

FINAL PLAT OF

WYNDHAM HILLS THIRD 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.

OWNER-DEVELOPER

ADVANCE HOMES, INC.

4215 EAST 60th STREET

DAVENPORT, IOWA 52807

ATTN: JEFF SEITZ

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS (5/8" IRON PIN).

IRON MONUMENTS SET SHOWN THUS (5/8" x 30" IRON PIN).

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 111.5 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 RIGHTS OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.

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 ARE ZONED R-4 (MULTIFAMILY RESIDENCE DISTRICT).

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

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 ELEVATION OF THE LOWEST FLOOR FOR RESIDENCES ON LOTS 1 THROUGH 5 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.

NO BUILDINGS SHALL BE CONSTRUCTED ON ANY OF THE OUTLOTS.

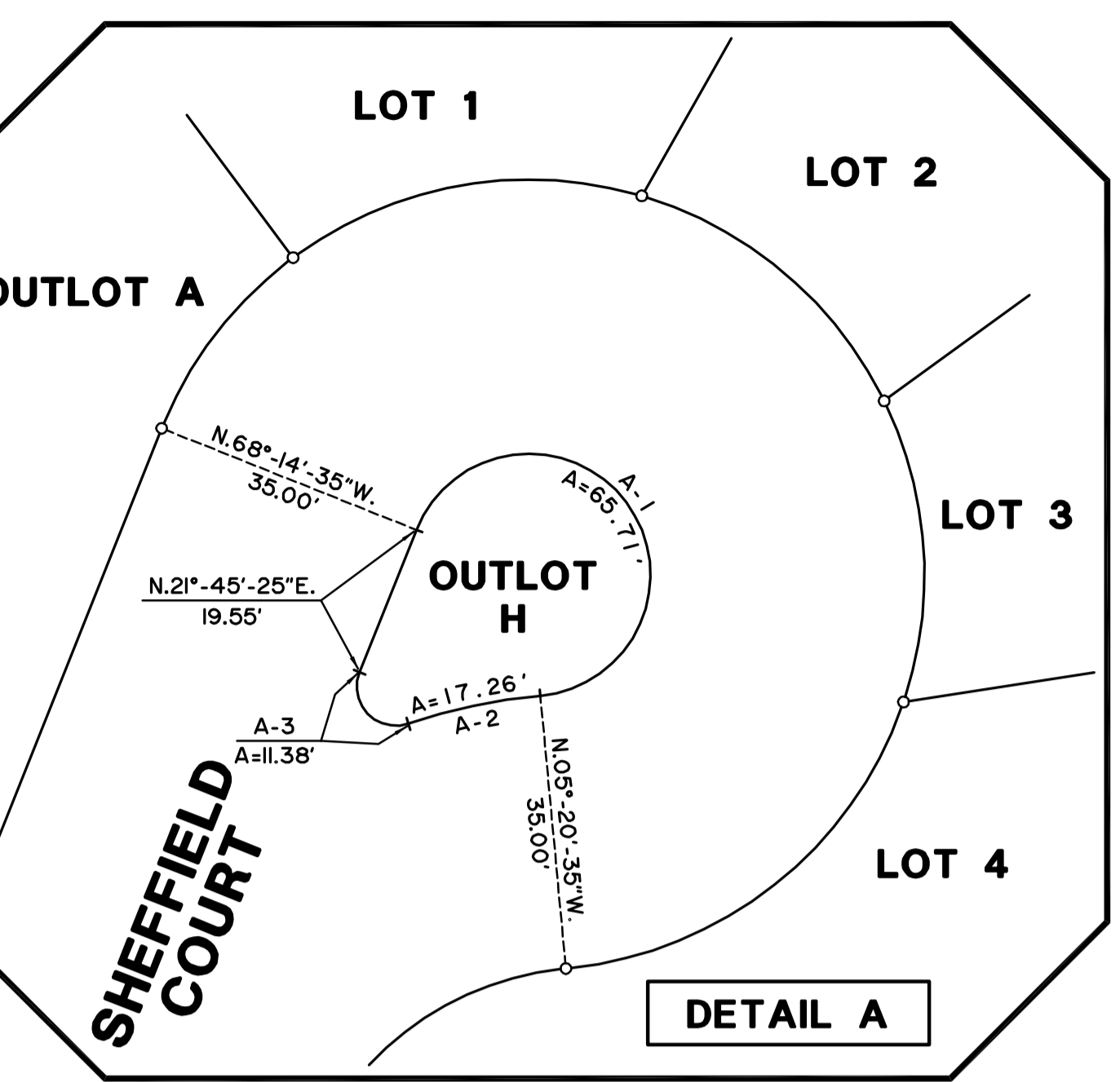
OUTLOTS A AND G ARE TO BE USED FOR LANDSCAPING AND BUFFERYARDS, AND MAINTAINED BY A HOME OWNER'S ASSOCIATION.

