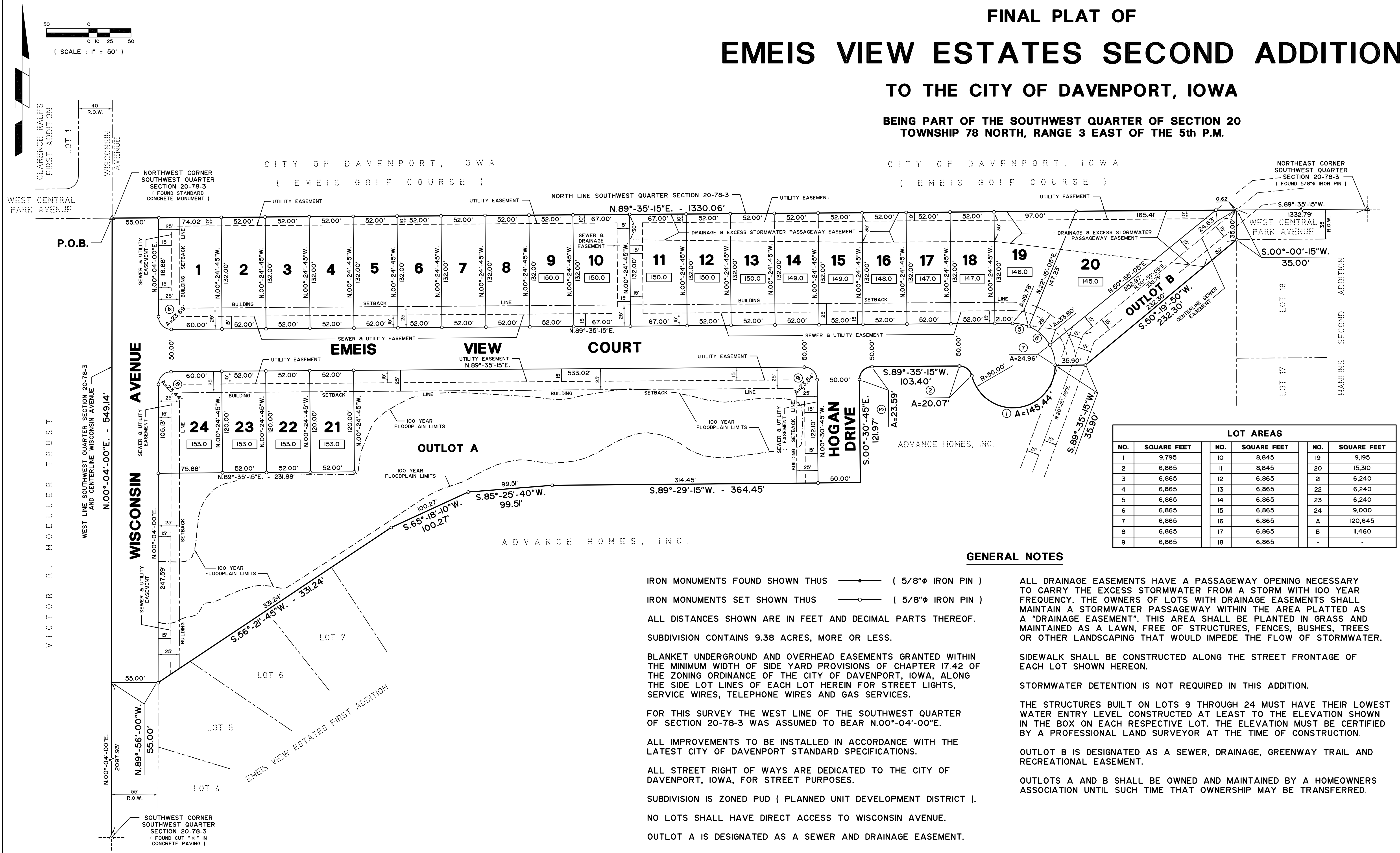


FINAL PLAT OF EMEIS VIEW ESTATES SECOND ADDITION

TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.



LOT AREAS					
NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
1	9,795	10	8,845	19	9,195
2	6,865	11	8,845	20	15,310
3	6,865	12	6,865	21	6,240
4	6,865	13	6,865	22	6,240
5	6,865	14	6,865	23	6,240
6	6,865	15	6,865	24	9,000
7	6,865	16	6,865	A	120,645
8	6,865	17	6,865	B	11,460
9	6,865	18	6,865	-	-

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8"φ IRON PIN)
 IRON MONUMENTS SET SHOWN THUS (5/8"φ IRON PIN)
 ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.
 SUBDIVISION CONTAINS 9.38 ACRES, MORE OR LESS.
 BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR STREET LIGHTS, SERVICE WIRES, TELEPHONE WIRES AND GAS SERVICES.
 FOR THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20-78-3 WAS ASSUMED TO BEAR N.00°-04'-00"E.
 ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
 ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF DAVENPORT, IOWA, FOR STREET PURPOSES.
 SUBDIVISION IS ZONED PUD (PLANNED UNIT DEVELOPMENT DISTRICT).
 NO LOTS SHALL HAVE DIRECT ACCESS TO WISCONSIN AVENUE.
 OUTLOT A IS DESIGNATED AS A SEWER AND DRAINAGE EASEMENT.

ALL DRAINAGE EASEMENTS HAVE A PASSAGEWAY OPENING NECESSARY TO CARRY THE EXCESS STORMWATER FROM A STORM WITH 100 YEAR FREQUENCY. THE OWNERS OF LOTS WITH DRAINAGE EASEMENTS SHALL MAINTAIN A STORMWATER PASSAGEWAY WITHIN THE AREA PLATTED AS A "DRAINAGE EASEMENT". THIS AREA SHALL BE PLANTED IN GRASS AND MAINTAINED AS A LAWN, FREE OF STRUCTURES, FENCES, BUSHES, TREES OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORMWATER.
 SIDEWALK SHALL BE CONSTRUCTED ALONG THE STREET FRONTAGE OF EACH LOT SHOWN HEREON.
 STORMWATER DETENTION IS NOT REQUIRED IN THIS ADDITION.
 THE STRUCTURES BUILT ON LOTS 9 THROUGH 24 MUST HAVE THEIR LOWEST WATER ENTRY LEVEL CONSTRUCTED AT LEAST TO THE ELEVATION SHOWN IN THE BOX ON EACH RESPECTIVE LOT. THE ELEVATION MUST BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR AT THE TIME OF CONSTRUCTION.
 OUTLOT B IS DESIGNATED AS A SEWER, DRAINAGE, GREENWAY TRAIL AND RECREATIONAL EASEMENT.
 OUTLOTS A AND B SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT OWNERSHIP MAY BE TRANSFERRED.

PREPARED BY
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