

To: Whom It May Concern
From: Taylor Beswick, City Planner
Community Development
Subject: Wilderness Pointe Second Add - Final Plat
Date: May 9, 2023



The City of Bettendorf's Planning and Zoning Commission has received the final plat of Wilderness Pointe Second Addition which is generally located north of the terminus of Oak Ridge Court, submitted by Wilderness Pointe, LLC. (Case 23-038)

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 May 17, 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, 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 200 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.

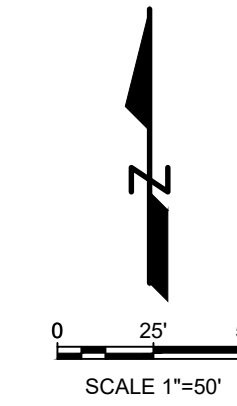
Your comments or attendance are most welcome. Questions about the application can be answered by contacting Taylor Beswick at (563) 344-4100. An electronic version of the staff report is or will be available online at www.bettendorf.org/PlanningAndZoning. If you are unable to attend the meeting, a live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



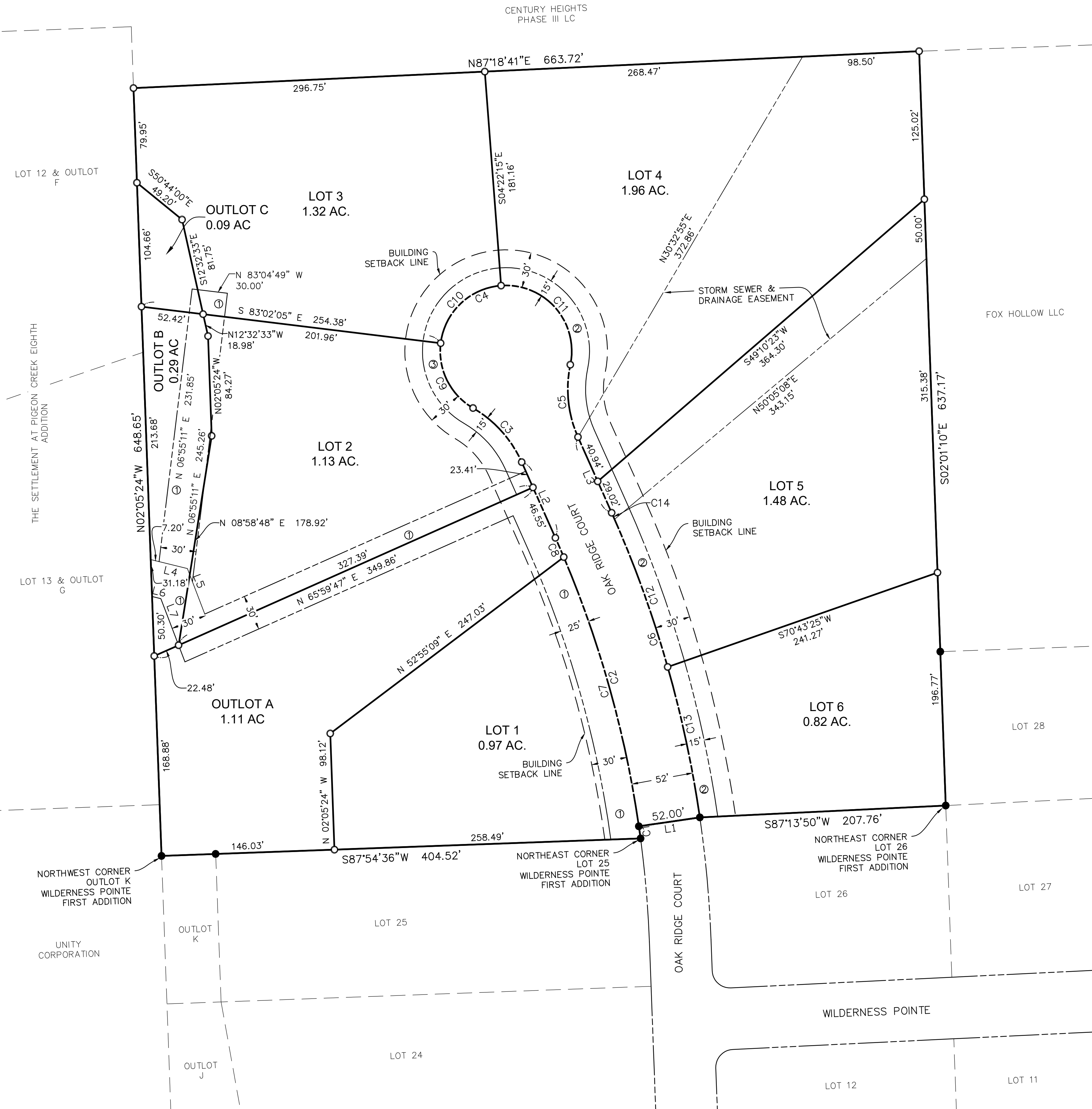
The materials for the Planning and Zoning Commission meeting can be accessed by scanning the QR Code.