LOTS 1 THROUGH 5 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS B THROUGH F RESPECTIVELY, BEING INCLUDED.

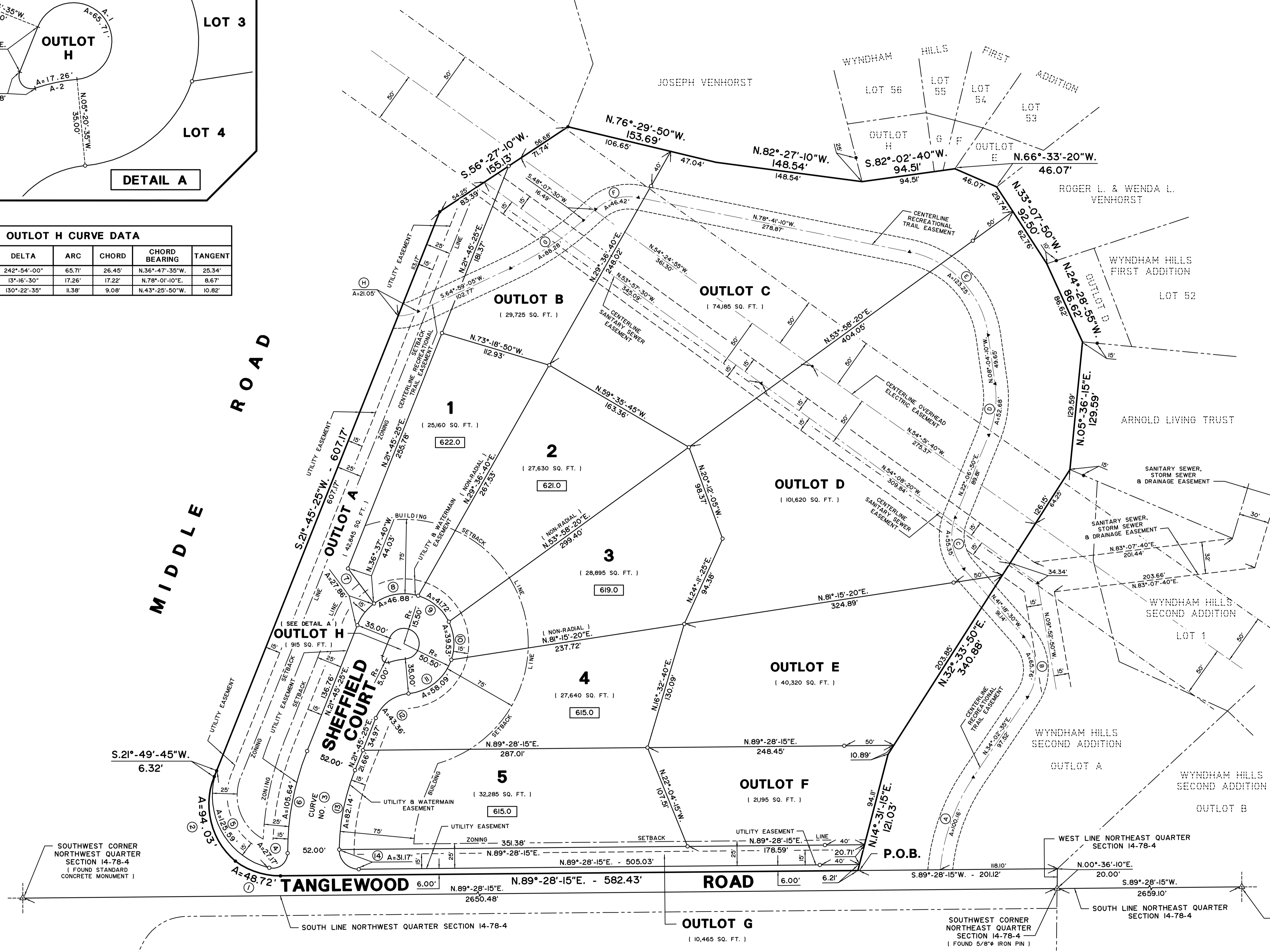
PORTIONS OF OUTLOTS A THROUGH G ARE DESIGNATED AS DRAINAGE EASEMENTS FOR CROW CREEK.

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	75.00'	37°-13'-10"	48.72'	47.87'	N.71°-54'-45"W.	25.25'
2	75.00'	71°-50'-05"	94.03'	87.99'	N.14°-01'-05"W.	54.33'
3	250.00'	22°-17'-15"	97.24'	96.63'	N.10°-36'-50"E.	49.24'
4	15.00'	103°-45'-55"	27.17'	23.60'	N.51°-42'-30"E.	19.12'
5	75.00'	95°-56'-40"	125.59'	111.42'	N.28°-28'-55"W.	83.21'
6	276.00'	21°-55'-50"	105.64'	105.00'	N.10°-47'-30"E.	53.48'
7	50.50'	31°-36'-55"	27.86'	27.51'	N.37°-33'-50"E.	14.30'
8	50.50'	53°-11'-25"	46.88'	43.22'	N.79°-58'-00"E.	25.28'
9	50.50'	47°-19'-55"	41.72'	40.54'	N.49°-46'-20"W.	22.13'
10	50.50'	44°-51'-20"	39.53'	38.53'	N.03°-40'-45"W.	20.84'
11	50.50'	65°-54'-30"	58.09'	54.94'	N.51°-42'-10"E.	32.74'
12	39.50'	62°-54'-00"	43.36'	41.22'	N.53°-12'-25"E.	24.16'
13	224.00'	21°-00'-35"	82.14'	81.68'	N.11°-15'-10"E.	41.53'
14	19.56'	91°-16'-40"	31.17'	27.97'	N.44°-53'-25"W.	20.01'

RECREATIONAL TRAIL EASEMENT CURVE DATA						
CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
A	200.00'	28°-41'-40"	100.16'	99.12'	N.19°-41'-45"E.	51.16'
B	50.00'	75°-21'-05"	65.76'	61.12'	N.03°-37'-55"W.	38.61'
C	50.00'	63°-23'-20"	65.35'	62.56'	N.09°-35'-50"W.	30.89'
D	100.00'	30°-11'-00"	52.68'	52.07'	N.07°-01'-20"E.	26.97'
E	100.00'	70°-37'-05"	123.25'	115.60'	N.43°-22'-40"W.	70.83'
F	50.00'	53°-11'-20"	46.42'	44.77'	N.74°-43'-10"E.	25.03'
G	300.00'	16°-51'-35"	88.28'	87.96'	N.56°-33'-15"E.	44.46'
H	50.00'	24°-07'-15"	21.05'	20.89'	N.77°-02'-40"E.	10.68'



OUTLOT H CURVE DATA						
CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
A-1	15.50'	242°-54'-00"	65.71'	26.46'	N.36°-47'-35"W.	25.34'
A-2	74.50'	13°-16'-30"	17.22'	17.22'	N.78°-01'-10"E.	8.67'
A-3	5.00'	150°-22'-35"	11.38'	9.08'	N.43°-25'-50"W.	10.82'



SOUTHWEST CORNER
NORTHEAST QUARTER
SECTION 14-78-4
(FOUND STANDARD
CONCRETE MONUMENT)

SOUTH LINE NORTHWEST QUARTER SECTION 14-78-4

SOUTH LINE NORTHWEST QUARTER SECTION 14-78-4

SOUTHWEST CORNER
NORTHEAST QUARTER
SECTION 14-78-4
(FOUND 5/8" IRON PIN)

SOUTH LINE NORTHWEST QUARTER SECTION 14-78-4

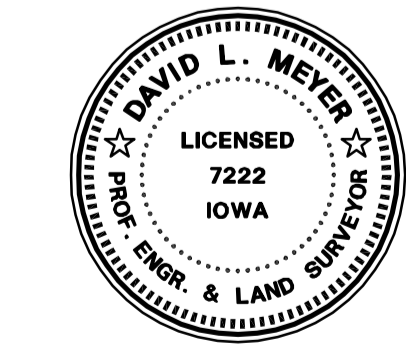
SOUTHWEST CORNER
NORTHEAST QUARTER
SECTION 14-78-4
(FOUND 5/8" IRON PIN)

THOMAS M. & MARY J. LOVWELL

ROSE ROBINSON

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: JULY 28, 2011
 My license renewal date is December 31, 2012
 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 08160

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

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