

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

BEING PART OF THE NORTH HALF OF SECTION 14  
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.  
AND BEING A REPLAT OF LOTS 27 THROUGH 31, LOTS 39 THROUGH 51,  
OUTLOTS B AND C AND VACATED KENSINGTON COURT  
WYNDHAM HILLS FIRST ADDITION

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

### GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS ( 1"φ IRON PIPE )  
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 13.53 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 SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

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.

LOTS 1 THROUGH 16 ARE ZONED R-2 ( SINGLE-FAMILY RESIDENCE DISTRICT ).

LOTS 1 AND 2 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS A AND B RESPECTIVELY, BEING INCLUDED. THE OWNERS OF OUTLOTS A AND B SHALL NOT ALTER THAT GROUND, ALLOWING THE GROUND TO SERVE AS AN AESTHETIC BUFFER AND MECHANISM FOR STORM WATER MANAGEMENT. UPON APPLICATION TO THE CITY BY THE OWNERS OF ANY LOT, AND WITH NOTICE TO PROPERTY OWNERS WITHIN 500 FEET, AND APPROVAL OF SAID APPLICATION, THE PROPERTY OWNER MAY MAKE MODIFICATIONS TO THE OUTLOT FOR THE PURPOSES OF INCREASING THE ABILITY OF THAT OUTLOT TO DETAIN/RETAIN STORM WATER SUSTAINABLY. ANY OWNER WHO MODIFIES THE OUTLOT WITHOUT CITY APPROVAL MAY BE REQUIRED TO RETURN THE GROUND TO ITS ORIGINAL STATE. THIS PROVISION MAY BE ENFORCED BY THE CITY OR ANY PROPERTY OWNER IN THE WYNDHAM HILLS FLOOD PLAIN AREA.

NO BUILDINGS SHALL BE CONSTRUCTED ON ANY OF THE OUTLOTS.

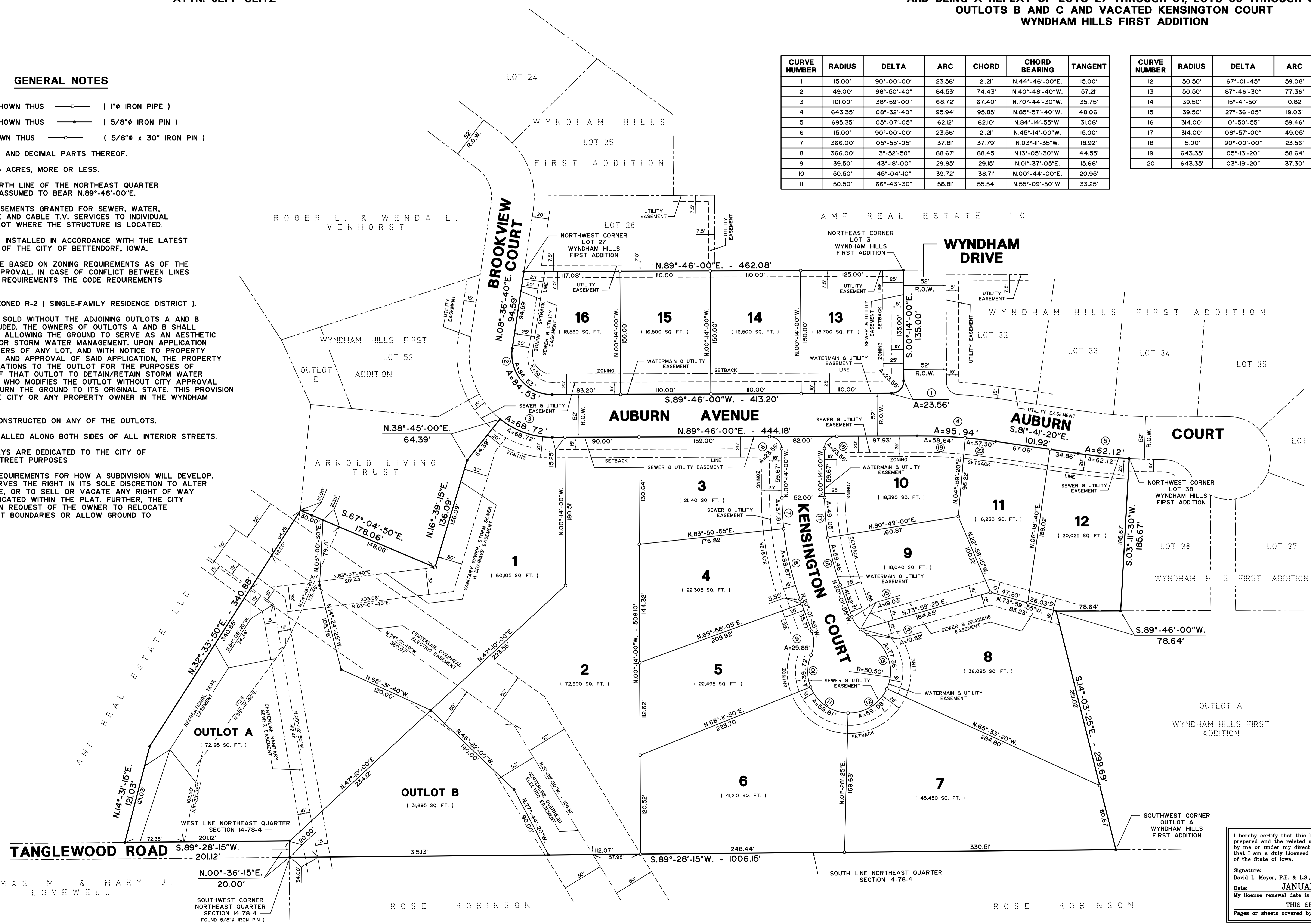
SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.

ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES

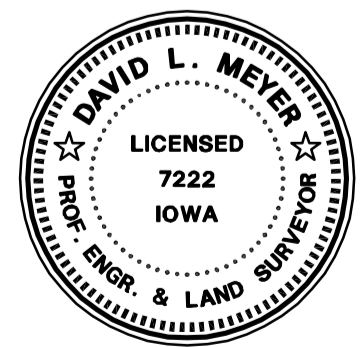
PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE CITY RESERVES THE RIGHT IN ITS SOLE DISCRETION TO ALTER OR AMEND ANY PLAT NOTE, OR TO SELL OR VACATE ANY RIGHT OF WAY OR UTILITY EASEMENT DEDICATED WITHIN THE PLAT. FURTHER, THE CITY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES OR ALLOW GROUND TO BE REPLATTED.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-46'-00"E.	15.00'
2	49.00'	98°-50'-40"	84.53'	74.43'	N.40°-48'-40"W.	57.21'
3	101.00'	38°-59'-00"	68.72'	67.40'	N.70°-44'-30"W.	35.75'
4	643.35'	08°-32'-40"	95.94'	95.85'	N.85°-57'-40"W.	48.06'
5	695.35'	05°-07'-05"	62.12'	62.10'	N.84°-14'-55"W.	31.08'
6	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-14'-00"W.	15.00'
7	366.00'	05°-55'-05"	37.81'	37.79'	N.03°-11'-35"W.	18.92'
8	366.00'	13°-52'-50"	88.67'	88.45'	N.13°-05'-30"W.	44.55'
9	39.50'	43°-18'-00"	29.85'	29.15'	N.01°-37'-05"E.	15.68'
10	50.50'	45°-04'-10"	39.72'	38.71'	N.00°-44'-00"E.	20.95'
11	50.50'	66°-43'-30"	58.81'	55.54'	N.55°-09'-50"W.	33.25'

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
12	50.50'	67°-01'-45"	59.08'	55.77'	N.57°-57'-30"E.	33.44'
13	50.50'	87°-46'-30"	77.36'	70.02'	N.19°-26'-40"W.	48.58'
14	39.50'	15°-41'-50"	10.82'	10.79'	N.55°-29'-00"W.	5.45'
15	39.50'	27°-36'-05"	19.03'	18.85'	N.33°-50'-00"W.	9.70'
16	314.00'	10°-50'-55"	59.46'	59.37'	N.14°-36'-25"W.	29.82'
17	314.00'	08°-57'-00"	49.05'	49.00'	N.04°-42'-30"W.	24.57'
18	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-46'-00"E.	15.00'
19	643.35'	05°-13'-20"	58.64'	58.62'	N.87°-37'-20"W.	29.34'
20	643.35'	03°-19'-20"	37.30'	37.29'	N.83°-21'-00"W.	18.65'

