

PLANNING & DEVELOPMENT

600 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyia.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: February 25, 2020

Re: Final Plat approval of a Major Subdivision known as MicVic Acres located just west of the City of Long Grove and on the north side of 270th Street legally described as part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ less the west seven (7) acres of Section 27 in Winfield Township..

This request is for approval of a Final Plat of a six (6) lot residential subdivision with one (1) common outlot for storm water drainage. All six (6) residential lots are between five and six acres in size. The two lots that have frontage and access to 270th Street have existing farm houses on them. A private cul-de-sac a little less than a $\frac{1}{4}$ mile in length will provide access to the four (4) lots to the north. An application to rezone this entire tract to Single Family Residential (R-1) was approved in January of 2019 and the Preliminary Pat of this subdivision was approved March of 2019.

The Planning Commission has reviewed this Final Plat and determined it was in general compliance with ordinance requirements and the conditions of the Preliminary and Final Plat approval. This property is in the platting jurisdiction of the City of Long Grove and the City has also approved this plat.

The applicants have posted surety by means of a Letter of Credit in an amount approved by the County Engineer. They stated that they would have the gravel base for the road established before any houses were constructed but would plan to hard surface to complete the road improvements after the four houses were built. The financial surety must remain in place until the road improvements are completed. This subdivision road will also remain private and the responsibility of the owner's association to maintain. The covenants include that road maintenance will be shared by the property owners of the four lots with access to the road. The two lots on the south have existing access onto 270th Street, the County Road and have no need or rights to access the subdivision road.

The adjacent property owners to the west have requested written documentation that the property owners of MicVic Acres have no access easement to their driveway. Staff also asked for documentation that the driveway for the neighbors' property does not encroach onto the MicVic Acres property. Only a utility easement for the existing power lines will be retained on the MicVic Acres property.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of MicVic Acres.



PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



- Applicant:** Victor and Michele Gorsh
- Request:** Final Plat approval for a six (6) lot residential subdivision, MicVic Acres.
- Legal Description:** 33-acre MOL parcel, located in Part of the SE¹/₄ SW¹/₄ less the west seven (7) acres of Section 27 of Winfield Township.
- General Location:** Approximately ½ mile west of the incorporated city limits of the City of Long Grove on the north side of 270th Street
- Existing Zoning:** Single Family Residential (R-1)

Surrounding Zoning:

- North:** Agricultural-Preservation (A-P)
- South:** Agricultural-General (A-G)
- East:** Agricultural-General (A-G)
- West:** Agricultural-General (A-G) & Single Family Residential (R-1)

GENERAL COMMENTS: This request is for approval of a Final Plat of a six (6) lot residential subdivision with one (1) common outlot for storm water drainage. The Preliminary Plat was approved March 21, 2019 with five (5) conditions:

1. The City of Long Grove also approve this plat;
2. That storm water management, erosion and sediment control plans be submitted and approved by the County Engineer in conjunction with the road construction plans;
3. That the road construction plans be submitted and approved by the County Engineer prior to any road construction;
4. That the private covenants to be filed with the Final Plat include a legal mechanism for road and open space maintenance; and
5. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

All six (6) residential lots are between five and six acres in size. The two lots that have frontage and access to 270th Street have existing farm houses on them. A private cul-de-sac a little less than a ¼ mile in length will provide access to the four (4) rear lots. An application to rezone this entire tract to Single Family Residential (R-1) was approved was approved February 6, 2019.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances. 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. For major plats, approval



PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



of a preliminary plat is required prior to any final plat submittal. Following a recommendation by the Planning Commission, the Final Plat must be approved by the Board of Supervisors within 90 days of recommendation.

Zoning, Land Use, and Lot Layout

The proposed configuration of the 33-acre tract creates six (6) residential lots, each with the development right for one (1) single-family dwelling. As stated above two of the lots have existing residences on them, one still under construction, so approval of this plat will create four (4) additional development rights.

Common Open Space

Due to the large size of the proposed lots, common open space is not required.

Access and Roadway Improvements

The current proposed Preliminary Plat features a road that extends about one quarter mile into the subdivision from 270th Street. The adjacent property to the north is zoned A-P and expected to remain so therefore staff is not recommending any access to that adjacent property be required.

The two lots adjacent to the west side of the property currently do not share access via a long driveway on the western boundary of the applicant's property.

The County Engineer is recommending that these subdivision roads not be accepted onto the County Secondary Road system. Road maintenance will have to be provided by a homeowners association.

The subdivision infrastructure improvements have been partially completed. A surety bond for the remainder of the infrastructure improvements have been posted and documentation is on file with the Planning & Development Department.

E-911 Addressing and Street Naming

The proposed street name for the private road is 155th Avenue Place which needs to be shown on the Final Plat document. The name conforms to the numbering system established for Rural Addressing System for unincorporated Scott County. Addresses for each residence will be assigned at the time a building permit is issued. The two existing houses are addressed off of 270th Street.

