

## PLANNING & DEVELOPMENT

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Item #5  
7/24/18

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Timothy Huey  
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: July 17, 2018

**Re: Approval of the Final Plat of Valley View Farms, a proposed 31 lot residential subdivision in SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30 of Butler Township.**

The Preliminary Plat for Valley View Farms was approved June 29<sup>th</sup>, 2017. The Planning Commission reviewed the Final Plat for compliance with the ten (10) conditions of Preliminary Plat approval, including the approval of three (3) separate variances to the Subdivisions Regulations. The applicant reached an agreement with the Park View Sewer and Water District to extend their utilities to serve this subdivision. Having central sewer and water service addressed the most significant concerns the Planning Commission had when reviewing the Preliminary Plat of this proposed subdivision.

Three variances to the Subdivision Regulations were approved with the Preliminary Plat. The first was for the reduced width of the roadway easements to be thirty (30) feet wide in lieu of the required fifty (50) feet. The applicant included twenty five (25) feet of utility and drainage easement on both sides of the roadway easement which results in eighty (80) feet of total easement width. The purpose of this variance is that it effectively reduces the front yard setback by ten (10) feet because even though the setback remains the required fifty (50) feet, where that setback is measured from is ten (10) feet closer to the road due to the reduction in road easement width.

The second variance was to reduce the width of the two shared driveway easements for Lots 5 & 6 and Lots 20-23 from forty (40) feet wide to eighteen (18) feet wide. The third variance was to reduce the required amount of common open space from 42,000 square feet to the 27,660 square feet that was proposed for the  $\frac{1}{2}$  mile of twelve (12) foot wide walking trail. The Planning Commission had determined the reduction in open space was in compliance with both the intent and spirit of the ordinance and resulted from the unique circumstances of this subdivision's proximity to both Park View and Scott County Park.

The Planning Commission recommended approval of the Final Plat with the following conditions:

1. The Park View Water and Sanitary District approve utility service to this subdivision;
2. The City of Long Grove approve the Final Plat and;
3. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval

**Vote: 7-0**

All of these conditions of approval recommended by the Planning Commission have been met prior to this Final Plat being placed on the Board's agenda. However the issue of whether these subdivision roads will be accepted by the County remains unresolved and was not addressed by the Planning Commission.

Whether Scott County is going to accept roads on to the County Secondary Roads system is not an issue normally addressed by the Planning Commission. Currently the Restrictive Covenants that were submitted with this plat call out for the roads to be dedicated to Scott County with the understanding that they would then be maintained by the County. Historically this has been an issue addressed by the County Board and the County Engineer after a plat is approved. The Subdivision Regulations state that all road construction plans must be reviewed and approved by the County Engineer prior to construction and the County Engineer is to inspect those roads during construction to ensure compliance with County road standards and the approved construction plans. The Subdivision Regulations provide that the County Engineer may do the inspections with County inspectors or hire an outside firm and bill the developer for those costs. Regardless of how the roads will be maintained the requirement is that they be built to County standards. The Subdivision Regulations provide for the decision on road maintenance be addressed by the Board of Supervisors with a recommendation by the County Engineer after the Final Plat is approved and recorded.

In this case the County Engineer has indicated from the time this plat was submitted that he would not be recommending that the roads be accepted onto the Secondary Roads system. Therefore, if the Board determines it will not approve the acceptance of these subdivision roads, the proposed covenants will need to be amended to reflect that and provide that the Homeowners Association be given the responsibility for maintaining these roads and that the roads remain private. If that is the case, any resolution approved by the Board should include the requirement for private road maintenance be included in the Private Covenants as a condition of Board approval.



PLANNING & ZONING COMMISSION

STAFF REPORT

June 5, 2018



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**Applicant:** Valley Construction

**Request:** Final Plat of Valley View Farms

**Legal Description:** Part of the SW ¼ of the SW ¼ of Section 30, Butler Township

**General Location:** Adjacent to Baughman Height's 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, & 8<sup>th</sup> Additions to the Northwest of Park View, East of Scott Park Road, surrounding the Butler Township Cemetery

**Zoning:** Residential Single-Family (R-1)

**Surrounding Zoning:**

- North:** Residential Single-Family (R-1)
- South:** Park View Commercial (PV-C), Park View Residential (PV-R)
- East:** Residential Single-Family (R-1)
- West:** Agricultural-Preservation (A-P)

**GENERAL COMMENTS:** This request is for approval of a Final Plat of a 31-lot major subdivision known as Valley View Farms. The approximately 29-acre tract has frontage along Scott Park Road and 270<sup>th</sup> Street and, while it is zoned Residential Single-Family (R-1), it has been used for agricultural crop production. The tract is adjacent to Baughman Heights 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, & 8<sup>th</sup> residential subdivisions to the north and east, the Community Area Development (CAD) known as Park View to the south, and productive agricultural land to the west. The Butler Township Cemetery, which is zoned Agricultural-General (A-G), is located, adjacent to this property, at the northeast intersection of Scott Park Road and 270<sup>th</sup> Street.

The proposed Final Plat features a short cul-de-sac from 270<sup>th</sup> Street to provide access to four (4) proposed development lots, and a roadway from Scott Park Road that branches into three (3) cul-de-sacs, and two (2) private driveway easements, one that would serve two (2) proposed development lots, the other would access four (4) lots. An approximately 2,296-foot recreational trail is proposed within the designated storm water drainage easement in the eastern interior. The Preliminary Plat was approved by the Planning and Zoning Commission on June 6, 2017 and the Board of Supervisors on June 29, 2017 with the following conditions:

1. A variance to the Subdivision Regulations be approved to allow the road right of way width to be thirty (30') feet wide for the subdivision streets and eighteen (18') feet wide for the two private streets serving Lots 20-23 and Lots 5 & 6 and to allow the proposed walking trail, twelve (12') foot wide and 2,300 feet in length, to be developed with a surface of natural materials, to meet the requirement for common open space;
2. The proposed water system plans and sanitary sewer system plans be reviewed and approved by the Park View Sanitary District;



## PLANNING & ZONING COMMISSION

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3. That the Homeowners Association be responsible for the maintenance of the walking trail and that the trail be constructed prior to Final Plat approval;
4. That a tree removal mitigation plan be submitted, if necessary, and approved in conjunction with the road construction plans;
5. That a notice and disclaimer be submitted to be included with the private covenants that states the limitations on these lots regarding the size of houses to be constructed and such notice shall be reviewed and approved prior to filing with any Final Plat;
6. That provision for turnarounds is provided at the end of the two private streets;
7. That storm water management, erosion and sediment control plans be submitted and approved by the County Engineer in conjunction with the road construction plans;
8. The County Engineer review and approve all street construction plans prior to construction;
9. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval; and
10. The Planning and Zoning Commission conduct a public hearing for all Final Plat Reviews.