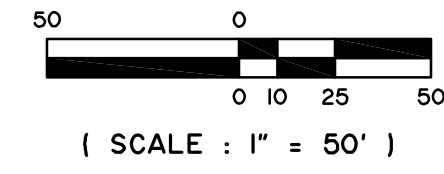


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.  
Signature: \_\_\_\_\_  
Date: **JANUARY 25, 2008**  
My license renewal date is December 31, 2008.  
THIS SHEET ONLY  
Pages or sheets covered by this seal:



<b>QWEST COMMUNICATIONS</b>	<b>MIDAMERICAN ENERGY COMPANY</b>	<b>IOWA-AMERICAN WATER CO.</b>	<b>MEDIACOM</b>	<b>PLAN &amp; ZONE COMMISSION</b>	<b>CITY OF BETTENDORF, IOWA</b>	<b>PREPARED BY</b>
BY _____	BY _____	BY _____	BY _____	BY _____	BY _____	<b>VERBEKE - MEYER</b>
DATE _____	DATE _____	DATE _____	DATE _____	DATE _____	ATTEST _____	<b>CONSULTING ENGINEERS, P.C.</b>
	APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY				DATE _____	DAVENPORT, IOWA
						VMCE 08106

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



KARL H. HELLMAN  
REVOC TRUST

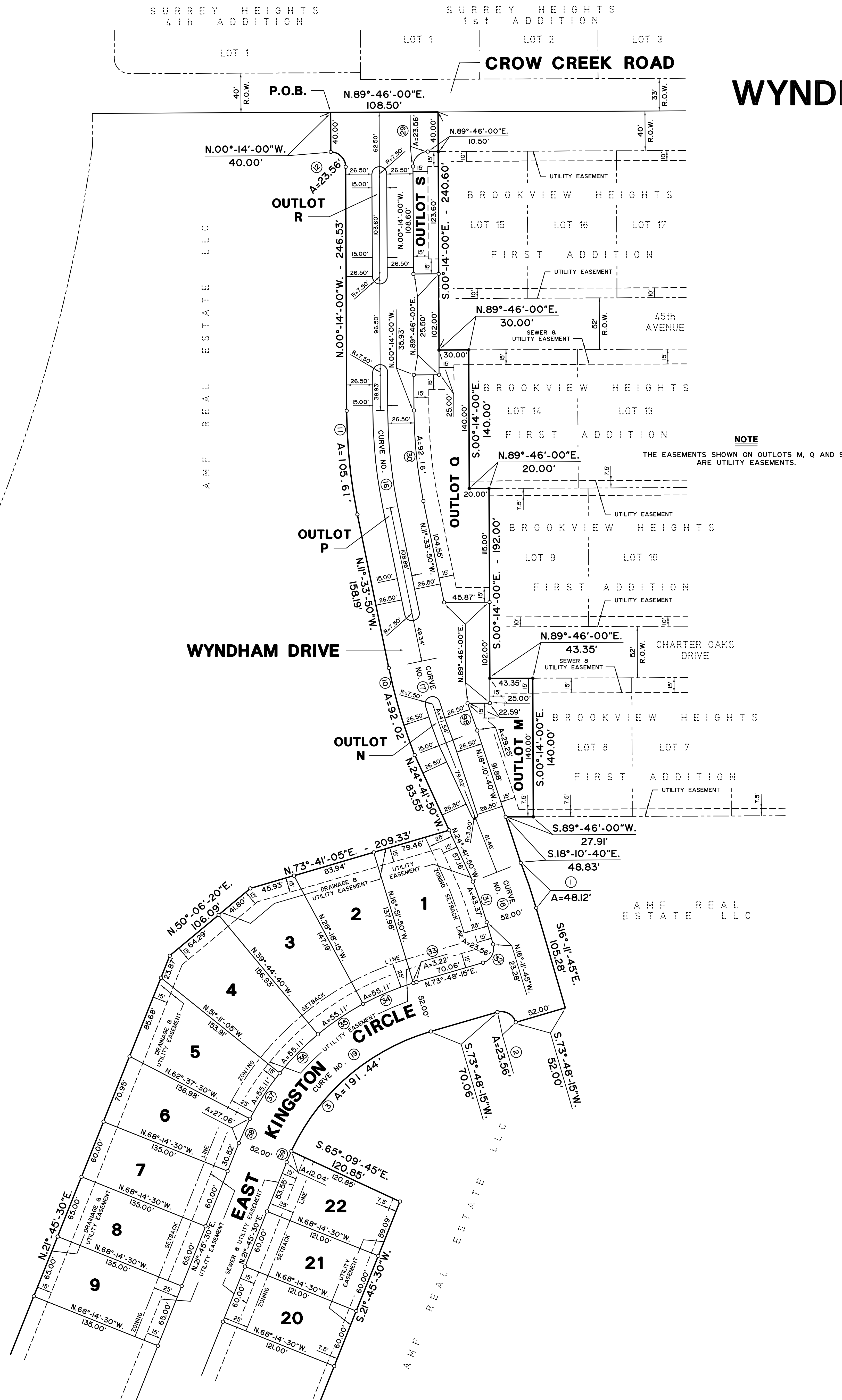
JOANN M. WELCH

W. ADIASCOTT  
W. KERRICK  
W. H. HEN

TANGLEWOOD TERRACE  
OUTLOT A  
ADVANCE HOGES

MIDDLE ROAD

AMF REAL ESTATE LLC



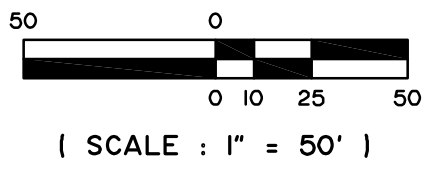
NOTE  
THE EASEMENTS SHOWN ON OUTLOTS M, Q AND S  
ARE UTILITY EASEMENTS.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	526.00'	05°-14'-30"	48.12'	48.12'	N.18°-49'-00"W.	24.08'
2	15.00'	90°-00'-00"	23.56'	21.21'	N.61°-11'-45"W.	15.00'
3	224.00'	48°-58'-05"	191.44'	185.67'	N.49°-19'-15"E.	102.01'