Protection of Natural Vegetation Cover

Due to the size of the lots and the minimal amount of grading required for road construction it is unlikely the existing tree cover will be impacted by the development of this property.



Storm Water Management

The Final Plat has a common detention area on Outlot A, which was shown on the Preliminary Plat and is two (2) acres in size, on the east side of the cul-de-sac.

The Subdivision Regulations require that such 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. The County Engineer has reviewed the stormwater management plan and found them in compliance with subdivision ordinance requirements.

Erosion and Sediment Control Plan

The applicant’s Engineer submitted the Erosion Control Plans are in conjunction with the road construction plans.

Wastewater Disposal and Water Provision

Due to the large size of the lots the Health Department did not express any concerns with locating septic drain fields on these properties.

City of Long Grove Review

This property is near but not adjacent to Long Grove city limits. Therefore, review and approval of the Final Plat by the City of Long Grove is required. No comments from City have been received.

Others Notified

The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, Auditor, and District Soil Conservationist Staff.

Staff notified adjacent property owners within five hundred feet (500') of the public hearing for the Preliminary Plat. There is no notice requirements for the Final Plat review. The adjacent property owner to the west requested a copy of this staff report which staff will provide.

RECOMMENDATION: Staff recommends that the Final Plat of MicVic Acres Subdivision be approved with the following conditions:

1. The City of Long Grove also approve this Final Plat;
2. That the private covenants to be filed with the Final Plat include a legal mechanism for road and open space maintenance.

Submitted by: Timothy Huey, Director, February 14, 2020

DECLARATION OF RESTRICTIVE & PROTECTIVE COVENANTS

Victor Gorsh & Michele Gorsh

To the Public

The undersigned are the record owners of title of all lots in the tract designated as Auditor's Plat of MicVic Acres to Scott County, Iowa being a Re-plat of Parcel #032751008 (33.04 Acres) & #032751009 (0.795 Acres) located in Part of the Southeast Quarter of the Southwest Quarter, less the West Seven Acres, of section 27 of Township 80 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, as recorded Document No. 2019-_____ in the office of the Recorder of Scott County, Iowa.

Now therefore, the said Victor Gorsh & Michele Gorsh, husband & wife, do hereby file this Instrument as Restrictive & Protective Covenants as to any & all lots & plots located in said Auditor's Plat of MicVic Acres to Scott County, Iowa & the use of such lots & plots in said Plat is hereby restricted as follows:

1. The road must be maintained by the owners of lots 1, 2, 3, & 4 pursuant to the **155th Avenue Court Road Maintenance Association Agreement**.
2. No subdividing shall be permitted of any of the lots in the subdivision.
3. Outlot A & the associated stormwater facilities must be maintained by the homeowners association. Alteration of any stormwater facility's topographical features shall not be allowed. Stormwater facilities shall be used solely for the conveyance and detention of precipitation and stormwater runoff; any unauthorized use of any stormwater facility is not permitted. Private/Personal portable and nonportable structures are not permitted within any stormwater facility. Storage of any kind is not permitted within any stormwater facility.
4. The Developers have the right to review all building plans/elevations, prior to the commencement of any building construction, & reserve the right to approve or disapprove said plans
5. Owners of Lots 5 & 6 are permitted to use the road, 155th Avenue Court, & Outlot A for pedestrian travel.
6. Lot 5 is not permitted to have vehicular access originating from 155th Avenue Court.

7. Homes must be 1,500 square feet or larger.
8. Should the City of Long Grove annex the subdivision in the future & require the installment of sidewalks, then each homeowner shall be obligated to install the sidewalk per Long Grove Standards, along the access easement line/right of way line as determined by the City Engineer, at the homeowners' expenses.
9. The road shall have a gravel surface while the Lots 1, 2, 3, & 4's respective residences are under construction. Following the completion of the four primary residences, the road shall be paved & finalized per the engineered plans provided by the MicVic Acres Engineer-of-Record. The initial road construction shall be completed by a licensed contractor, selected by the developer, at the developer's expense. The expense of maintaining said road after the road's installation shall be the responsibility of the owners of Lots 1, 2, 3, & 4; on an equal basis. Said maintenance may include, but is not limited to; snow/ice removal, sealing & patching, shoulder work, ditch maintenance, & the replacement of said road with an equal or better system, at the end of its design life.
10. Yards must be maintained to be presentable. Some native wildflowers & prairie grasses shall be permitted, but nuisance weeds must be maintained. This paragraph is applicable to Lots 1, 2, 3, 4, 5, & 6.
11. Swimming Pools are allowed.
12. No firearms or ranged weapons shall be discharged in the subdivision.
13. No pigs, swine, poultry, cattle, or other livestock shall be kept on premises, except as stated below.
14. Up to 2 horses & house pets (dogs, cats, rabbits) shall be allowed but must be kept on premises by fencing or cages. (Stables, Dry-Lots, & Cages must be maintained.)
15. All homeowners must maintain their property in a manner that is acceptable to all the owners in the subdivision.
16. Vehicles & Equipment on the property must be in running condition & used weekly unless stored in a shed or garage. No excess junk shall be allowed in the yard or on premises of all lots including 5 & 6.
17. Boats & RVs are excepted & are allowed to be parked outside.
18. Out-Buildings are permitted but must resemble the house color & shall be no larger than 60 x 100 feet.