**STAFF REVIEW:** Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances for Final Plat approval. The Subdivision Regulations define a major plat as any subdivision not classified as a minor plat, including but not limited to subdivisions of five (5) or more lots, or any size plat requiring any new street or extension of public facilities, or the creation of any public improvements.

#### **Zoning, Land Use, and Lot Layout**

The proposed configuration of the 29-acre tract creates 31 development lots, each with the development right for one (1) single-family dwelling. The lots range in size from 81,923 square feet to 30,234 square feet, averaging approximately 40,135 square feet per lot. Ten (10) of the 31 lots (around 32%) are 30,940 square feet or less. Three (3) lots are triple-frontage lots with three (3) observed 50-foot front-yard setbacks (Lots 26, 27, and 30). Ten (10) are double-frontage lots with two (2) observed front-yard setbacks. The building envelopes for the double- and triple-frontage lots greatly limit the flexibility for house and accessory building placement.

#### **Common Open Space**

The regulations require that subdivisions, with this number and size of proposed lots, provide 42,000 square feet of common open space. The proposed plat shows a 12 foot wide walking trail approximately 2,296 feet in length resulting in 27,660 square feet of open space. The regulations do allow points for a bike trail area to be doubled for a paved bike trail but only if a minimum of 10,000 square feet of other common open space is provided. In this case the applicant is not proposing any additional open space other than the trail and also is proposing that the trail be an unpaved walking nature trail. This variance to the subdivision regulations was approved with Preliminary Plat approval.



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### **Access and Roadway Improvements**

The current proposed Final Plat features a short cul-de-sac from 270<sup>th</sup> Street to provide access to four (4) proposed development lots, and a roadway from Scott Park Road that branches into three (3) cul-de-sacs, and two (2) private shared driveway easements: One that would serve two (2) proposed development lots (Lots 5 and 6); the other four (4) lots (Lots 20 through 23), which is the maximum number of lots that can be serviced by a private shared driveway without the construction of a public roadway. There are provisions for turnarounds at the ends of both private shared driveways, which was a condition of Preliminary Plat approval.

The rights-of-way shown in the Final Plat also vary from the right-of-way widths prescribed in the Subdivision Regulations: A typical section with drainage ditches should include 60 feet of right-of-way, 30 for the typical road surface and 30 for its accompanying utility and drainage infrastructure. Valley View Farms has a designated 30-foot “road easement” with additional 15-foot wide “drainage and utility easements” adjacent to either side. As such, the proposal still creates a 60-foot wide public use area, but effectively reduces the front yard setback requirements set in the Zoning Ordinance since setbacks are measured from the edge of the *road* easement, not the utility easement. This variance to the subdivision regulations was approved with Preliminary Plat approval.

### **Protection of Natural Vegetation Cover**

Whenever a wooded site is to be developed, no more than fifteen percent (15%) of the naturally occurring canopy-tree cover shall be removed due to surface earth grading, roadway construction, building site clearance, or any other construction activity associated with subdivision site improvement. Whenever removal of more than fifteen percent (15%) of the naturally occurring vegetation cover is deemed necessary and unavoidable a mitigation replanting measure shall be implemented. Such mitigation shall require re-establishment of one (1) native tree of a similar specie to those removed for every three trees of three (3) inch caliper or greater removed or fatally damaged.

A mitigation plan for the lost vegetative cover was submitted and approved in conjunction with the road construction plans.

### **Stormwater Management**

The proposed Final Plat has designated “Drainage Easements” along the lowest-lying areas of the development for drainage areas, which drain from west to east toward Baughman Heights 3rd, 4th, and 5th Additions. The Subdivision Regulations require that detention facilities be sufficient to capture the runoff of a “one-hundred (100) year storm”, calculated at post-developed rates and then to release the water at a rate so as not to exceed the volume produced by a “five (5) year storm” when measured at the pre-developed flow rates. An Erosion Control Plan and Storm Water Pollution Prevention Plan were submitted with the Final Plat and have been reviewed and approved by the County Engineer in conjunction with the road construction plans.



## PLANNING & ZONING COMMISSION

### STAFF REPORT

June 5, 2018



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#### **Erosion and Sediment Control Plan**

As stated above, an Erosion Control Plan and Storm Water Pollution Prevention Plan were submitted with the Final Plat and have been reviewed and approved by the County Engineer in conjunction with the road construction plans.

#### **Wastewater Disposal and Water Provision**

According to the Subdivision Regulations, “subdivisions containing fifteen (15) or more lots that are located within ½ mile of a public water utility (Park View Water Company water and sewage infrastructure is within ½ mile of this subdivision) shall extend water service from such utility when determined to be feasible,” and “subdivisions containing five (5) or more lots shall provide for a common water supply.” The applicants have received approval from the Park View Water Company to extend water and sewer service to this development.

#### **Exceptions and Variances**

The Subdivision Regulations state that whenever the tract proposed to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this Chapter would result in substantial hardships or injustices, the Board of Supervisors upon recommendation of the Planning and Zoning Commission may modify or vary such requirements to the end that the subdivider is allowed to develop the property in a reasonable manner; provided, however, that all such variations and exceptions granted hereunder shall be in harmony with the intended spirit of this Chapter and granted with the view toward protecting the public interest and welfare. Any variance recommended by the Planning and Zoning Commission is required to be entered in writing in the minutes of the Planning and Zoning Commission and the reasoning on which the departure was justified shall be set forth.

The variances to the subdivision regulations requested with this plat were reviewed and approved as a condition of the Preliminary Plat.

#### **City of Long Grove Review**

This property is within two miles of the Long Grove city limits. Therefore, review and approval of the Final Plat by the City of Long Grove is required. At this time, staff has notified the City of the Final Plat submittal but has not received formal approval/consent. The Plat will not be forwarded to the Board of Supervisors for its consideration until formal approval/consent is received.

#### **Others Notified**

The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, Bi-State Regional Planning Commission, and District Soil Conservationist Staff.



PLANNING & ZONING COMMISSION

STAFF REPORT

June 5, 2018



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A condition of Preliminary Plat approval was that the Planning Commission hold public hearings for all Final Plat reviews. As such, staff again notified adjacent property owners within five hundred feet (500') of the public hearing before the Planning Commission.

**RECOMMENDATION:** Staff recommends that the Final Plat of Valley View Farms Subdivision be approved with the following conditions:

1. The Park View Water and Sanitary District approve utility service to this subdivision;
2. The City of Long Grove approve the Final Plat and
3. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval

Submitted by:  
Timothy Huey, Director  
June 1, 2018

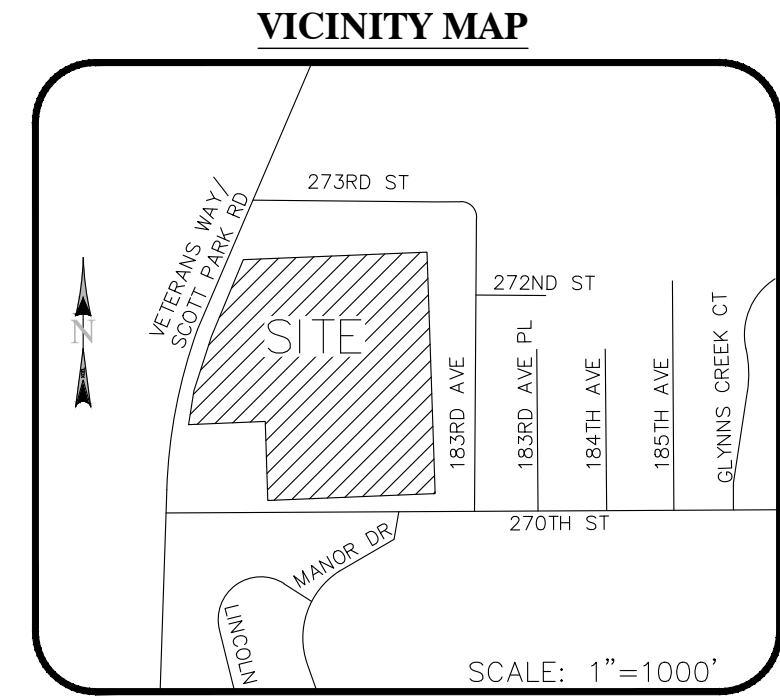
# FINAL PLAT

OF

## VALLEY VIEW FARMS SUBDIVISION

SCOTT COUNTY, IOWA

**INDEX LEGEND**  
 LOCATION: PART OF SW1/4 OF SW1/4 SEC. 30-80-4E  
 REQUESTOR: VV FARMS DEVELOPMENT, LLC  
 PROPRIETOR: VV FARMS DEVELOPMENT, LLC  
 SURVEYOR: DAN J. KUEHL  
 SURVEYOR COMPANY: XCEL CONSULTANTS, INC.  
 8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 RETURN TO: XCEL@XCELCONSULTANTSINC.COM



**RECORDER INFORMATION**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**LEGEND**

- FOUND MONUMENT
- SET 5/8" IRON ROD W/ CAP 19959
- PROPERTY LINE
- LOT LINE
- - - EASEMENT LINE
- - - CENTERLINE
- - - SETBACK LINE
- - - ADJOINING LOT LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING EASEMENT



**LEGAL DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 4 EAST OF THE 5<sup>TH</sup> P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS: COMMENCING AS A POINT OF REFERENCE AT AN IRON ROD MARKING THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE NORTH 01°56'53" WEST, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 67.00 FEET TO AN IRON ROD ON THE NORTH RIGHT OF WAY LINE OF 270<sup>TH</sup> STREET AND MARKING THE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN INTENDED TO BE DESCRIBED; THENCE SOUTH 87°33'35" WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE OF 270<sup>TH</sup> STREET, A DISTANCE OF 872.86 FEET TO AN IRON ROD MARKING THE SOUTHWEST CORNER OF THE BUTLER TOWNSHIP CEMETERY; THENCE NORTH 01°49'44" WEST, ALONG THE EAST LINE OF SAID CEMETERY, A DISTANCE OF 412.00 FEET TO THE NORTHEAST CORNER OF SAID CEMETERY; THENCE SOUTH 87°30'31" WEST, ALONG THE NORTH LINE OF SAID CEMETERY, A DISTANCE OF 467.32 FEET TO THE CENTERLINE OF COUNTY HIGHWAY Y-68; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, BEING THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1969.83 FEET, AN ARC LENGTH OF 505.10 FEET, CHORD OF SAID ARC BEARS NORTH 15°09'12" EAST, A CHORD LENGTH OF 503.72 FEET; THENCE NORTH 22°38'44" EAST, ALONG THE SAID CENTERLINE OF COUNTY HIGHWAY Y-68, A DISTANCE OF 404.76 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE NORTH 87°39'28" EAST, ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1022.74 FEET TO AN IRON ROD MARKING THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE SOUTH 01°56'53" EAST, ALONG THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1258.43 FEET TO THE POINT OF BEGINNING. SUBJECT, HOWEVER, TO THE RIGHT OF WAY OF COUNTY HIGHWAY Y-68 OVER THE WESTERLY SIDE THEREOF.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	94.04'	250.00'	21°33'11"	N11°44'11"E	93.49'
C2	42.94'	235.00'	10°28'11"	N17°16'42"E	42.88'
C3	59.00'	235.00'	14°23'08"	N04°51'02"E	58.85'
C4	58.33'	256.15'	13°02'48"	N16°12'30"E	58.20'
C5	41.37'	265.00'	8°56'38"	N05°25'55"E	41.33'
C6	35.59'	25.00'	81°33'20"	S41°44'16"W	32.66'
C7	152.70'	50.00'	174°58'51"	N04°51'06"W	99.90'
C8	78.54'	50.00'	90°00'00"	S42°39'28"W	70.71'
C9	39.27'	25.00'	90°00'00"	S22°29'13"E	35.36'
C10	39.27'	25.00'	90°00'00"	N67°30'42"E	35.36'
C11	41.71'	25.00'	95°35'55"	S64°42'50"W	37.04'
C12	39.27'	25.00'	90°00'00"	N22°29'13"E	35.36'
C13	39.28'	24.98'	90°05'33"	S67°30'47"W	35.36'
C14	39.27'	25.00'	90°00'00"	S22°29'13"E	35.36'
C15	245.91'	300.00'	46°57'53"	N89°01'50"E	239.08'
C16	166.57'	285.00'	33°29'11"	S84°13'48"E	164.21'
C17	67.04'	285.00'	13°28'42"	N72°17'15"E	66.89'
C18	106.61'	315.00'	19°23'27"	S77°10'57"E	106.10'
C19	86.30'	315.00'	15°41'52"	N85°16'24"E	86.03'
C20	65.29'	315.00'	11°52'34"	N71°29'11"E	65.18'
C21	25.21'	25.00'	57°46'09"	N36°39'50"E	24.15'
C22	61.24'	50.00'	70°10'36"	S42°52'03"W	57.48'
C23	50.00'	50.00'	57°17'45"	N73°23'47"W	47.94'
C24	50.00'	50.00'	57°17'45"	N16°06'02"W	47.94'
C25	53.77'	50.00'	61°36'53"	N43°21'17"E	51.22'
C26	42.90'	50.00'	49°09'19"	S81°15'37"E	41.59'
C27	25.21'	25.00'	57°46'09"	N85°34'02"W	24.15'
C28	37.56'	250.00'	8°36'30"	N26°49'02"E	37.53'
C29	34.00'	235.00'	8°17'23"	N26°39'29"E	33.97'
C30	38.74'	265.00'	8°22'37"	N26°42'06"E	38.71'
C31	25.34'	25.00'	58°05'05"	N59°50'43"E	24.27'
C32	9.46'	50.00'	10°50'21"	S83°28'05"W	9.44'
C33	91.71'	50.00'	105°05'31"	S25°30'08"W	79.38'
C34	57.03'	50.00'	65°20'52"	S59°43'03"E	53.99'
C35	99.71'	50.00'	114°15'30"	N30°28'46"E	83.99'
C36	25.11'	25.00'	57°32'23"	S02°07'12"W	24.06'
C37	16.37'	15.00'	62°30'49"	N33°38'17"W	15.57'
C38	76.18'	50.00'	87°12'27"	S21°14'57"E	69.02'
C39	54.37'	50.00'	62°18'08"	S53°32'50"W	51.73'
C40	64.00'	50.00'	73°20'06"	N58°38'03"W	59.72'
C41	71.64'	50.00'	82°05'56"	N19°04'58"E	65.67'
C42	16.37'	15.00'	62°30'49"	S28°52'32"W	15.57'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	89.48'	S00°57'36"W
L2	36.84'	S52°52'29"W
L3	20.68'	N65°32'54"E
L4	9.67'	N65°32'54"E
L5	71.25'	S65°32'54"W
L6	56.57'	S65°32'54"W
L7	24.35'	S65°32'54"W
L8	31.93'	N67°29'13"W
L9	45.23'	N67°29'13"W
L10	120.06'	N02°22'52"W
L11	19.27'	S62°11'29"W
L12	113.43'	S22°30'47"W
L13	62.27'	S31°07'17"W
L14	62.40'	N02°22'52"W
L15	62.40'	S02°22'52"E
L16	10.47'	N16°54'52"E
L17	72.02'	N22°30'47"E
L18	95.95'	N02°20'32"W

**SEWER & WATER - CITY OF PARKVIEW**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**ALLIANT ENERGY**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CENTRAL SCOTT TELEPHONE**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CENTURYLINK**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**MID-AMERICAN ENERGY GAS**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**MEDIACOM COMMUNICATIONS**

BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**OWNER/DEVELOPER INFORMATION**

VV FARMS DEVELOPMENT, LLC  
 3610 - 78TH AVENUE WEST  
 ROCK ISLAND, IL 61201

**NOTES:**

- EASEMENT INFORMATION AND DIMENSIONS SHOWN ON SHEET 2
- ALL ROADS AND STREETS WILL BE DEDICATED TO THE PUBLIC (SCOTT COUNTY) UPON COMPLETION.

**SURVEYOR CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY IOWA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 1144, CODE OF IOWA.



**PRELIMINARY**

DAN J. KUEHL  
 PROFESSIONAL LAND SURVEYOR  
 IA LAND SURVEYOR NUMBER 19959  
 EXPIRES: DECEMBER 31, 2019  
 8301 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 TELEPHONE: 309-787-9988

**SITE INFORMATION**

PREPARED FOR:  
 ADDRESS: 18114-18212 270TH STREET  
 ELDRIDGE, IA 52748

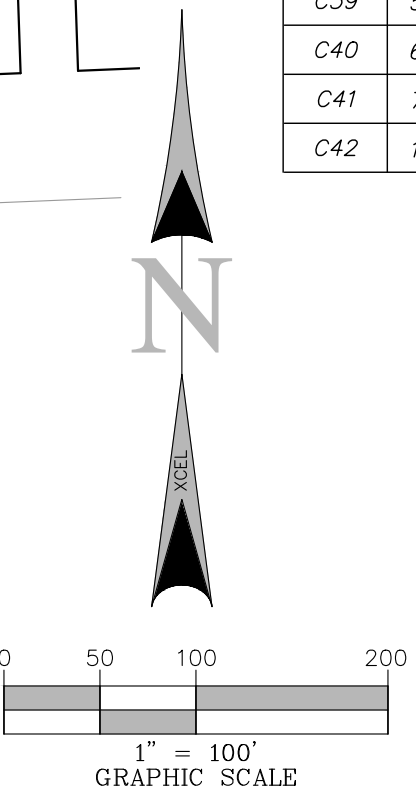
**REVISIONS**

DATE	DESCRIPTION

8300 42ND STREET WEST  
 ROCK ISLAND, IL 61201  
 (O) 309-787-9988  
 (F) 309-756-5540  
 (E) XCEL@XCELCONSULTANTSINC.COM

CHK BY: BCH	APV BY: DJK
XCEL JOB NUMBER: 171140	
DRAWING NUMBER: 1 OF 2	

**ACREAGE INFORMATION**  
 TOTAL ACREAGE = 31.64 ACRES





# FINAL PLAT

OF

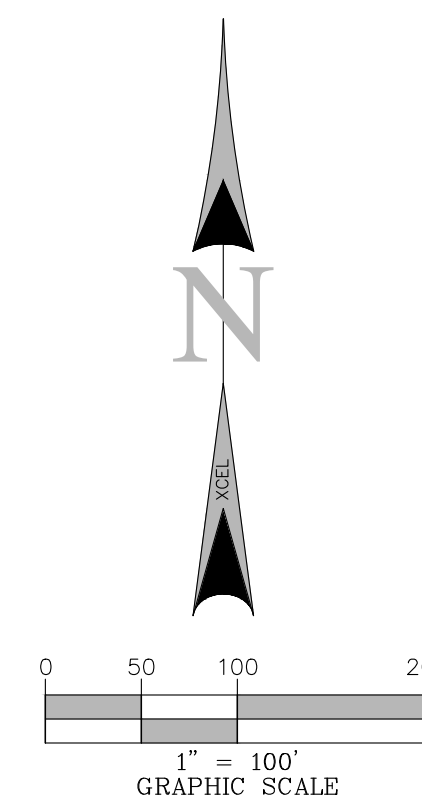
## VALLEY VIEW FARMS SUBDIVISION

SCOTT COUNTY, IOWA

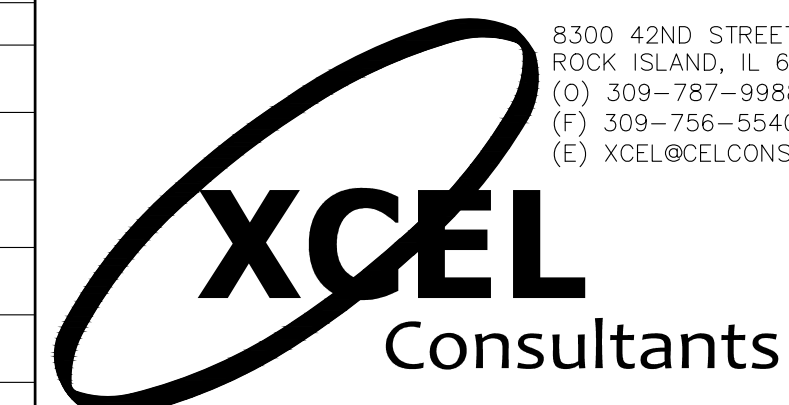


### EASEMENTS

- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- D&UE = DRAINAGE & UTILITY EASEMENT
- PRE = PRIVATE ROAD EASEMENT
- BSBL = BUILDING SETBACK LINE

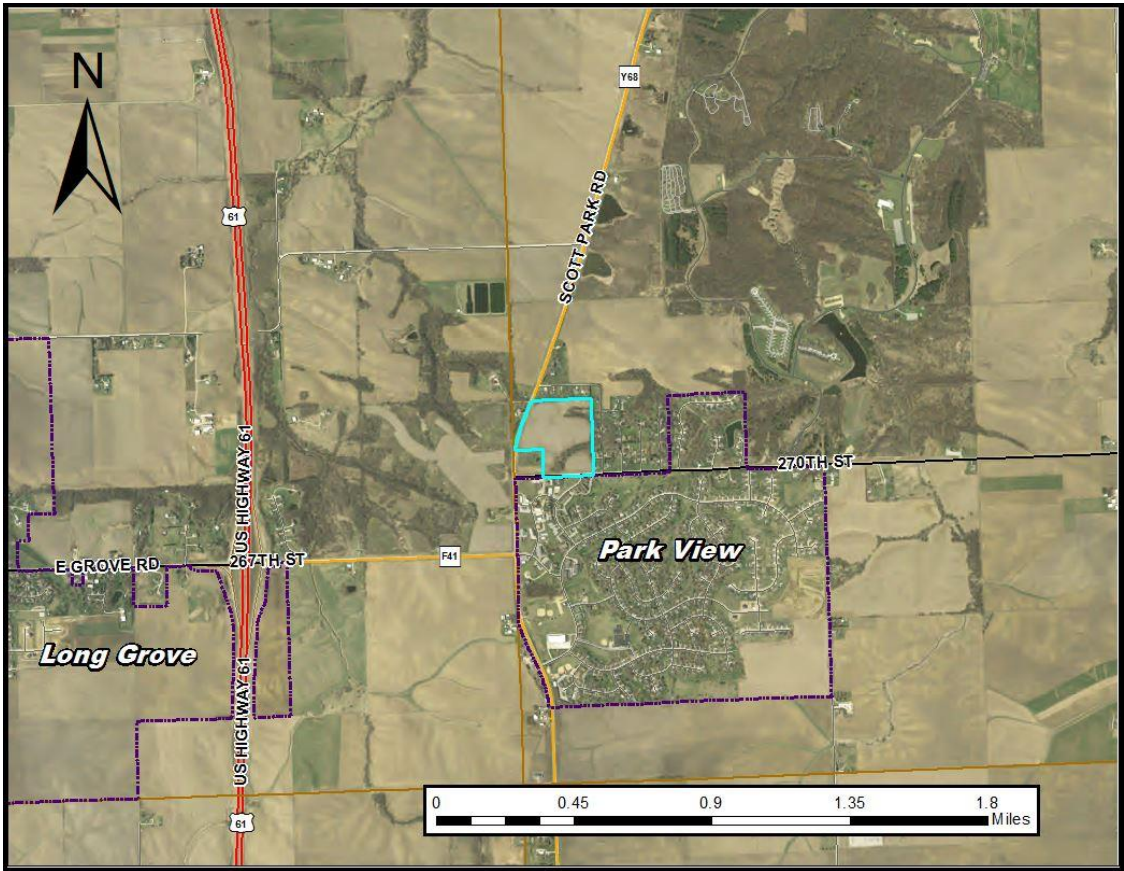
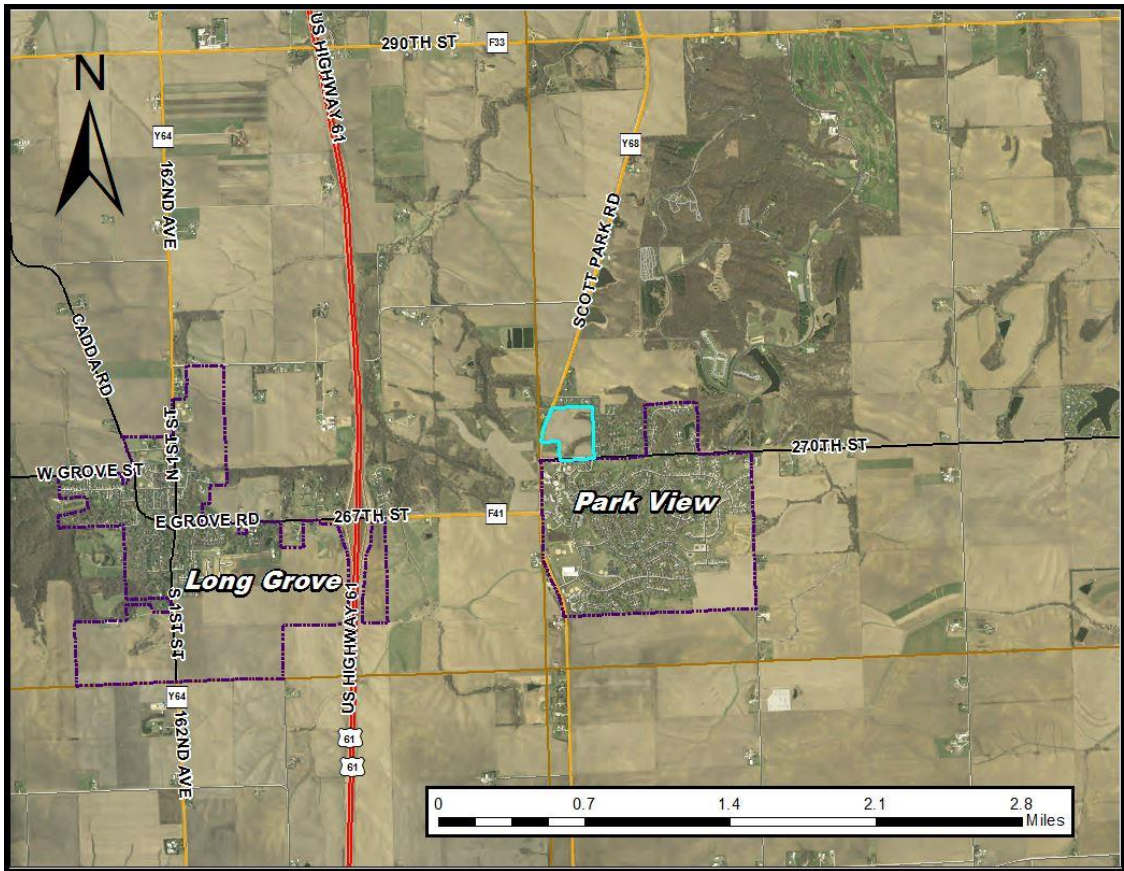