10	534.00'	09°-52'-25"	92.02'	91.90'	N.16°-30'-05"W.	46.12'
11	534.00'	11°-19'-50"	105.61'	105.44'	N.05°-53'-55"W.	52.98'
12	15.00'	90°-00'-00"	23.56'	21.21'	N.45°-14'-00"W.	15.00'
16	500.00'	11°-19'-50"	98.88'	98.72'	N.05°-53'-55"W.	49.60'
17 TOTAL	500.00'	09°-52'-25"	86.16'	86.05'	N.16°-30'-05"W.	43.19'
18	500.00'	05°-14'-30"	45.75'	45.73'	N.18°-49'-00"W.	22.89'
19	250.00'	52°-02'-45"	227.10'	219.37'	N.47°-46'-55"E.	122.06'
29	23.56'	90°-00'-00"	23.56'	21.21'	N.44°-46'-00"E.	15.00'
30	466.00'	11°-19'-50"	92.16'	92.01'	N.05°-53'-55"W.	46.23'
31	474.00'	05°-14'-30"	43.37'	43.35'	N.18°-49'-00"W.	21.70'
32	15.00'	90°-00'-00"	23.56'	21.21'	N.28°-48'-15"E.	15.00'
33	276.00'	00°-40'-05"	3.22'	3.22'	N.73°-28'-10"E.	1.61'
34	276.00'	11°-26'-25"	55.11'	55.02'	N.67°-24'-55"E.	27.65'
35	276.00'	11°-26'-25"	55.11'	55.02'	N.55°-58'-30"E.	27.65'
36	276.00'	11°-26'-25"	55.11'	55.02'	N.44°-32'-10"E.	27.65'
37	276.00'	11°-26'-25"	55.11'	55.02'	N.33°-05'-45"E.	27.65'
38	276.00'	05°-37'-05"	27.06'	27.05'	N.24°-34'-00"E.	13.54'
39	224.00'	03°-04'-45"	12.04'	12.04'	N.23°-17'-50"E.	6.02'
98	466.00'	03°-35'-50"	29.25'	29.25'	N.19°-38'-20"W.	14.63'

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	11,870	21	7,260
2	9,770	22	7,540
3	10,950	-	-
4	11,215	-	-
5	10,005	M	6,450
6	8,695	N	1,555
7	8,100	P	3,875
8	8,775	Q	13,555
9	8,775	R	1,730
20	7,260	S	3,105

