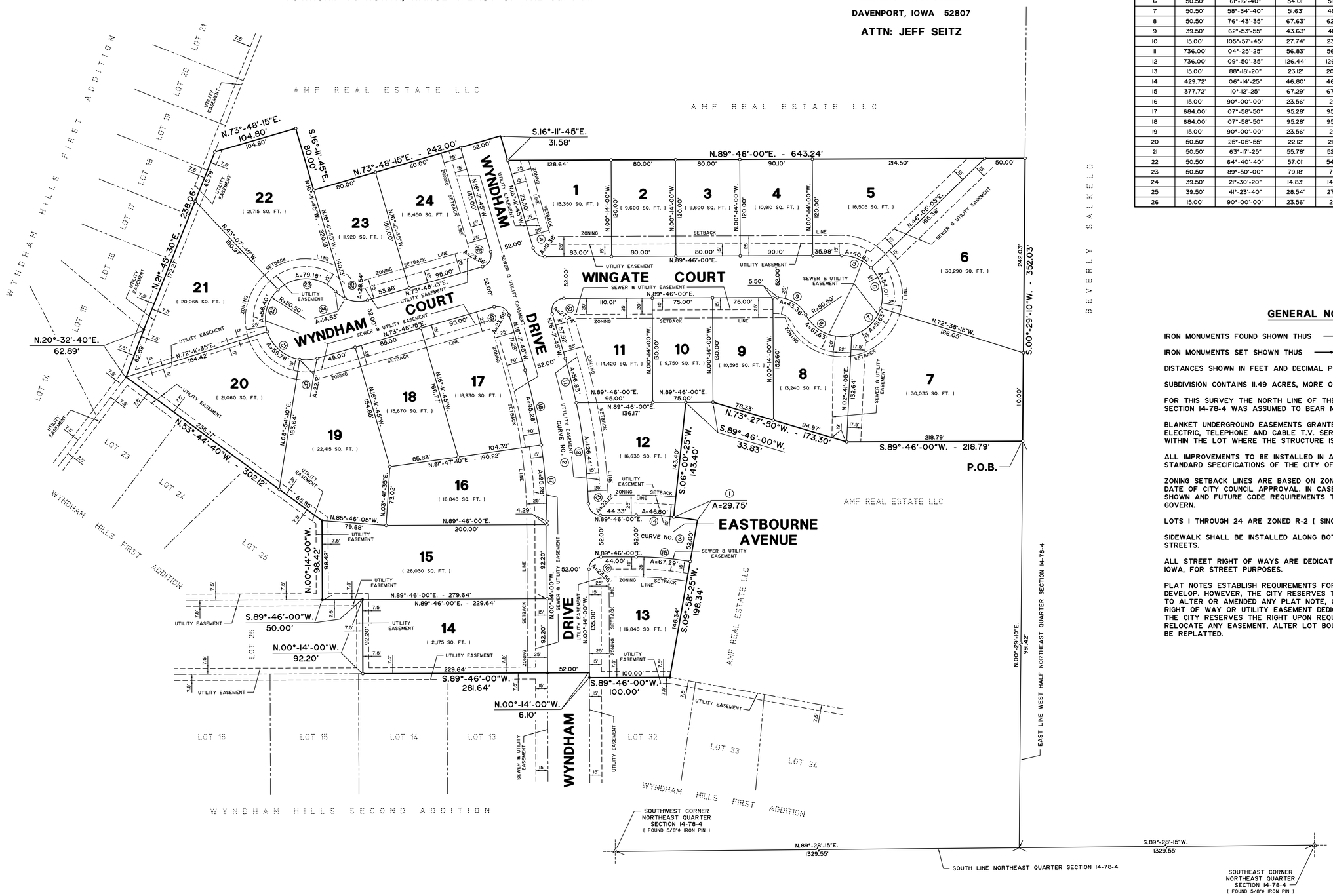
FINAL PLAT OF

WYNDHAM HILLS FOURTH ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 14
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

(SCALE : 1" = 50')



OWNER - DEVELOPER

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

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	429.72'	03°-58'-00"	29.75'	29.74'	N.82°-00'-35"W.	14.88'
2	710.00'	15°-57'-45"	197.80'	197.16'	N.08°-12'-50"W.	99.54'
3	403.72'	10°-12'-25"	71.92'	71.82'	N.85°-07'-50"W.	36.05'
4	15.00'	74°-02'-15"	19.38'	18.06'	N.53°-12'-50"W.	11.31'
5	50.50'	46°-19'-05"	40.82'	39.72'	N.67°-04'-30"W.	21.60'
6	50.50'	61°-16'-40"	54.01'	51.47'	N.13°-16'-35"W.	29.91'
7	50.50'	58°-34'-40"	51.63'	49.41'	N.46°-39'-05"E.	28.33'
8	50.50'	76°-43'-35"	67.63'	62.69'	N.65°-41'-50"W.	39.97'
9	39.50'	62°-53'-55"	43.63'	41.22'	N.58°-47'-00"W.	24.16'
10	15.00'	105°-57'-45"	27.74'	23.95'	N.36°-47'-10"E.	19.89'
11	736.00'	04°-25'-25"	56.83'	56.82'	N.13°-59'-00"W.	28.43'
12	736.00'	09°-50'-35"	126.44'	126.29'	N.06°-51'-00"W.	63.38'
13	15.00'	88°-18'-20"	23.12'	20.90'	N.46°-04'-50"W.	14.56'
14	429.72'	06°-14'-25"	46.80'	46.78'	N.87°-06'-45"W.	23.43'
15	377.72'	10°-12'-25"	67.29'	67.20'	N.85°-07'-50"W.	33.73'
16	15.00'	90°-00'-00"	23.56'	21.21'	N.44°-46'-00"E.	15.00'
17	684.00'	07°-58'-50"	95.28'	95.20'	N.04°-13'-25"W.	47.72'
18	684.00'	07°-58'-50"	95.28'	95.20'	N.12°-12'-20"W.	47.72'
19	15.00'	90°-00'-00"	23.56'	21.21'	N.61°-11'-45"W.	15.00'
20	50.50'	25°-05'-55"	22.12'	21.95'	N.86°-21'-15"E.	11.24'
21	50.50'	63°-17'-25"	55.78'	52.99'	N.49°-27'-05"W.	31.12'
22	50.50'	64°-40'-40"	57.01'	54.03'	N.14°-31'-55"E.	31.97'
23	50.50'	89°-50'-00"	79.18'	71.31'	N.88°-12'-45"W.	50.35'
24	39.50'	21°-30'-20"	14.83'	14.74'	N.54°-02'-55"W.	7.50'
25	39.50'	41°-23'-40"	28.54'	27.92'	N.85°-29'-55"W.	14.92'
26	15.00'	90°-00'-00"	23.56'	21.21'	N.28°-48'-15"E.	15.00'

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 11.49 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 24 ARE ZONED R-2 (SINGLE FAMILY RESIDENCE DISTRICT).

SIDEWALK 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 AMENDED 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.

QWEST COMMUNICATIONS

BY

DATE

MIDAMERICAN ENERGY COMPANY

BY

DATE

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER CO.

BY

DATE

MEDIACOM

BY

DATE

PLAN & ZONE COMMISSION

BY

DATE

CITY OF BETTENDORF, IOWA

BY

ATTEST

DATE

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: AUGUST 31, 2009
My license renewal date is December 31, 2010
THIS SHEET ONLY
Pages or sheets covered by this seal:

DAVID L. MEYER
LICENSED
7222
IOWA
PROF. ENGR. & LAND SURVEYOR

PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
DAVENPORT, IOWA

VMCE 09169