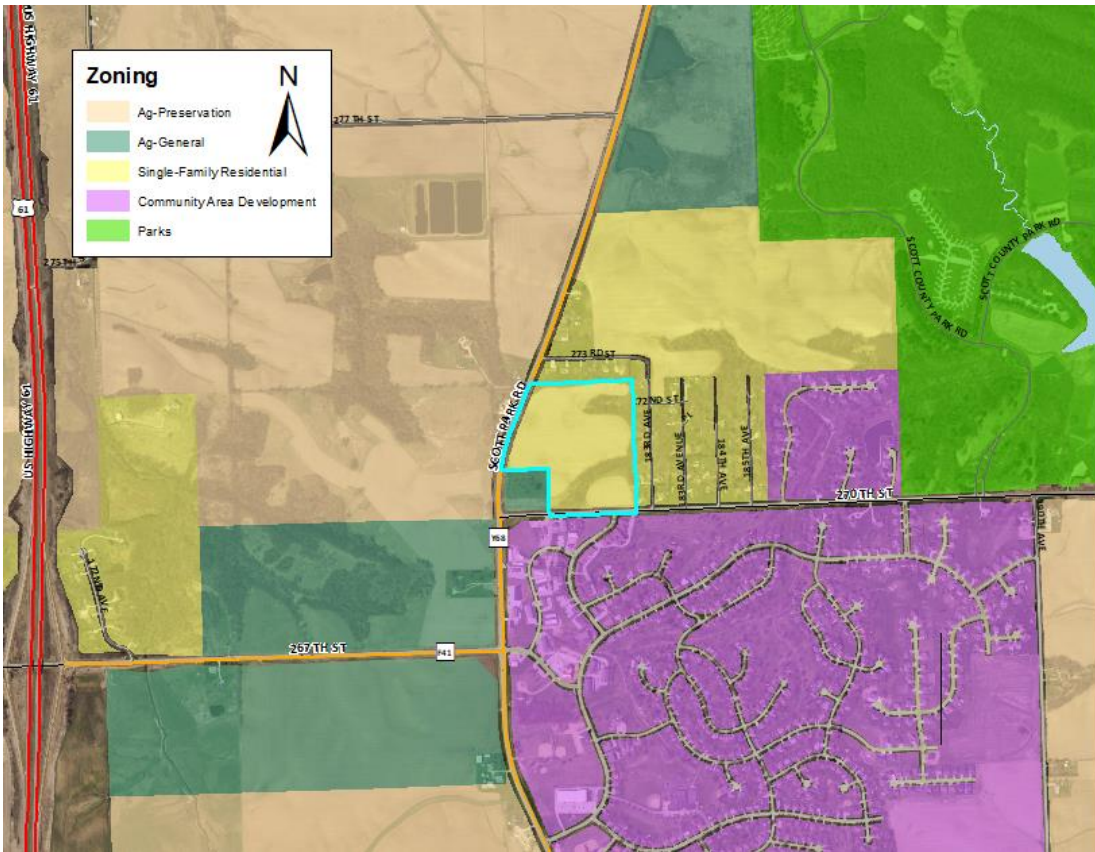
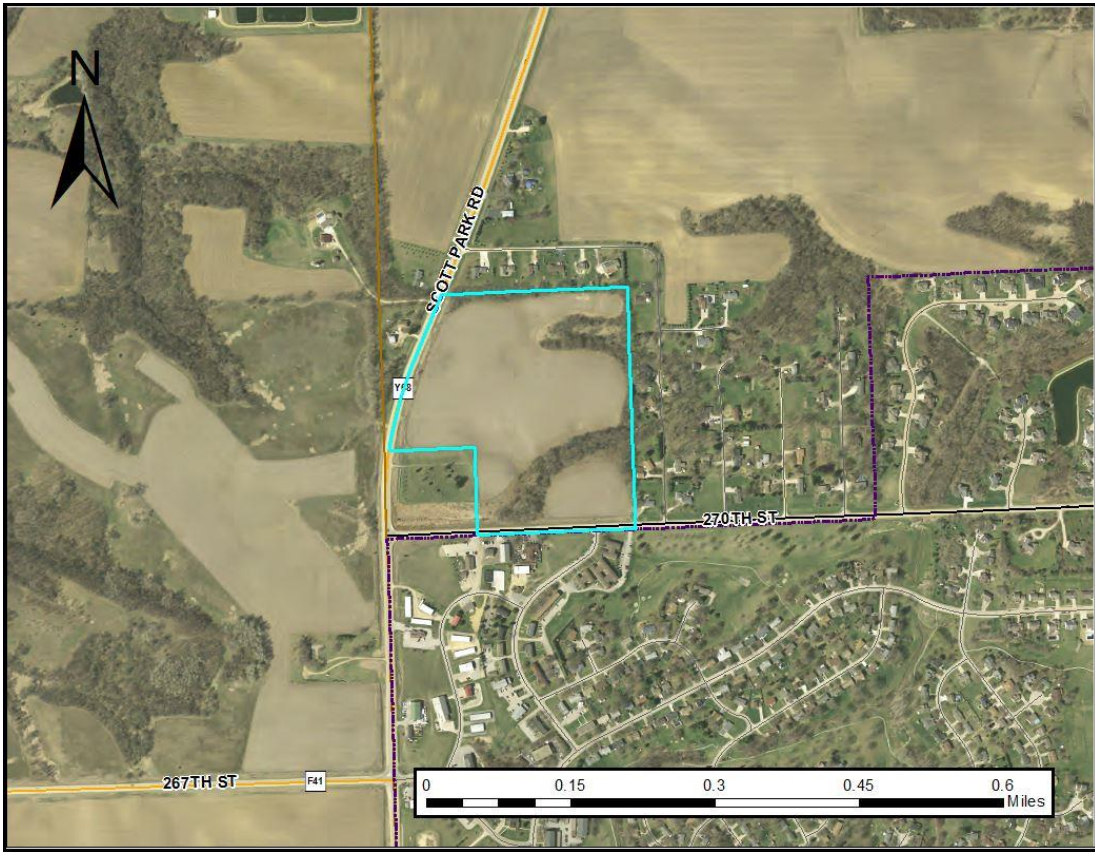
REVISIONS	
DATE	DESCRIPTION

