

OLATHEA OVERLOOK

FINAL PLAT

PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A REPLAT OF LOT 4 OF THE GREAT RIVER HILLS AMENDED FINAL PLAT, AN ADDITION TO SCOTT COUNTY, IOWA

PLAT INFORMATION

- | | |
|---|--|
| 1. Owner:
Steve & Lisa Zelle
3285 Fields Drive
Bettendorf, Iowa 52722
Ph: (563) 332 - 3200 | 3. Surveyor-Of-Record:
Michael D. Richmond, PLS
Tommsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388 - 4236 |
| 2. Engineer-Of-Record:
Christopher R. Tommsend, P.E.
Tommsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 388 - 4236 | 4. Attorney-Of-Record:
Curt A. Doppel
Stanley Lande & Hunter
201 West 2nd Street, Suite 1000
Davenport, Iowa 52801
Ph: (563) 324 - 1000 |

GENERAL NOTES:

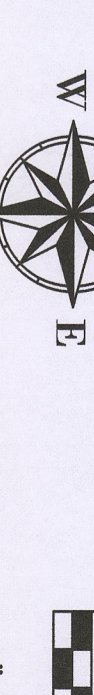
- LEGAL DESCRIPTION OF EXISTING PROPERTY:
PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 14 AND PART OF THE SOUTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 79 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, BEING A REPLAT OF LOT 4 OF THE GREAT RIVER HILLS AMENDED FINAL PLAT, AN ADDITION TO SCOTT COUNTY, IOWA.
- SUBDIVISION CONTAINS 39.946 ACRES (1,720,361 S.F.) TOTAL WITH 0.248 ACRES (10,798 S.F.) OF ROADWAY EASEMENT AND A NET AREA OF 39.246 ACRES (1,709,559 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 S.M.C. 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 PRINCETON, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE SCOTT COUNTY, IOWA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS, LATEST EDITION, AND THE STANDARD SPECIFICATIONS OF THE IOWA DEPARTMENT OF TRANSPORTATION, LATEST EDITION. IN THE EVENT OF CONFLICTING CODES, THE STRICHER SHALL PREvail.
- OVERLAY UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC (PRIMARY/SECONDARY/PAD-MOUNTED EQUIPMENT & STREET LIGHTS), TELEPHONE, AND CABLE TELEVISION SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
- THE SUBJECT PROPERTY IS ZONED P-4 - 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.
- STORM WATER DETENTION SHALL 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 PRIVATE WATER SUPPLY WELL STANDARD SPECIFICATIONS, LATEST EDITION.
- STORM WATER DETENTION SHALL BE PROVIDED BY EXISTING REGIONAL RETENTION POND, LOCATED ON LOT 2 OF THE FAULHABER'S FIRST ADDITION AMENDED, VIA AGREEMENT, TO BE RECORDED PRIOR TO FINAL PLAT APPROVAL.
- OUTLOT 2 IS RESERVED FOR STORMWATER CONVEYANCE/DRAINAGE, PUBLIC INGRESS/EGRESS, AND PUBLIC SERVICES/UTILITIES TO THE SUBDIVISION.
- 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 WAIVE 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-PLATED.
- FURTHER SUBDIVISION OF PLATED LOTS SHOWN HEREIN IS NOT PERMITTED.