19. No Home Occupations or At-Home Businesses shall be established without the formal approval by the County of Scott, per the requirements of the Scott County Zoning Ordinances for Residential R-1 Zoning. Any formally approved home occupation or at-home business operations shall be conducted in line with the allowed activities set forth in the respective business' permit. Additionally, any formally approved home occupation or at-home business shall not violate or exceed the limitations and requirements established for a Home Occupation, Minor; as set forth in Section 16.2 of the City of Long Grove's Zoning Ordinance Abstract.
20. The title holder of each lot, vacant or improved, shall keep their lot free of weeds & debris.
21. No building shall be erected on any lot unless the design & location are in harmony with existing structures & locations within the given tract of land & it does not violate these Protective Covenants.
22. These covenants are to run with the land & shall be binding on all parties & all persons claiming under them until May 1, 2040 at which time said covenants shall be automatically extended for successive periods of ten years unless, by vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.
23. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before May 1, 2040, it shall be lawful for any other persons or person owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction & either to prevent him or them from so doing or to recover damages or other dues for such violation.
24. Invalidation of any one of these covenants by judgment or Court Order shall not invalidate any of the remaining provisions which shall remain in full force & effect.

Dated: _____ day of _____, 2019.

Victor Gorsh

Michele Gorsh

State of Iowa

County of Scott ss:

On this ___ day of May, 2019, before me, the undersigned Notary Public in & for said County & State, personally appeared, Victory Gorsh & Michele Gorsh, husband & wife, & state that the foregoing Declaration of Restrictive & Protective Covenants were signed by each of them as their voluntary Act & Deed.

Notary Public In & For The State of Iowa

155th AVENUE COURT ROAD MAINTENANCE ASSOCIATION AGREEMENT

NOW on this _____ day of _____, 2020, the undersigned the owners of Lots 1, 2, 3 and 4 in the Auditor's Plat of MicVic Acres to Scott County, Iowa being a Re-plat of Parcel #032751008 (33.04 Acres) and #032751009 (0.795 Acres) located in Part of the Southeast Quarter of the Southwest Quarter, less the West Seven Acres, of section 27 of Township 80 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa as recorded Document No. _____ in the office of the Recorder of Scott County, Iowa do hereby associated themselves together for the purpose of creating an association for the maintenance of the roadway located in said Plat.

In witness, whereas Victor and Michele Gorsh are owners of Auditor's Plat of MicVic Acres to Scott County, Iowa, it is the desire of the undersigned to enter to an agreement for the maintenance of the roadway located in said subdivision, by paying to the association which is known as **155th Avenue Court Road Maintenance Association** the sum of \$1,665.00 per year for each of lots 1, 2, 3 and 4 in the Auditor's Plat of MicVic Acres to Scott County, Iowa. Said payment to be made by the owners of each lot on the _____ day of the month of _____, 20__ and each _____ thereafter until expiration of this agreement.

It is hereby agreed by and between the undersigned that they do associate themselves together and do hereby bind their heirs, administrators, executors, and/or assigns to all the terms of this agreement, making the same applicable to all lots of LOTS.

This agreement shall continue for twenty years unless sooner terminated by a unanimous vote of all members. The owners of each lot in said addition, their heirs, administrators, executors, or assigns shall automatically become members of this association. The affairs of the association shall be managed by a president and secretary; should be elected by a majority vote of the members, giving each member one vote for each lot owner. It shall be the duty of the President and Secretary to use those funds paid to the association for the maintenance, upkeep, and operation of said road.

It is the duty of the Secretary to keep minutes of the meetings of the Association and keep a complete record of all payments and withdrawals made in the accounts of said Association.

If the repairs and replacements shall total more than the balance on hand in said Association, additional payment or assessment shall be made against the owner of each lot in an

amount sufficient enough to cover the indebtedness incurred, so that there shall not be a deficit in the fund for the maintenance of the road.

The association shall hold an annual meeting on the first of September of each year; the meeting place to be at one of the homes in said Addition as designated by the President. Time and place of the annual meeting shall be given by notice in writing to the owners of each lot at least five (5) days before the annual meeting, said notice is to be given either by regular United States Post Office mail or by personally delivering said notice to the owners of said lots. The Secretary shall make a report as such meeting of the expenditures made from the reserve fund.

Special meetings may be called by the President by giving the same type of notice as herein specified for the annual meeting.

At the annual meeting at President and Secretary shall be elected for the ensuing year. The term of office of the President and Secretary shall be one (1) year from the annual meeting or until their successors are elected. Until the first annual meeting on _____, or until their successors are elected, the President shall be Victor Gorsh and the Secretary shall be Michele Gorsh.

