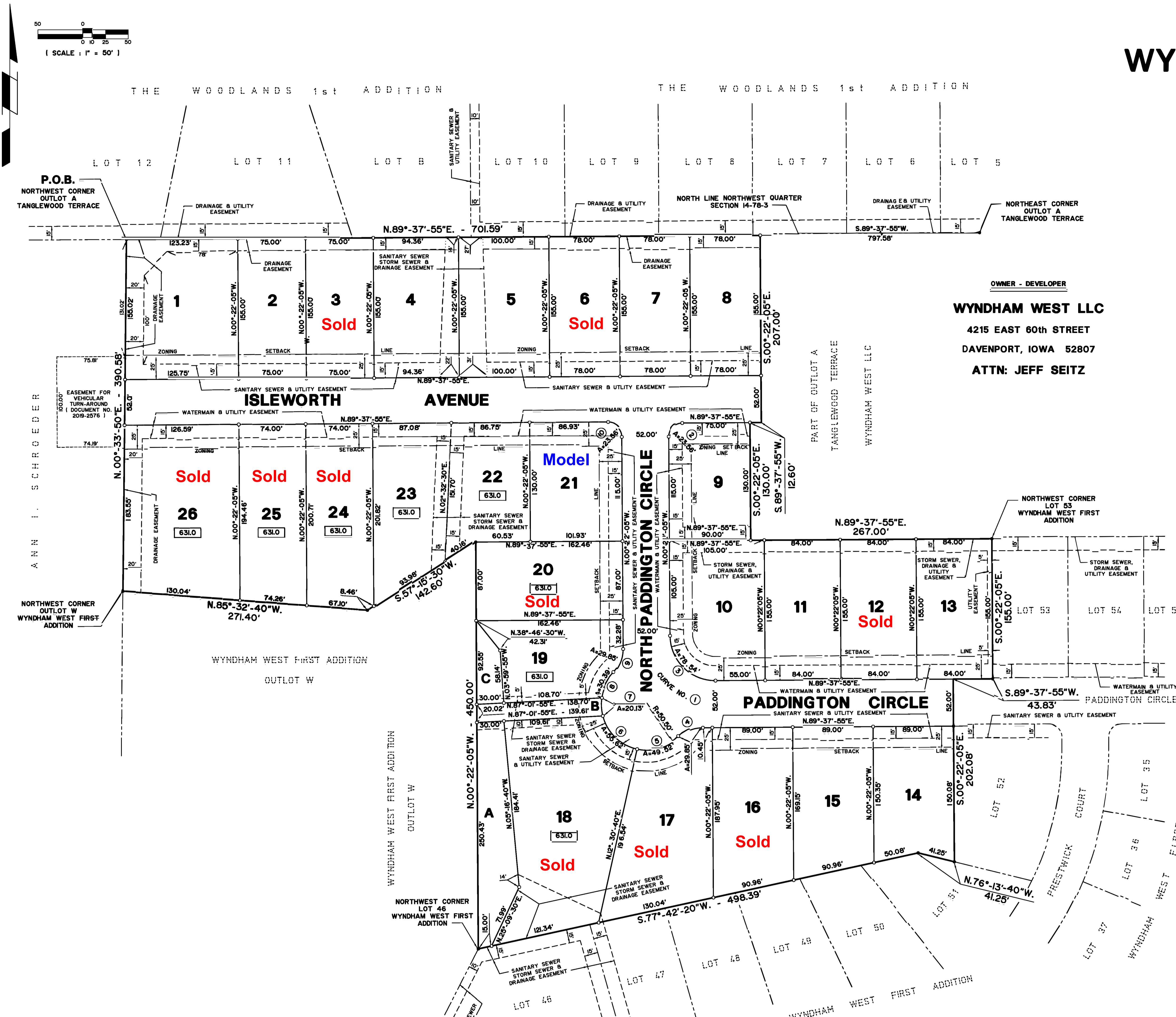
NO TREES MAY BE PLANTED IN OUTLOTS A, B AND C

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	18,295	11	13,020
2	11,625	12	13,020
3	11,625	13	13,020
4	14,625	14	12,915
5	15,500	15	14,220
6	12,090	16	15,890
7	12,090	17	15,350
8	12,090	18	27,870
9	11,650	19	11,760
10	15,740	20	14,335
		21	13,200
		22	12,060
		23	14,605
		24	15,065
		25	14,620
		26	24,215
		A	8,915
		B	2,770
		C	2,090

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: MARCH 27, 2019
My license renewal date is December 31, 2020
THIS SHEET ONLY
Pages or sheets covered by this seal:



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348
VMCE 17244



CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	76.00'	90°-00'-00"	119.38'	107.48'	N.45°-22'-05"W.	76.00'
2	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-37'-55"E.	15.00'
3	50.00'	90°-00'-00"	78.54'	70.71'	N.45°-22'-05"W.	50.00'
4	39.50'	43°-18'-00"	29.85'	29.15'	N.67°-58'-55"E.	15.68'
5	50.50'	56°-10'-45"	49.52'	47.56'	N.74°-25'-20"E.	26.95'
6	50.50'	63°-05'-55"	55.62'	52.85'	N.45°-56'-20"W.	31.01'
7	50.50'	22°-50'-35"	20.13'	20.00'	N.02°-58'-05"W.	10.20'
8	50.50'	34°-28'-40"	30.39'	29.93'	N.25°-41'-35"E.	15.67'
9	39.50'	43°-18'-00"	29.85'	29.15'	N.21°-16'-55"E.	15.68'
10	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-22'-05"W.	15.00'

CENTURYLINK MIDAMERICAN ENERGY COMPANY IOWA-AMERICAN WATER CO. MEDIACOM PLAN & ZONE COMMISSION CITY OF BETTENDORF, IOWA

BY _____ BY _____ BY _____ BY _____ BY _____

DATE _____ DATE _____ DATE _____ DATE _____ ATTEST _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY