

AMENDED FINAL PLAT OF CENTURY HEIGHTS TWENTY FIRST ADDITION TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTH HALF OF SECTION 12
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M.

GENERAL NOTES

IRON MONUMENTS FOUND 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 16.92 ACRES, MORE OR LESS.

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-1 (SINGLE-FAMILY RESIDENCE DISTRICT).

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.

FOR LOTS 1 THROUGH 32 THAT ARE ZONED R-1, AS AN ALTERNATIVE TO THE STAGGERED FRONT YARD SETBACK, THE FRONT YARD SETBACK MAY BE A MINIMUM OF THIRTY FEET IF AT LEAST TWENTY FIVE PERCENT OF THE STRUCTURE IS OFFSET TO PROVIDE A NONUNIFORM FRONTAGE APPEARANCE.

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

OUTLOT A IS DESIGNATED AS A STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION.

THIS PLAT IS AMENDED FOR THE SOLE PURPOSE OF ADDING THE STORM SEWER AND DETENTION EASEMENT ON LOTS 32 AND 33.

LOT AREAS			
NO.	SQUARE FEET	NO.	SQUARE FEET
1	26,690	13	17,265
2	20,015	14	17,265
3	17,460	15	17,265
4	17,460	16	17,265
5	17,460	17	15,255
6	17,460	18	14,895
7	17,460	19	20,195
8	17,460	20	17,460
9	17,460	21	17,460
10	17,265	22	17,460
11	17,265	23	16,970
12	17,265	24	16,715
		25	16,460
		26	17,775
		27	24,500
		28	17,645
		29	16,905
		30	16,905
		31	17,445
		32	33,295
		33	26,715
		A	26,505
		*	*
		*	*

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	326.00'	03°-22'-05"	19.16'	19.16'	N17°-00'-15"E	9.58'
2	274.00'	05°-51'-45"	28.04'	28.02'	N30°-53'-25"W	14.03'
3	300.00'	25°-48'-50"	135.16'	134.02'	N15°-03'-05"W	68.75'
4	300.00'	17°-27'-50"	91.44'	91.09'	N06°-35'-15"E	46.08'
5	326.00'	15°-40'-45"	89.21'	88.93'	N20°-07'-10"W	44.89'
6	326.00'	10°-08'-05"	57.67'	57.59'	N07°-12'-40"W	28.91'
7	274.00'	09°-11'-15"	43.93'	43.89'	N06°-44'-15"W	22.01'
8	274.00'	22°-29'-25"	107.55'	106.86'	N22°-34'-35"W	54.48'
9	274.00'	17°-27'-50"	83.52'	83.19'	N06°-35'-15"E	42.08'
10	326.00'	07°-50'-25"	44.61'	44.67'	N01°-46'-35"E	22.34'
11	326.00'	12°-59'-30"	73.92'	73.76'	N12°-11'-30"E	37.12'
12	15.00'	90°-00'-00"	23.56'	21.21'	N40°-56'-10"W	15.00'
13	15.00'	90°-00'-00"	23.56'	21.21'	N49°-03'-50"E	15.00'

MIDAMERICAN ENERGY COMPANY

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

CENTURYLINK

BY _____
DATE _____

IOWA-AMERICAN WATER CO.

BY _____
DATE _____

MEDIACOM

BY _____
DATE _____

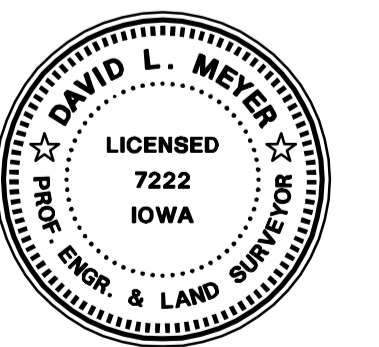
PLAN & ZONE COMMISSION

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: _____
Date: **AUGUST 28, 2017**
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:

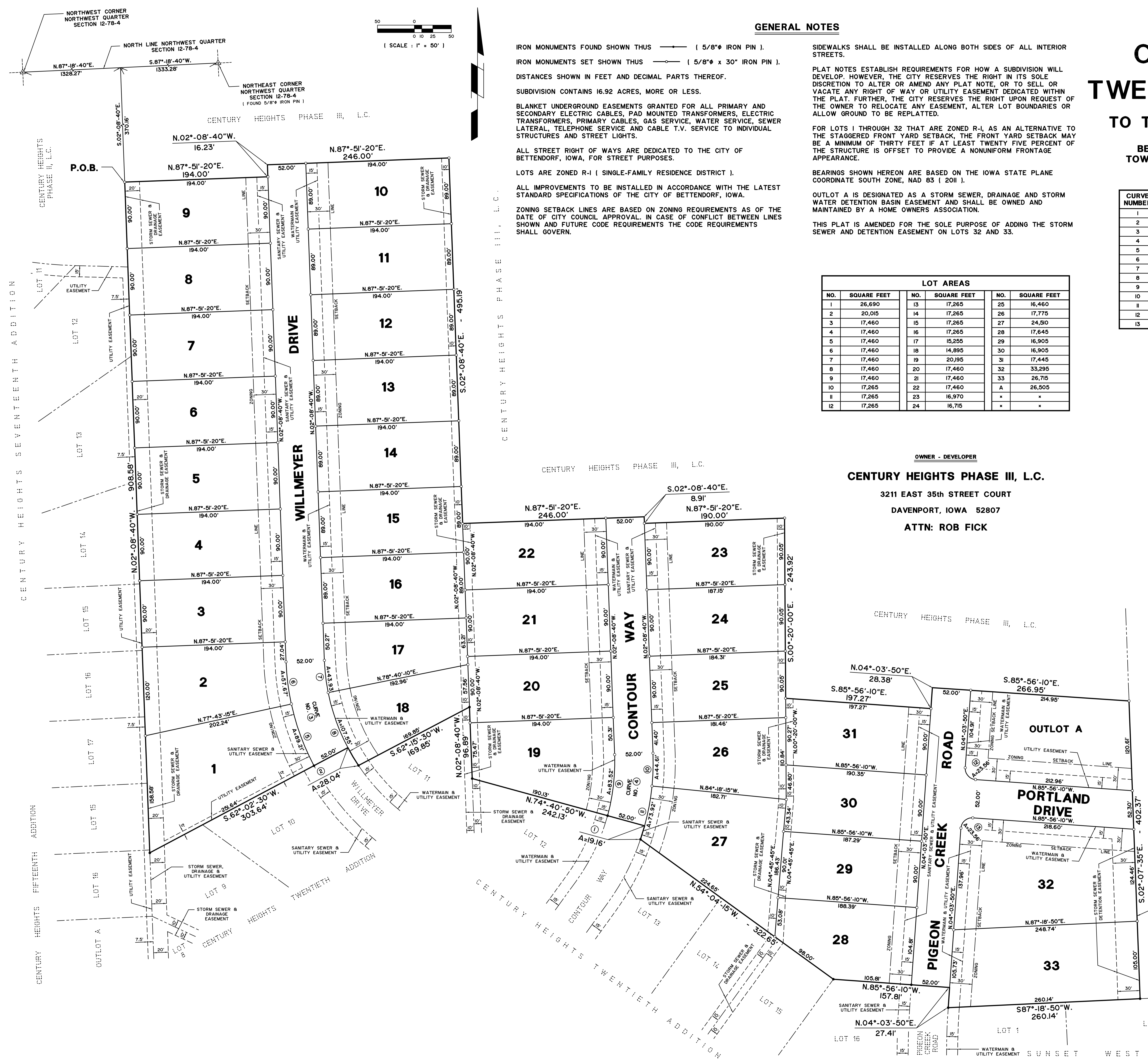


PREPARED BY

**VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.**

4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17124-AMENDED



OWNER - DEVELOPER
CENTURY HEIGHTS PHASE III, L.C.
3211 EAST 35th STREET COURT
DAVENPORT, IOWA 52807
ATTN: ROB FICK