If any member of the Association fails and refuses to pay the assessments are herein provided, it is hereby agreed by and between the undersigned, their heirs, administrators, executors, and assigns that the unpaid balance of the assessments shall be a lien upon the property of the parties failing to pay said assessment until paid, with interest in the amount of seven percent (7%) per annum, shall be due from said member for the period of time from their default until such time as the amount due is paid, and further, during the time of the default the Association may take any legal or equitable action deemed necessary to enforce this lien.

IN WITNESS WHEREOF, we have hereunto set out hands the day and year first above written.

Owner Lot 1 Victor Gorsh

Owner Lot 1 Michele Gorsh

Owner Lot 2 Victor Gorsh

Owner Lot 2 Michele Gorsh

Owner Lot 3 Victor Gorsh

Owner Lot 3 Michele Gorsh

Owner Lot 4 Victor Gorsh

Owner Lot 4 Michele Gorsh

STATE OF IOWA, SCOTT COUNTY, SS:

On this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for Scott County, Victor Gorsh and Michele Gorsh personally appeared, known to me to be the persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public



FIRST CENTRAL

STATE BANK

An Ohnward Bancshares Bank

February 11, 2020

IRREVOCABLE STANDBY
LETTER OF CREDIT

BENEFICIARY:

SCOTT COUNTY, IOWA
604 W. 4th STREET
DAVENPORT, IA 52801-1030

OUR REFERENCE: LETTER OF CREDIT # 00000294

AMOUNT: USD \$147,436.80

ISSUE DATE: FEBRUARY 11, 2020

EXPIRY DATE: FEBRUARY 11, 2022

EXPIRY PLACE: OUR COUNTERS

APPLICANT: VICTOR & MICHELE GORSH

15400 270th STREET

LONG GROVE, IA 52756

AVAILABLE BY THE BENEFICIARY'S SIGHT DRAFT DRAWN ON US (FIRST CENTRAL STATE BANK),
ACCOMPANIED BY THE FOLLOWING:

1. COPY(S) OF INVOICE(S) AND BENEFICIARY'S SIGNED STATEMENT CERTIFYING THAT THE INVOICE(S) REMAIN OPEN AND UNPAID.
2. ALL DRAFTS UNDER THIS IRREVOCABLE LETTER OF CREDIT MUST BE MARKED "DRAWN UNDER LETTER OF CREDIT NO. 294 DATED FEBRUARY 11, 2020.

PARTIAL DRAWINGS ARE PERMITTED.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES ISP98, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590., INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO 590.

FIRST CENTRAL STATE BANK

THOMAS K. MESSER

SENIOR VICE PRESIDENT

www.firstcentralsb.bank

Clinton - Lincoln Way
2600 Lincoln Way
Clinton, IA 52732
563.242.2265

Clinton - N. 2nd St.
1427 N. 2nd St.
Clinton, IA 52732
563.242.2265

DeWitt
914 6th Ave.
DeWitt, IA 52742
563.659.3141

Eldridge
500 E. LeClaire Rd.
Eldridge, IA 52748
563.285.2033

Goose Lake
223 Main St.
Goose Lake, IA 52750
563.577.2261

Le Claire
1291 Eagle Ridge Rd.
LeClaire, IA 52753
563.289.2265

From: [Kersten, Angela](#)
To: [Huey, Timothy](#)
Cc: [Beswick, Taylor](#)
Subject: RE: Mic Vic Acres Engineer's Estimate of Completed Work
Date: Monday, February 3, 2020 10:49:03 AM

Tim,

The estimate is reasonable and sufficient.

Sincerely,

ANGIE KERSTEN, P.E.

County Engineer | Scott County Secondary Roads Department

950 E. Blackhawk Trail, Eldridge, IA 52748 | P. 563-326-8640 | F. 563-328-4173

E. Angela.Kersten@scottcountyiowa.com | W. www.scottcountyiowa.com

From: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>
Sent: Monday, February 3, 2020 9:48 AM
To: Kersten, Angela <Angela.Kersten@scottcountyiowa.com>
Cc: Beswick, Taylor <Taylor.Beswick@scottcountyiowa.com>
Subject: Mic Vic Acres Engineer's Estimate of Completed Work

Angie:

I need you to OK that his estimate looks sufficient that if we had to go out for bids to finish the improvements \$148K would cover it?

Let me or Taylor know if you have any questions.

