

**To:** Whom It May Concern  
**From:** Taylor Beswick, City Planner  
Community Development  
**Subject:** Courtesy Notice of Public Hearing  
**Date:** March 8, 2023



The City of Bettendorf's Planning and Zoning Commission has received the final plat of Legacy Corners Southeast (generally located southeast of the intersection of Middle Road and 53<sup>rd</sup> Avenue), submitted by Century Heights Limited Partners/Ryan Fick. (Case 23-010)

Please note that a public hearing on this case will be held in the Bettendorf City Hall Council Chambers, 1609 State Street, at 5:30 p.m. on March 15, 2023. The purpose of the public hearing is to gather input from interested parties on the referenced case.

If you have comments, they must be brought to the Commission through the Community Development Department. You have several methods by which you may deliver your comments. You may mail a letter to the Community Development Department at 4403 Devils Glen Road, Bettendorf, Iowa 52722, send an e-mail to [planning@bettendorf.org](mailto:planning@bettendorf.org), or you may make verbal comment at the meeting. If you choose to mail a letter, it will be read into the record at the meeting.

A notice of this meeting is being sent as a courtesy to interested property owners within 400 feet of this activity so they may be better informed about possible activities in their area. If we have missed someone you feel should have received a letter, please feel free to inform them of this meeting.

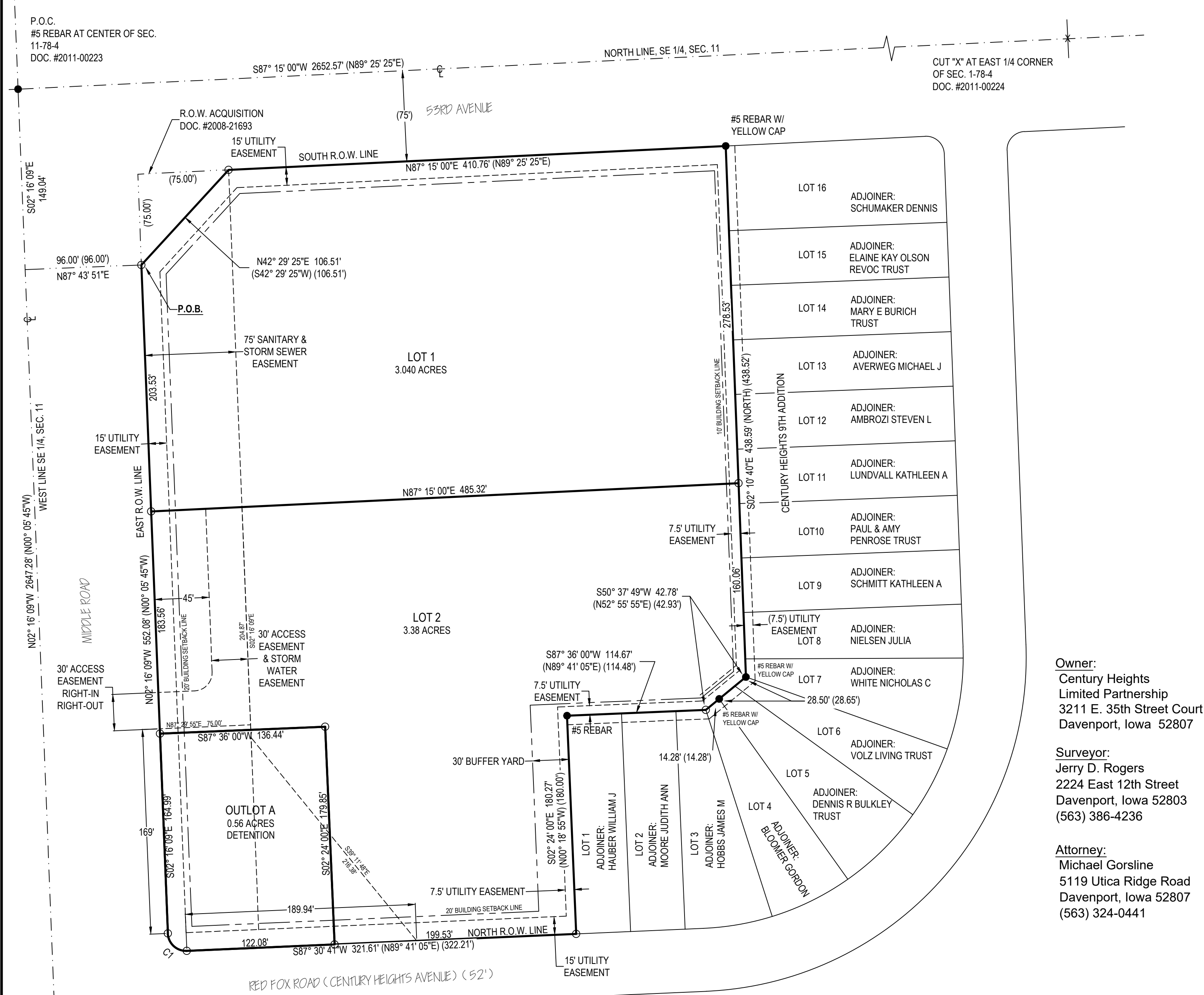
Your comments or attendance are most welcome. Questions about the application can be answered by contacting Taylor Beswick at (563) 344-4100. An electronic version of the staff report is or will be available online at [www.bettendorf.org/PlanningAndZoning](http://www.bettendorf.org/PlanningAndZoning). If you are unable to attend the meeting, a live stream is available at [www.bettendorf.org/Youtube](http://www.bettendorf.org/Youtube).



