

FINAL PLAT OF WYNDHAM HILLS FIFTH 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.

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 7.06 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 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-4 (MULTIFAMILY RESIDENCE DISTRICT), BUT ARE LIMITED TO SINGLE AND TWO FAMILY UNITS.

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.

THE CITY OF BETTENDORF HAS GRANTED A VARIANCE TO REDUCE THE REQUIRED FRONT YARD SETBACK DISTANCE FOR LOTS I THROUGH II FROM 25 FEET TO 20 FEET AS RULED BY THE BOARD OF ADJUSTMENT ON JULY 12, 2007 (CASE 07-006).

OUTLOT A SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

LOTS I THROUGH II SHALL NOT HAVE DIRECT ACCESS TO MIDDLE ROAD.

LOTS I THROUGH II, WITH TWO STREET FRONTAGES, MUST COMPLY WITH THE BUFFER ZONE REQUIREMENTS OF AN OPAQUE 20 FOOT PLANTED STRIP OR FENCE WITH AN EVERGREEN TREE PLANTED OUTSIDE THE FENCE EVERY 25 FEET. THE BUFFER AREA WILL BE LOCATED IN THE REAR YARD FACING MIDDLE ROAD.

| CURVE NUMBER | RADIUS | DELTA | ARC | CHORD | CHORD BEARING | TANGENT |
|--------------|----------|-------------|---------|---------|----------------|---------|
| 1 | 1560.00' | 14°-15'-05" | 388.02' | 387.02' | N14°-37'-55"E. | 195.02' |
| 2 | 312.75' | 19°-45'-20" | 107.84' | 107.30' | N63°-55'-35"E. | 54.46' |
| 3 | 15.00' | 85°-22'-10" | 22.35' | 20.34' | N3°-07'-10"E. | 13.83' |
| 4 | 534.00' | 09°-02'-25" | 92.02' | 91.90' | N16°-30'-05"W. | 46.12' |
| 5 | 74.00' | 65°-05'-40" | 84.07' | 79.62' | N35°-41'-40"W. | 47.23' |
| 6 | 286.75' | 52°-02'-45" | 260.48' | 251.61' | N47°-46'-55"E. | 140.00' |
| 7 | 100.00' | 24°-54'-20" | 43.47' | 43.13' | N09°-18'-20"E. | 22.08' |
| 8 | 312.75' | 12°-08'-15" | 66.25' | 66.13' | N47°-58'-50"E. | 33.25' |
| 9 | 312.75' | 12°-08'-15" | 66.25' | 66.13' | N35°-50'-35"E. | 33.25' |
| 10 | 312.75' | 08°-01'-00" | 43.76' | 43.72' | N25°-46'-00"E. | 21.91' |
| 11 | 126.00' | 24°-54'-20" | 54.77' | 54.34' | N09°-18'-20"E. | 27.82' |
| 12 | 74.00' | 90°-00'-00" | 116.24' | 104.65' | N23°-14'-30"W. | 74.00' |
| 13 | 260.75' | 19°-39'-35" | 89.47' | 89.03' | N3°-35'-15"E. | 45.18' |
| 14 | 260.75' | 20°-13'-10" | 92.01' | 91.54' | N5°-31'-40"E. | 46.49' |
| 15 | 260.75' | 12°-10'-05" | 55.37' | 55.27' | N67°-43'-15"E. | 27.79' |
| 16 | 15.00' | 89°-48'-00" | 23.51' | 21.18' | N6°-17'-45"W. | 14.95' |
| 17 | 534.00' | 05°-02'-30" | 46.99' | 46.97' | N18°-55'-00"W. | 23.51' |
| 18 | 534.00' | 04°-49'-55" | 45.03' | 45.02' | N13°-58'-50"W. | 22.53' |

| LOT AREAS | | | |
|-----------|-------------|-----|-------------|
| NO. | SQUARE FEET | NO. | SQUARE FEET |
| 1 | 12,515 | 14 | 9,940 |
| 2 | 12,390 | 15 | 9,940 |
| 3 | 10,570 | 16 | 9,940 |
| 4 | 9,570 | 17 | 9,940 |
| 5 | 9,570 | 18 | 9,940 |
| 6 | 9,570 | 19 | 9,825 |
| 7 | 9,570 | 20 | 9,825 |
| 8 | 9,570 | 21 | 10,130 |
| 9 | 9,570 | 22 | 10,270 |
| 10 | 9,570 | 23 | 10,310 |
| 11 | 13,430 | 24 | 14,135 |
| 12 | 12,965 | | |
| 13 | 9,940 | A | 380 |

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

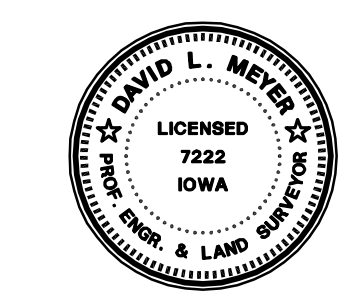
PLAN & ZONE COMMISSION CITY OF BETTENDORF, IOWA

BY _____ DATE _____
BY _____ ATTEST _____
DATE _____

QWEST COMMUNICATIONS MIDAMERICAN ENERGY COMPANY IOWA-AMERICAN WATER CO. MEDIACOM

BY _____ DATE _____
BY _____ DATE _____
BY _____ DATE _____
BY _____ DATE _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

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: **JULY 1, 2010**
My license renewal date is December 31, 2010
THIS SHEET ONLY
Pages or sheets covered by this seal:



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
DAVENPORT, IOWA
VMCE 10162