Tim

From: Kyle Zelle <kyle@townsendengineering.net>
Sent: Monday, February 3, 2020 9:42 AM
To: Huey, Timothy <Timothy.Huey@scottcountyiowa.com>; Beswick, Taylor <Taylor.Beswick@scottcountyiowa.com>
Subject: [External Email] Mic Vic Acres Engineer's Estimate of Completed Work

Good Morning,

I visited the site two weeks ago to appraise the completed work, ahead of the upcoming meeting for the Final Plat approval. I also spoke with the contractor to compile his costs-to-date to get obtain some additional information and make a more comprehensive conclusion on the remaining costs to complete the proposed work on the approved engineering plans. Attached is our engineer's estimate on what we believe is unaccounted for regarding the approved civil plans / remaining work that's required to complete the project. Please let me know if you're in agreement with the attached estimate, or if you have any concerns. My

intention is, with your blessing, to provide this estimate to the Gorsh's so they can post surety for the stated "remaining" costs.

Thanks,

Kyle R. Zelle

Civil Engineer

Townsend Engineering

2224 E. 12th Street

Davenport, IA 52803

O: [\(563\).386.4236](tel:(563)386.4236)

F: [\(563\).386.4231](tel:(563)386.4231)

C: [\(563\).320.5702](tel:(563)320.5702)

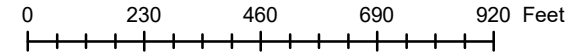




Zoning and Future Landuse - MicVic Acres

Scott County, Iowa

1 inch = 379 feet



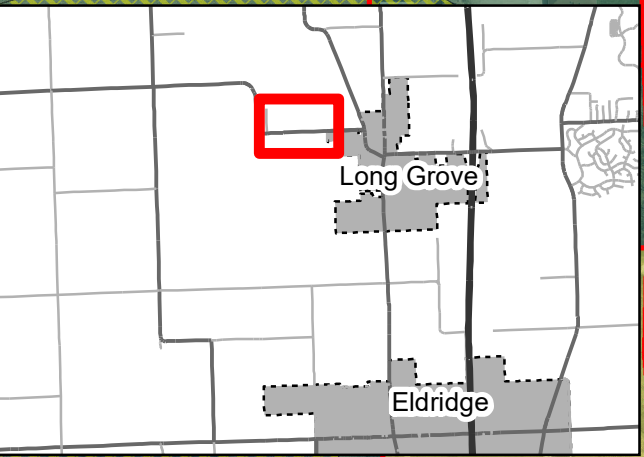
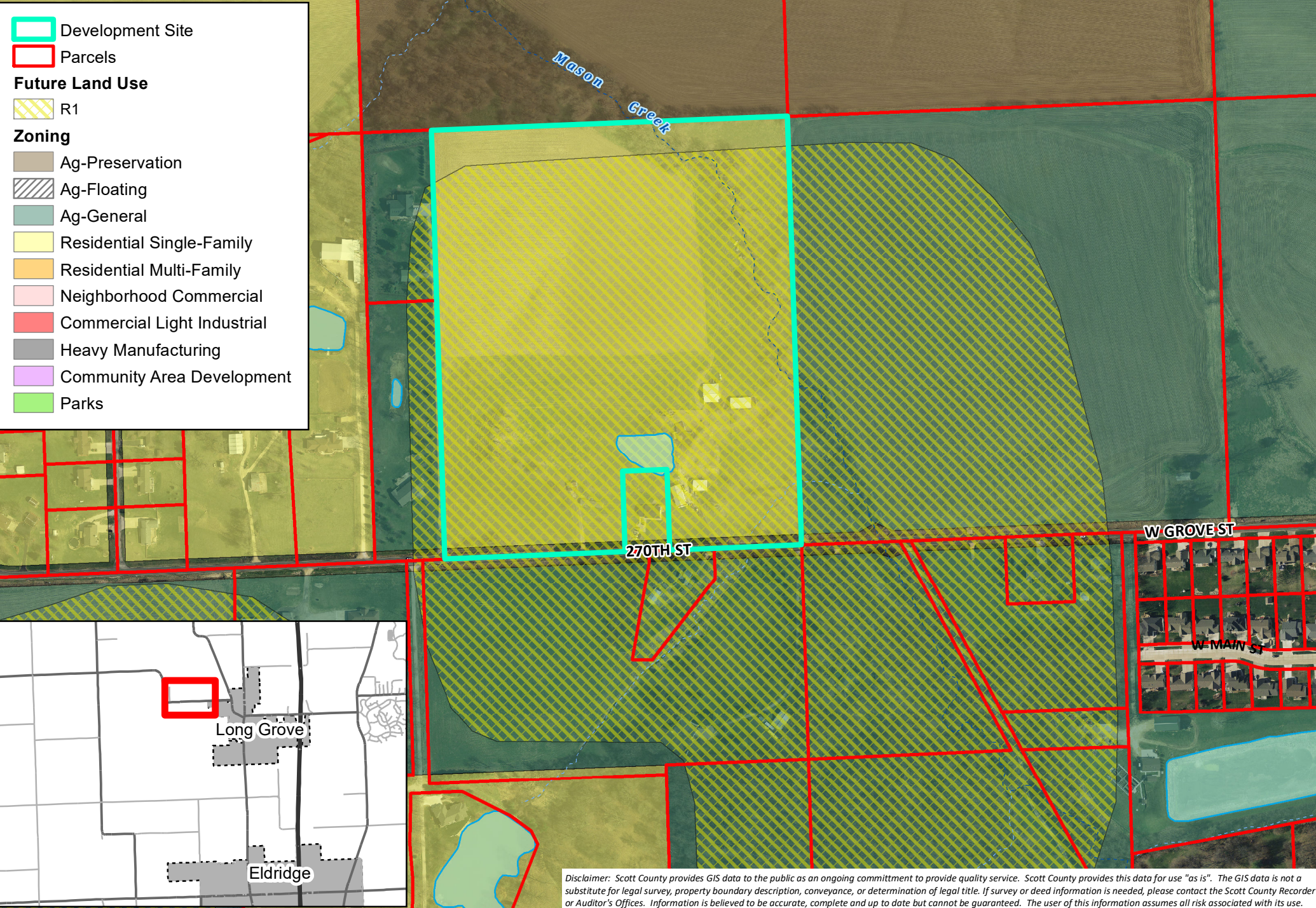
Development Site