The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR Code.

# FINAL PLAT OF: LEGACY CORNERS SOUTHEAST

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST  
QUARTER OF SECTION 11, TOWNSHIP 78 NORTH, RANGE 4  
EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



**Owner:**  
Century Heights  
Limited Partnership  
3211 E. 35th Street Court  
Davenport, Iowa 52807

**Surveyor:**  
Jerry D. Rogers  
2224 East 12th Street  
Davenport, Iowa 52803  
(563) 386-4236

**Attorney:**  
Michael Gorsline  
5119 Utica Ridge Road  
Davenport, Iowa 52807  
(563) 324-0441

Curve #	Length	Radius	Delta	Chord Length	Chd. Direction
C1	23.62' (23.62')	15.00' (15.00')	90°13'10" (90°13'10")	21.25' (21.25')	N47°22'44"W (N45°12'20"W)

**NOTES:**

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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 DIFFERENCE.

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

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

"UTILITY EASEMENTS" SHALL ACCOMMODATE GAS, ELECTRIC, WATER, SANITARY SEWER AND COMMUNICATION LINES AS NEEDED.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE SUBJECT PROPERTY ZONED C-2.

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.

ACCESS TO MIDDLE ROAD SHALL BE RESTRICTED TO RIGHT IN / RIGHT OUT ONLY.

APPROVAL SIGNATURES:

MAYOR \_\_\_\_\_ DATE: \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

CHAIRMAN PLAN & ZONE \_\_\_\_\_ DATE: \_\_\_\_\_

CENTURY LINK \_\_\_\_\_ DATE: \_\_\_\_\_

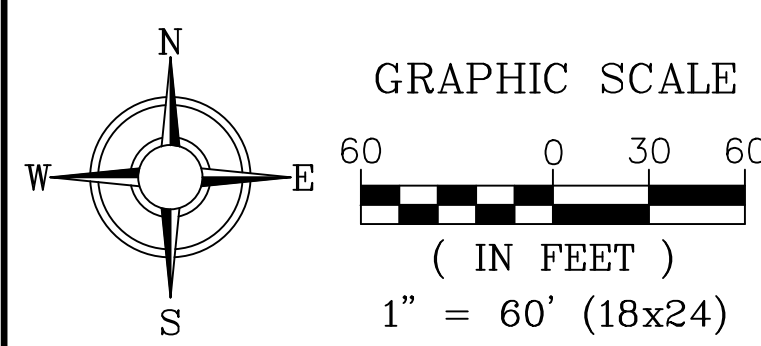
IOWA - AMERICAN WATER COMPANY \_\_\_\_\_ DATE: \_\_\_\_\_

MEDIACOM \_\_\_\_\_ DATE: \_\_\_\_\_

METRONET \_\_\_\_\_ DATE: \_\_\_\_\_

MIDAMERICAN ENERGY \_\_\_\_\_ DATE: \_\_\_\_\_

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



**LEGEND:**

DEED DIMENSION = (0.00')

FIELD DIMENSION = 0.00'

MONUMENTS FOUND:

AS NOTED = ●

MONUMENTS SET:

#5 REBAR W/ PINK CAP #8860 = ○

BOUNDARY LINE = ————

FENCE LINE = - x - x - x - x -

EASEMENT LINE = - - - - -

SETBACK LINE = - · - · - · - · -

SECTION LINE = - - - - -



DATE: 3/7/2023	DRAWN BY: KLC	REVISIONS:	PROJECT: FINAL PLAT LEGACY CORNERS SOUTHEAST BETTENDORF, IOWA	DEVELOPER: MIDDLE ROAD DEVELOPERS LC 3211 E. 35TH ST. CT. DAVENPORT, IA 52807	SHEET NO. 1 OF 1
563 386.4236 office   386.4231 fax 2224 East 12th Street, Davenport, IA 52803	CHECKED BY: JDR	NO. DESCRIPTION DATE			
	LOCATION: S: \MEL FOSTER\ROUNDAABOUT				

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.

**JERRY D. ROGERS** \_\_\_\_\_ Date  
Iowa License Number: 8860  
My license renewal date is December 31, 2023  
Pages or sheets covered by this seal: 1

**JERRY D. ROGERS**  
8860