Curve Table

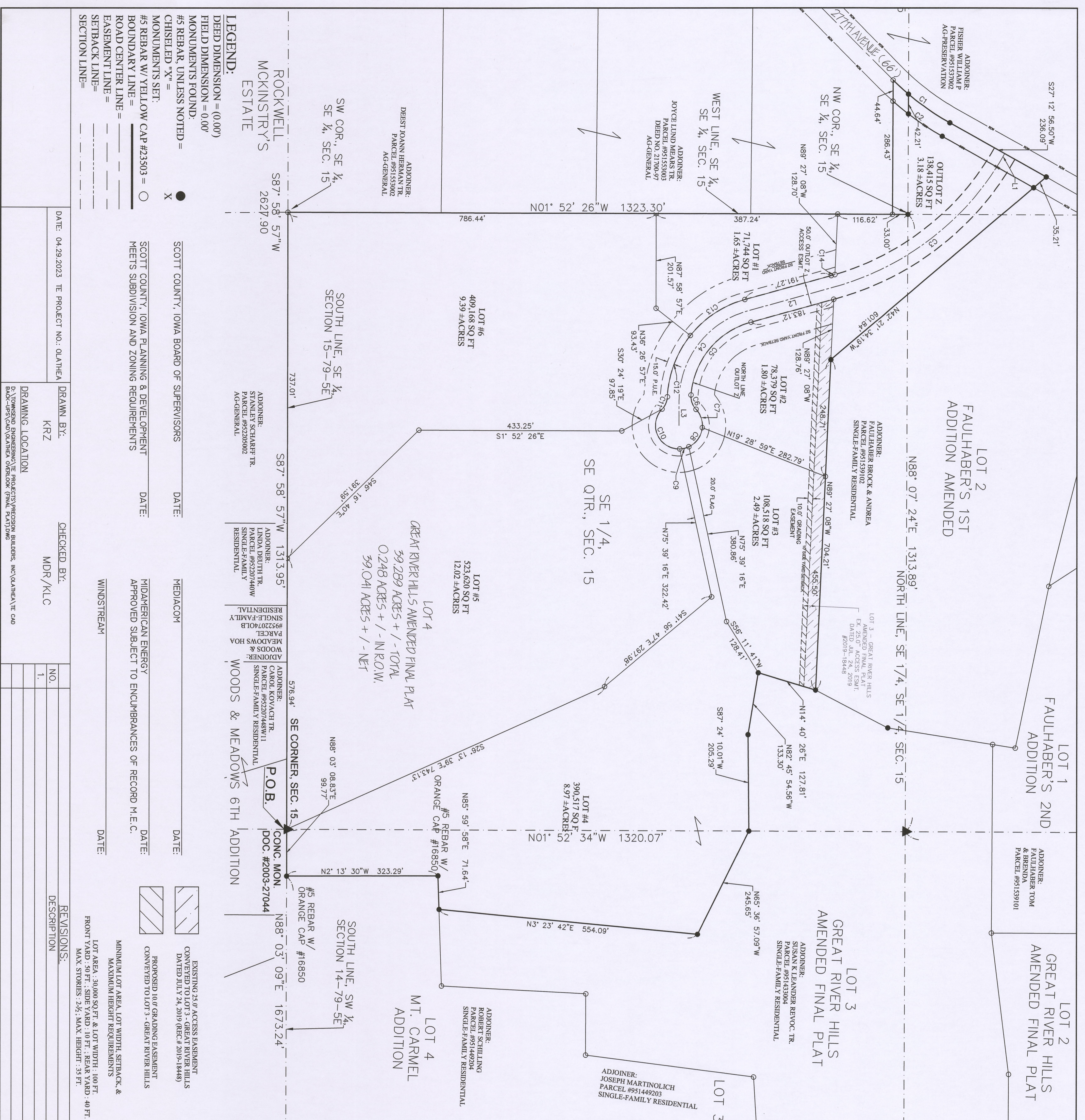
Curve #	Length (FT)	Radius (FT)	Delta	Chord Direction	Chord Length (FT)
C1	151.26	573.00	15.22	N34° 49' 41"E	151.81
C2	129.59	666.00	12.25	N35° 20' 30"E	129.34
C3	459.40	600.00	43.87	S39° 25' 30"E	448.26
C4	260.15	200.00	74.53	S54° 45' 13"E	242.19
C5	214.07	175.00	70.09	N55° 32' 00"W	200.97
C6	33.39	40.00	4.783	S68° 30' 35"W	32.43
C7	42.44	50.00	48.63	S68° 54' 38"W	41.17
C8	52.15	50.00	59.76	N56° 53' 47"W	49.82
C9	20.14	50.00	23.08	S15° 28' 45"E	20.00
C10	118.59	50.00	135.90	N64° 00' 35"E	92.69
C11	29.02	40.00	41.57	S68° 49' 34"E	28.39
C12	141.61	225.00	36.06	S71° 34' 52"E	139.28
C13	141.61	225.00	36.06	N35° 31' 14"W	139.28
C14	8.16	575.00	0.81	N17° 53' 49"W	8.16

Line Table

Line #	Length (FT)	Direction
L1	13.62	S61° 21' 33.27"E
L2	191.27	S17° 29' 24.94"E
L3	51.37	N87° 58' 59.79"E



THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1402), NAD 83 (2011) EPOCH 2010.00.



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 = ————
 EASEMENT LINE = ————
 SETBACK LINE = ————
 SECTION LINE = ————

SCOTT COUNTY, IOWA BOARD OF SUPERVISORS
 DATE: _____
 MIDDAMERICAN ENERGY
 APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.
 DATE: _____
 WINDSTREAM
 DATE: _____

REVISIONS:

NO.	DESCRIPTION	DATE
1.		

MINIMUM LOT AREA, LOT WIDTH, SETBACK & MAXIMUM HEIGHT REQUIREMENTS
 LOT AREA: 30,000 SQ. FT. & LOT WIDTH: 100 FT.
 FRONT YARD: 25 FT. FROM FRONT BOUNDARY, MAX. HEIGHT: 35 FT.
 MAX. STORIES: 2-4; MAX. HEIGHT: 35 FT.

PROPOSED 10' GRADING EASEMENT CONVEYED TO LOT 3 - GREAT RIVER HILLS
 EXISTING 25' ACCESS EASEMENT CONVEYED TO LOT 3 - GREAT RIVER HILLS DATED JULY 24, 2019 (REC.# 2019-18449)

DATE: 04-29-2023
PROJECT: OLATHEA OVERLOOK
DEVELOPER: STEVE & LISA ZELLE
 3285 FIELDS DRIVE
 BETTENDORF, IOWA

DATE: 04-29-2023
PROJECT NO.: OLATHEA
DRAWN BY: KRZ
CHECKED BY: MDR/KLC

DRAWING LOCATION:
 BY: TOMMSEND ENGINEERING, THE PROJECTS/PRECISION BUILDERS, INC./OLATHEA/CAD
 BY: RAYMOND R. JOHNSON/CENTRAL OVERLOOK (PINK PLAN) 2023

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 6, 2023
APPROVING THE FINAL PLAT OF OLATHEA OVERLOOK

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 6th day of July, 2023, considered the final plat of **Olathea Overlook**. Said plat is a subdivision in Lot 4 of the Amended Final Plat of Great River Hills, an addition to Scott County, Iowa, being part of the SW ¼ of the fractional Section 14 and part of the SE ¼ of Section 15, all in LeClaire Township of 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 of Supervisors does not approve the dedication of the roads within this subdivision to Scott County nor accept such roads on Scott County's Secondary Road System

Section 3. The Homeowners Association shall be responsible for maintenance of the subdivision private road and the Restrictive Covenants filed with this Final Plat shall include legal provisions for the Homeowners Association to be responsible for the private road, storm water drainage system and all common areas.

Section 4. 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 5. This Resolution shall take effect immediately.