Parcels

Future Land Use

Zoning

- R1
- Ag-Preservation
- Ag-Floating
- Ag-General
- Residential Single-Family
- Residential Multi-Family
- Neighborhood Commercial
- Commercial Light Industrial
- Heavy Manufacturing
- Community Area Development
- Parks



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

FINAL PLAT

MicVic Acres

TO SCOTT COUNTY, IA

PART OF THE SOUTHEAST QUARTER OF
THE SOUTHWEST QUARTER OF
SECTION 27 OF TOWNSHIP 80 NORTH,
RANGE 3 EAST OF THE 5TH PRINCIPAL
MERIDIAN, SCOTT COUNTY, IOWA

MICVIC ACRES LEGAL DESCRIPTION:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY (80) NORTH, RANGE THREE (3) EAST OF THE FIFTH (5TH) P.M., IN SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE S. 87°45'22" W., ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,106.85 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2009-30209; THENCE N. 01°46'02" W., A DISTANCE OF 1,331.72 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2001-17284; THENCE N. 87°45'22" E., ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,106.52 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE S. 01°46'53" E., ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,331.72 FEET TO THE POINT OF BEGINNING.

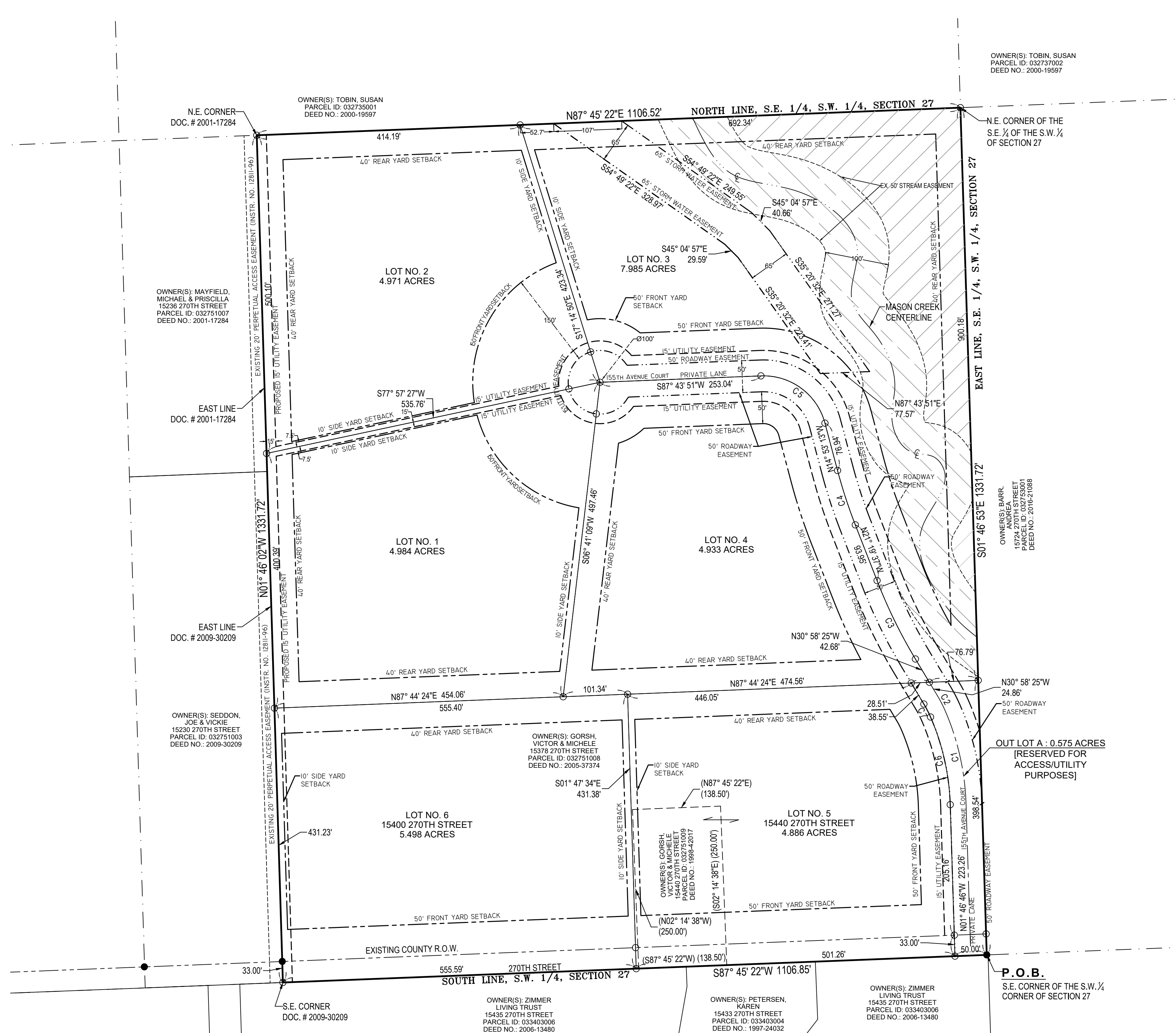
SAID TRACT CONTAINS 1,473,754 SQUARE FEET OR 33.833 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