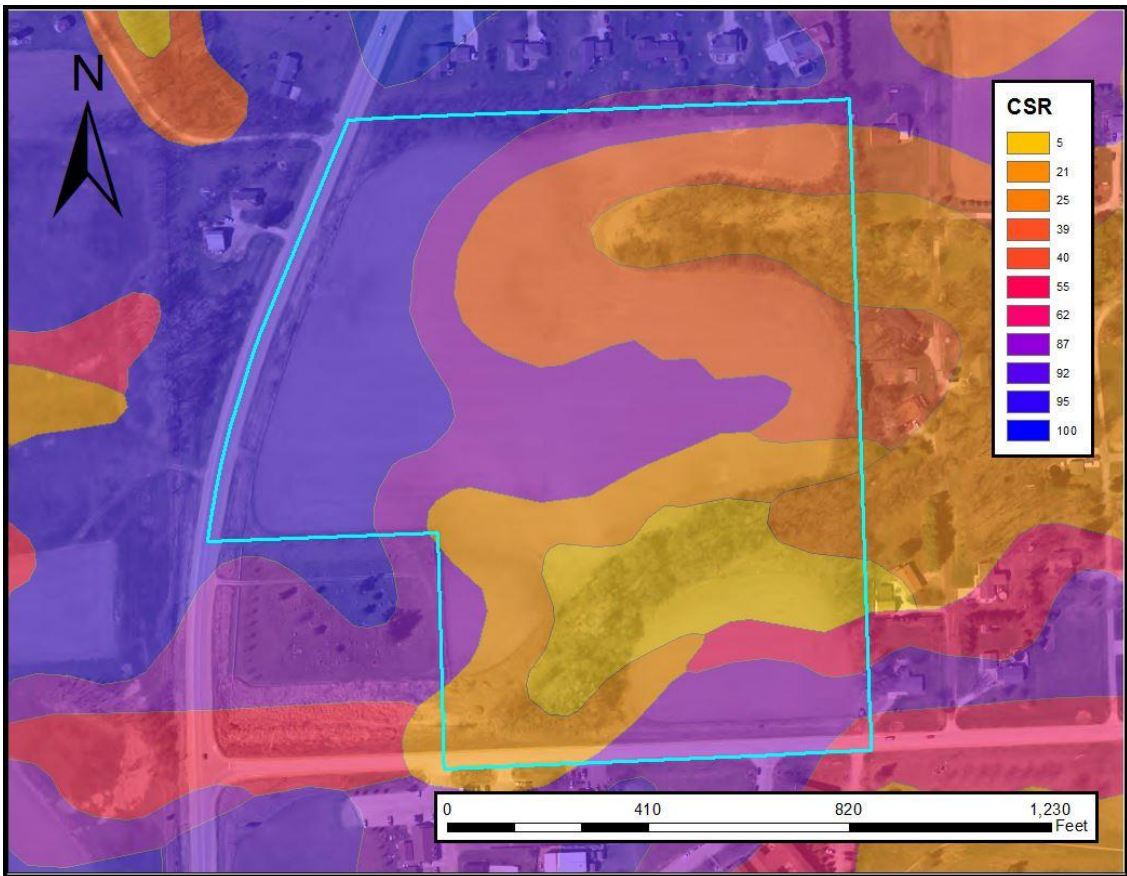
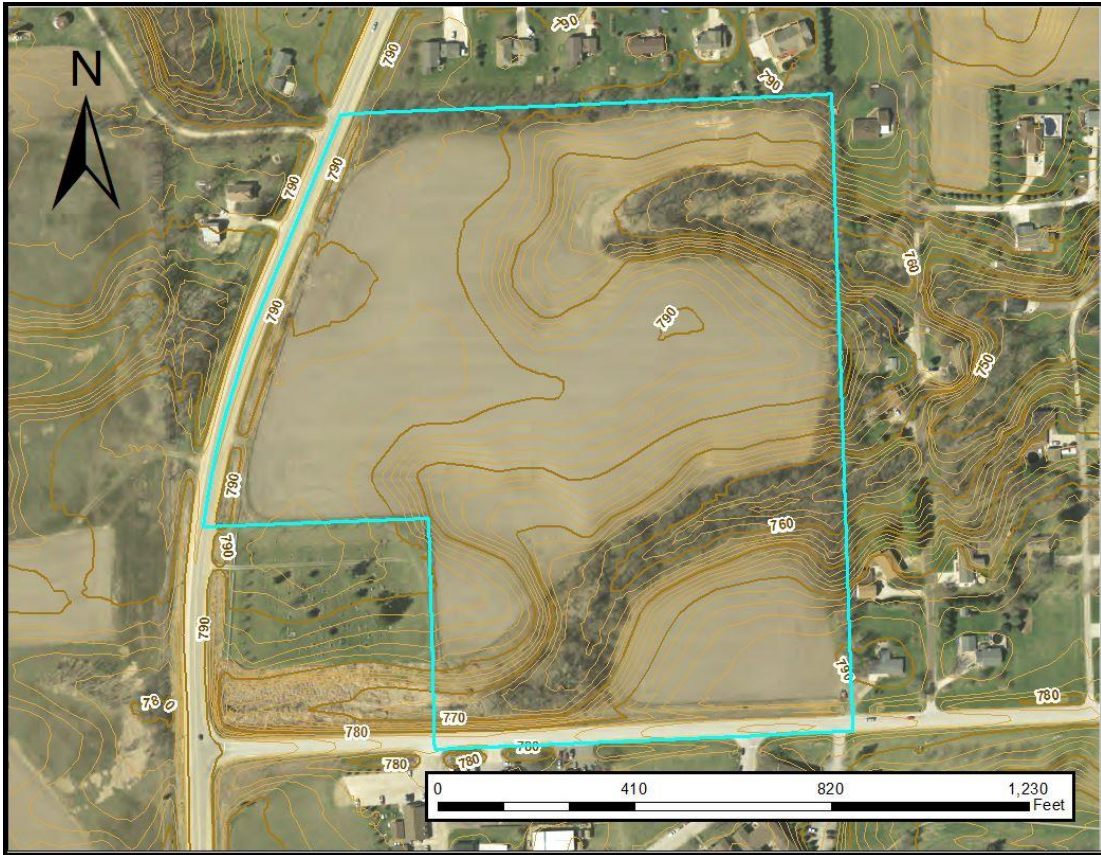


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CHK BY: <b>BCH</b>	APV BY: <b>DJK</b>
XCEL JOB NUMBER: <b>171140</b>	
DRAWING NUMBER: <b>2 OF 2</b>	







**CERTIFICATE OF APPROVAL BY SCOTT COUNTY**

I, Tony Knobbe, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on July 26, 2018 in which it approved the Final Plat of **Valley View Farms Subdivision** as follows:

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

**Section 1.** As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 26<sup>th</sup> day of July, 2018, considered the final plat of **Valley View Farms Subdivision**. Said plat is a subdivision in Part of the SW ¼ of the SW ¼ of Section 30, T80N R4E (Butler Township), in Scott County, Iowa. The Scott County Board of Supervisors, having found said plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa and the Scott County Subdivision Ordinance, does hereby approve the final plat of **Valley View Farms Subdivision**.

**Section 2.** The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

**Section 3.** This Resolution shall take effect immediately.

Signed this 26<sup>th</sup> day of July, 2018

SCOTT COUNTY, IOWA

BY: \_\_\_\_\_  
Tony Knobbe, Chair

ATTESTED BY: \_\_\_\_\_  
Roxanna Moritz, Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT  
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY  
THE BOARD OF SUPERVISORS ON \_\_\_\_\_  
DATE \_\_\_\_\_  
\_\_\_\_\_  
SCOTT COUNTY AUDITOR

**RESOLUTION**

**SCOTT COUNTY BOARD OF SUPERVISORS**

**July 26, 2018**

**APPROVING THE FINAL PLAT OF VALLEY VIEW FARMS SUBDIVISION**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

**Section 1.** As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has on this 26<sup>th</sup> day of July, 2018, considered the final plat of **Valley View Farms Subdivision**. Said plat is a subdivision in Part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 30, T80N R4E (Butler Township), in Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the final plat of said subdivision.

**Section 2.** The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

**Section 3.** This Resolution shall take effect immediately.