

FINAL PLAT OF:

VENWOODS ESTATES FOURTH ADDITION

BEING A REPLAT OF LOT 36 OF VENWOODS ESTATES LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7 IN TOWNSHIP 78 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA

NOTES:

1. SUBDIVISION LINES TO BE LOCATED TO SCOTT COUNTY WITH THE ACCEPTANCE AND RECORDED OF THIS PLAT.

2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DISCREPANCY.

3. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.

4. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF BETTENDORF STANDARD SPECIFICATIONS.

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PLAT INFORMATION

1. Owner:
321 Partners, LLC
1940 Cromwell Circle
Davenport, Iowa 52807
2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
3. Surveyor:
Michael D. Richmond
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236
4. Attorney:
Ben Yeggy
Gomez May Schutte Yeggy Bleber
2322 E. Kimberly Rd. #120W
Davenport, Iowa 52807
Ph: (563) 359-3591

Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	85.37	86.07	57°46'07"	82.81	S25°14'45"E
C2	87.91	81.00	52°46'52"	64.49	S21°14'25"W
C3	127.05	61.00	119°19'52"	105.37	S70°18'57"E
C4	56.69	61.00	57°39'32"	54.11	N23°41'21"E
C5	1.68	107.00	0°02'52"	1.68	N30°18'47"W
C6	82.84	107.00	4°25'55"	82.82	N67°32'15"W
C7	271.20	107.00	14°32'37"	276.47	N50°03'37"W

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

BETTENDORF, CHAIRMAN PLAN & ZONE _____ DATE: _____

CENTURY LINK _____ DATE: _____

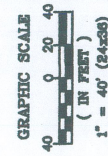
IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MEDIA/COM _____ DATE: _____

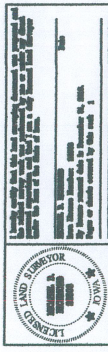
MIDAMERICAN ENERGY _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

SCOTT COUNTY PLANNING AND ZONING _____ DATE: _____



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE ZONE 14ND (GEOID DA, NAD 83 (2011) EPOCH 2010.0).



LEGEND:

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND

#5 REBAR, UNLESS NOTED = ● X

CHISELED "X" =

MONUMENTS SET:

#5 REBAR W/ YELLOW CAP #23503 = ○

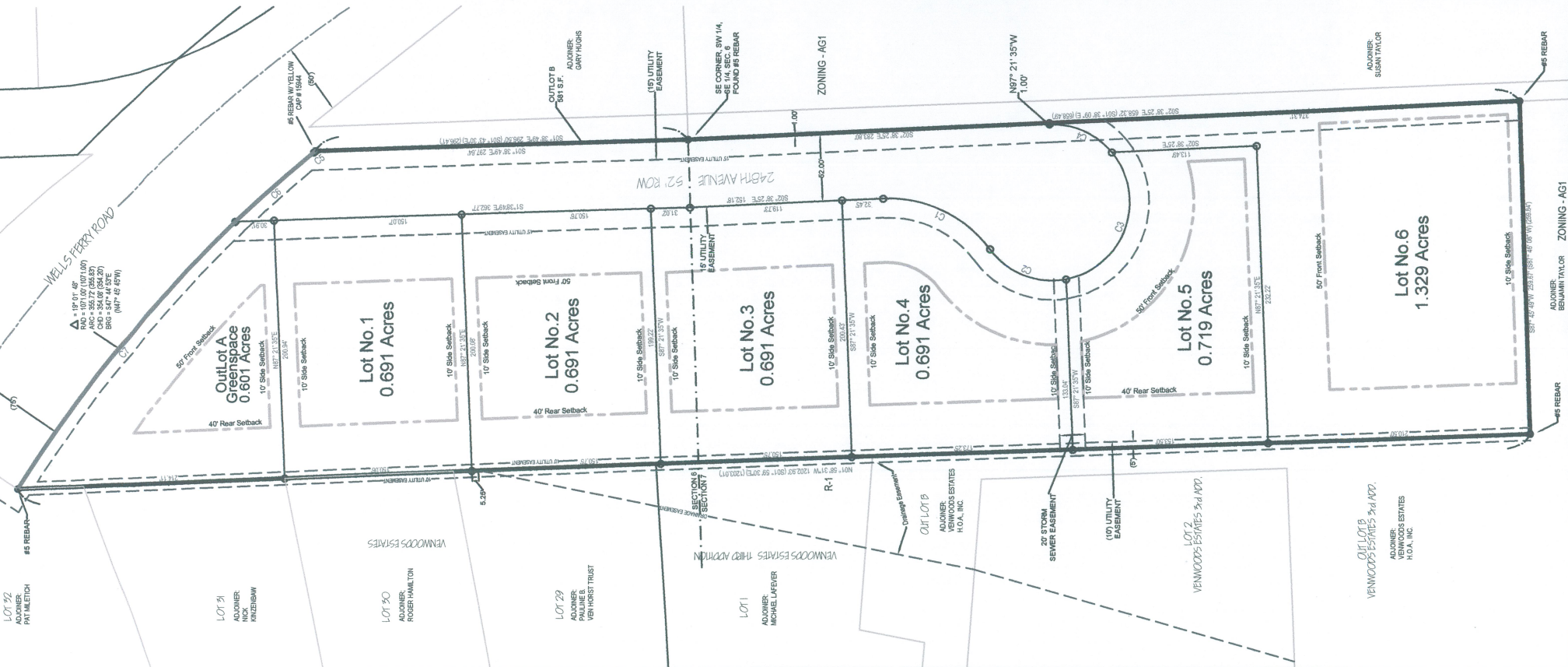
BOUNDARY LINE =

ROAD CENTER LINE =

EASEMENT LINE =

SETBACK LINE =

SECTION LINE =



<p>TOWNSEND ENGINEERING CONS. ENGINEERING • LAND DEVELOPMENT</p>	<p>DATE: 4/24/18</p> <p>PROJECT: VENWOODS</p> <p>563 386-4236</p> <p>2224 East 12th Street, Davenport, IA 52803</p>	<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE				<p>TE PROJECT NO. VENWOODS</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>LOCATION: VENWOODS ESTATES 4th ADDITION</p>	<p>DEVELOPER:</p> <p>321 PARTNERS LLC</p> <p>4646 WELCOME WAY</p> <p>DAVENPORT, IOWA</p>	<p>SHEET NO. 1 OF 1</p>
	NO.	DESCRIPTION	DATE								