Description: Part Southwest Quarter Section 12, Township 78 North, Range 4 East of the 5th P.M.
 Requestor: Kerkhoff Homes, Inc.
 Proprietor: Kerkhoff Homes, Inc.
 Surveyor: Luke D. Miller
 Survey Company: Klingner & Associates, P.C.
 Return To: Klingner & Associates, P.C.
 4111 East 60th Street, Davenport, Iowa 52807
 dmeyer@klingner.com (563) 359-1348

FINAL PLAT OF WILDERNESS POINTE SECOND ADDITION TO THE CITY OF BETTENDORF, IOWA BEING PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M. SCOTT COUNTY, IOWA



**PRELIMINARY
DO NOT
RECORD**



Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	10.41'	925.43'	0°38'40"	N07°56'12"W	10.41'
C2	254.28'	925.43'	15°44'36"	N16°07'55"W	253.48'
C3	62.41'	99.50'	35°56'08"	N41°58'17"W	61.39'
C4	243.98'	55.50'	251°52'16"	N65°59'47"E	89.87'
C5	62.41'	99.50'	35°56'08"	S06°02'09"E	61.39'
C6	268.57'	977.43'	15°44'36"	N16°07'55"W	267.73'
C7	236.58'	925.43'	14°38'51"	N15°35'02"W	235.94'
C8	17.70'	925.43'	1°05'46"	S23°27'21"E	17.70'
C9	64.81'	55.50'	66°54'17"	S26°29'13"E	61.19'
C10	76.34'	55.50'	78°48'54"	S46°22'22"W	70.47'
C11	102.83'	55.50'	106°09'43"	N41°08'57"W	88.74'
C12	132.59'	977.43'	7°46'20"	N19°46'01"W	132.49'
C13	130.00'	977.43'	7°37'14"	N12°04'14"W	129.90'
C14	5.98'	977.43'	0°21'02"	N23°49'42"W	5.98'

Line Table		
Line #	Direction	Length
L1	S81°44'23"W	52.00'
L2	N24°00'13"W	69.96'
L3	S24°00'13"E	69.96'
L4	S76°14'56"E	31.86'
L5	S20°51'45"E	41.15'
L6	S76°14'56"E	7.60'
L7	S20°51'45"E	42.07'

OWNER/DEVELOPER:
 FOX HOLLOW LLC
 ATTN: MARYELLEN HAWBAKER
 2847 HALCYON DRIVE
 BETTENDORF, IA 52722

SURVEYOR/ENGINEER:
 LUKE D. MILLER
 KLINGNER & ASSOCIATES PC
 4111 EAST 60TH STREET
 DAVENPORT, IA 52807

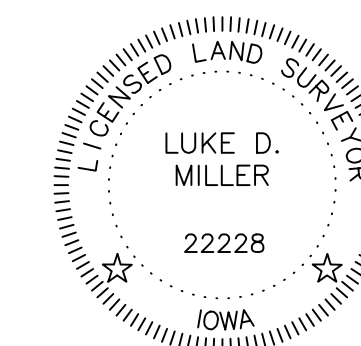
ATTORNEY:
 VOLLERTSEN, BRITT & GORSLINE, P.C.
 ATTN: MIKE GORSLINE
 5119 UTICA RIDGE ROAD
 DAVENPORT, IA 52807

LEGEND

- FOUNDED MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP# 22228
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE

EASEMENT LEGEND:

- ① SANITARY SEWER & UTILITY EASEMENT
- ② WATERMAIN & UTILITY EASEMENT
- ③ UTILITY EASEMENT
- ④ DRAINAGE & UTILITY EASEMENT
- ⑤ STORM SEWER & DRAINAGE EASEMENT



THE UTILITY EASEMENTS SHOWN ARE APPROVED:

MIDAMERICAN ENERGY	DATE
CENTURYLINK	DATE
MEDIACOM	DATE
IOWA AMERICAN WATER	DATE
METRONET	DATE
THIS FINAL PLAT AS SHOWN IS APPROVED:	
PLAN & ZONE COMMISSION	DATE
CITY OF BETTENDORF	DATE
ATTEST	DATE

GENERAL NOTES

- DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- SUBDIVISION CONTAINS 9.83 ACRES, MORE OR LESS.
- BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.
- ALL STREET RIGHT OF WAYS ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET PURPOSES.
- LOTS ARE ZONED R-1 (SINGLE-FAMILY RESIDENCE DISTRICT).
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
- ZONING SETBACK LINES ARE BASED ON ZONING REQUIREMENTS AS OF THE DATE OF CITY COUNCIL APPROVAL. IN CASE OF CONFLICT BETWEEN LINES SHOWN AND FUTURE CODE REQUIREMENTS THE CODE REQUIREMENTS SHALL GOVERN.
- SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.
- 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.
- OUTLOT A IS DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE AND STORM WATER DETENTION BASIN EASEMENT AND SHALL BE OWNED AND MAINTAINED BY LOT 1.
- LOTS 2 & 3 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTS B & C RESPECTIVELY. OUTLOTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS AND NO STRUCTURES ARE PERMITTED IN THE OUTLOTS.

**PRELIMINARY
DO NOT
RECORD**

**FINAL PLAT
WILDERNESS POINTE
SECOND ADDITION
BETTENDORF, IA**

Non-Reduced Sheet Size: 24" x 36"	
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.	
DESIGNED	DRAWN: JLR
FIELD	FIELD BOOK
CHECKED	CHECK DATE
LDM	

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.
 Signature: **DO NOT RECORD**
 Luke D. Miller P.L.S., License Number 22228
 Date: 04-04-2023
 My license renewal date is December 31, 2023
THIS SHEET ONLY
 Pages or sheets covered by this seal:

FINAL PLAT	
PROJECT NO. 18260-FINAL-PLAT-2ND	
04-04-2023	
SHEET 1 OF 1	

KLINGNER & ASSOCIATES, P.C.
 Engineers • Architects • Surveyors
 Davenport, Iowa
 4111 East 60th St
 563.359.1348
 www.klingner.com
 Quincy, IL, Galena, IL, Burlington, IA
 Peoria, IA, Hannibal, MO, Columbia, MO