PREPARED BY  
**VERBEKE - MEYER**  
CONSULTING ENGINEERS, P.C.  
DAVENPORT, IOWA  
VMCE 06245-NORTH SECTION

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



LOT AREAS					
NO.	SQUARE FEET	NO.	SQUARE FEET	NO.	SQUARE FEET
10	8,100	19	7,260	-	-
11	8,100	23	11,940	-	-
12	12,260	24	13,100	E	2,790
13	11,130	25	23,045	F	985
14	17,440	26	20,775	G	1,045
15	12,960	53	22,095	H	4,600
16	8,995	54	17,850	J	56,575
17	7,260	55	17,580	K	985
18	7,260	56	23,735	L	7,370

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
5	92.41'	61°-24'-30"	99.04'	94.37'	N.22°-05'-35"W.	54.88'
6	367.09'	40°-34'-10"	259.93'	254.53'	N.73°-04'-55"W.	135.68'
7	291.44'	25°-07'-25"	127.79'	126.77'	N.80°-48'-15"W.	64.94'
8	65.00'	90°-00'-00"	102.10'	91.92'	N.23°-14'-35"W.	65.00'
9	74.00'	65°-05'-40"	84.07'	79.62'	N.35°-41'-40"W.	47.23'
14	317.09'	40°-34'-10"	224.52'	219.86'	N.73°-04'-55"W.	117.20'
15	371.26'	22°-56'-20"	148.64'	147.65'	N.81°-53'-50"W.	75.33'
20	100.00'	90°-00'-00"	157.08'	141.42'	N.66°-45'-30"E.	100.00'
21	100.00'	65°-05'-40"	113.61'	107.60'	N.35°-41'-40"W.	63.82'
22	290.40'	19°-32'-20"	99.03'	98.55'	N.11°-59'-20"E.	50.00'
40	74.00'	90°-00'-00"	116.24'	104.65'	N.66°-45'-30"E.	74.00'
41	126.00'	64°-02'-40"	140.84'	133.62'	N.35°-10'-10"W.	78.80'
42	50.00'	90°-00'-00"	78.54'	78.54'	N.23°-14'-35"W.	50.00'
43	15.00'	106°-04'-35"	27.77'	23.97'	N.55°-15'-30"E.	19.93'
44	321.90'	19°-56'-55"	112.08'	111.51'	N.12°-11'-40"E.	56.61'
45	15.00'	89°-21'-35"	23.39'	21.09'	N.22°-30'-40"W.	14.83'
46	15.00'	89°-26'-20"	23.42'	21.11'	N.67°-02'-20"E.	14.85'
47	258.90'	20°-06'-00"	90.83'	90.36'	N.12°-16'-10"E.	45.88'
48	15.00'	84°-00'-55"	22.00'	20.08'	N.39°-47'-15"W.	13.51'
49	369.09'	03°-46'-50"	24.36'	24.35'	N.79°-54'-15"W.	12.18'
50	126.00'	03°-05'-15"	6.79'	6.79'	N.69°-47'-10"W.	3.40'
51	126.00'	22°-55'-10"	50.40'	50.07'	N.82°-47'-20"W.	25.54'
52	369.09'	17°-28'-35"	112.58'	112.14'	N.69°-16'-35"W.	56.73'
53	369.09'	07°-44'-25"	49.86'	49.82'	N.56°-40'-00"W.	24.97'
54	126.00'	22°-55'-10"	50.40'	50.07'	N.74°-17'-30"E.	25.54'
55	126.00'	22°-55'-10"	50.40'	50.07'	N.51°-22'-25"E.	25.54'
56	126.00'	18°-09'-20"	39.93'	39.76'	N.30°-50'-10"E.	20.13'
57	94.41'	08°-19'-10"	13.71'	13.70'	N.48°-38'-15"W.	6.87'
58	94.41'	43°-42'-05"	72.01'	70.28'	N.22°-37'-40"W.	37.86'
59	94.41'	09°-23'-20"	15.47'	15.45'	N.03°-55'-00"E.	7.75'
60	317.09'	03°-24'-35"	18.87'	18.87'	N.54°-30'-10"W.	9.44'
61	317.09'	21°-26'-40"	118.68'	117.99'	N.66°-55'-45"W.	60.04'
62	317.09'	15°-42'-55"	86.97'	86.70'	N.85°-30'-35"W.	43.76'
63	371.26'	04°-47'-35"	31.06'	31.05'	N.89°-01'-45"E.	15.54'
64	371.26'	18°-08'-45"	117.58'	117.09'	N.79°-30'-00"W.	59.29'