APPROVAL SIGNATURES:

CITY OF LONG GROVE, MAYOR	DATE: _____
CITY OF LONG GROVE, CITY CLERK	DATE: _____
CITY OF LONG GROVE, PLANNING AND ZONING	DATE: _____
CENTRAL SCOTT TELEPHONE COMPANY	DATE: _____
MEDIACOM	DATE: _____
MIDAMERICAN ENERGY	DATE: _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
ALLIANT ENERGY	DATE: _____
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.	
SCOTT COUNTY PLANNING AND ZONING	DATE: _____

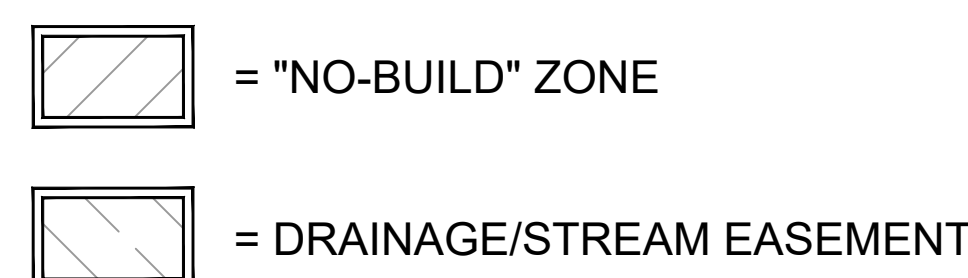
GENERAL NOTES:

- SUBDIVISION CONTAINS 33.833 ACRES (1,473,754 S.F.)
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE PRIVATE LANE SHALL BE NAMED IN ACCORDANCE WITH THE RURAL ADDRESSING SYSTEM FOR UNINCORPORATED SCOTT COUNTY.
- 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 REPORT ANY DIFFERENCES AT ONCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR-OF-RECORD'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LONG GROVE, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES, LATEST EDITION. IN THE EVENT OF CONFLICTING CODES, THE STRICTER SHALL PREVAIL.
- OVERLAY UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED R-1: SINGLE FAMILY RESIDENCE. ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF COUNTY BOARD APPROVAL, IN CASE OF CONFLICT BETWEEN THE LINES SHOWN AND FUTURE CODE REQUIREMENTS, THE CODE REQUIREMENTS SHALL GOVERN.
- THIS SUBDIVISION LIES WITHIN ZONE "X" (AREA NOT PRONE TO FLOODING) AS SHOWN ON FEMA FIRM PANEL #19163C0225F, EFFECTIVE FEBRUARY 18, 2011.
- PER THE SCOTT COUNTY, IOWA CODE OF ORDINANCES, CHAPTER 9 - SUBDIVISIONS, SECTION 9-17, SUBSECTION L; AND IN CONFORMANCE WITH THE SCOTT COUNTY DEVELOPMENT PLAN, LAND USE POLICIES AND ZONING ORDINANCES MINIMUM STANDARDS AND REQUIREMENTS; A MINIMUM STREAM EASEMENT OF NO LESS THAN 50-FEET (50') ON EITHER SIDE OF THE STREAM CENTERLINE SHALL BE PROVIDED AND DEDICATED TO THE SCOTT COUNTY BOARD OF SUPERVISORS FOR THE PURPOSE OF RELOCATING, STRAIGHTENING, WIDENING, IMPROVING, AND/OR PROTECTING SAID STREAM.
- OWNERS OF LOTS ON WHICH A STREAM EASEMENT HAS BEEN ESTABLISHED SHALL MAINTAIN SAID EASEMENT AS A NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN NINE-INCHES WITHOUT THE PRIOR AUTHORIZATION OF THE SCOTT COUNTY, IOWA CONSERVATION BOARD AND THE HOMEOWNER'S ASSOCIATION.
- OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
- IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT OR STREAM EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE AND/OR STREAM EASEMENT, THE COUNTY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTIONS.
- STORM WATER DETENTION SHALL BE PROVIDED BY THE STORM WATER EASEMENT LOCATED IN LOT 3, OF THE MICVIC ACRES SUBDIVISION. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASIN THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
- SEWAGE TREATMENT TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS, CONFORMING WITH THE SCOTT COUNTY, IOWA PRIVATE SEWAGE DISPOSAL SYSTEM STANDARD SPECIFICATIONS, LATEST EDITION.
- POTABLE WATER TO BE PROVIDED BY PRIVATE WELL SYSTEMS, CONFORMING WITH THE SCOTT COUNTY, IOWA NONPUBLIC WATER SUPPLY WELL STANDARD SPECIFICATIONS, LATEST EDITION.
- PLAT NOTES ESTABLISH REQUIREMENTS FOR HOW A SUBDIVISION WILL DEVELOP. HOWEVER, THE COUNTY 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 COUNTY RESERVES THE RIGHT UPON REQUEST OF THE OWNER TO RELOCATE ANY EASEMENT, ALTER LOT BOUNDARIES, OR ALLOW GROUND TO BE RE-PLATTED.

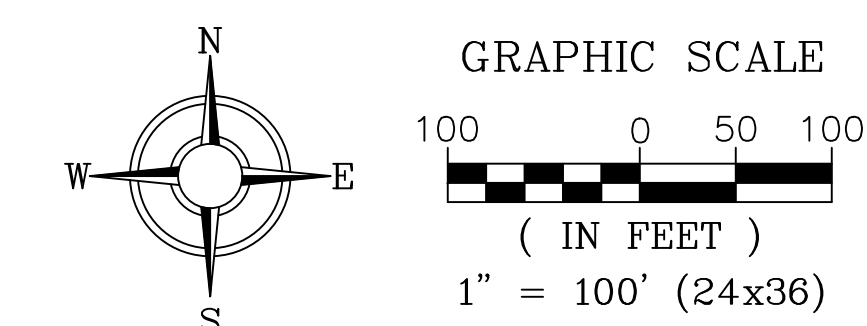


LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND:
 - #5 REBAR, UNLESS NOTED = ●
 - CHISELED "X" = X
- MONUMENTS SET:
 - #5 REBAR W/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = _____
- ROAD CENTER LINE = _____
- RIGHT-OF-WAY LINE = _____
- EX. EASEMENT LINE = _____
- PR. EASEMENT LINE (ACCESS) = _____
- PR. EASEMENT LINE (UTILITY) = _____
- SETBACK LINE = _____
- SECTION LINE = _____
- STREAM CENTER LINE = _____



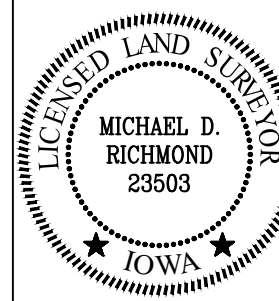
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	151.36'	400.00'	21° 40' 49"	150.46'	N12° 37' 11"W
C2	26.23'	200.00'	7° 30' 50"	26.21'	N27° 13' 00"W
C3	137.38'	800.00'	9° 50' 20"	137.21'	N26° 03' 15"W
C4	89.92'	800.00'	6° 26' 25"	89.88'	N18° 06' 25"W
C5	135.06'	100.00'	77° 22' 56"	125.02'	N53° 34' 41"W
C6	141.90'	378.35'	21° 29' 22"	141.07'	S12° 40' 01"E
C7	22.95'	175.00'	7° 30' 50"	22.93'	S27° 13' 00"E



PLAT INFORMATION

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> Owner:
Victor & Michele Gorsh
15400 270th Street
Long Grove, Iowa 52756
Ph: (563) 320 - 6207 Engineer-Of-Record:
Christopher R. Townsend, PE
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236 | <ol style="list-style-type: none"> Surveyor-Of-Record:
Michael D. Richmond, PLS
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236 Attorney-Of-Record:
John T. Flynn
715 Union Arcade Building
Davenport, Iowa 52801
Ph: (563) 322 - 2681 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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.



 Date: 02/25/2020
 Signature: *Michael Richmond*
 Iowa License Number: 23503
 My license renewal date is December 31, 2021.
 Pages or sheets covered by this seal: 1

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Tony Knobbe, Chair of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on March 5, 2020 in which it approved the Final Plat of **MicVic ACRES** 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 5th day of March, 2020 considered the final plat of **MicVic ACRES**, a 6-lot residential subdivision in the part of the SE¹/₄SW¹/₄ of Section 27 in Township 80 North, Range 3 East of the 5th Principal Meridian (Winfield Township), 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.

Signed this 5th day of March, 2020

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
March 5, 2020
APPROVING THE FINAL PLAT OF MicVicACRES

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