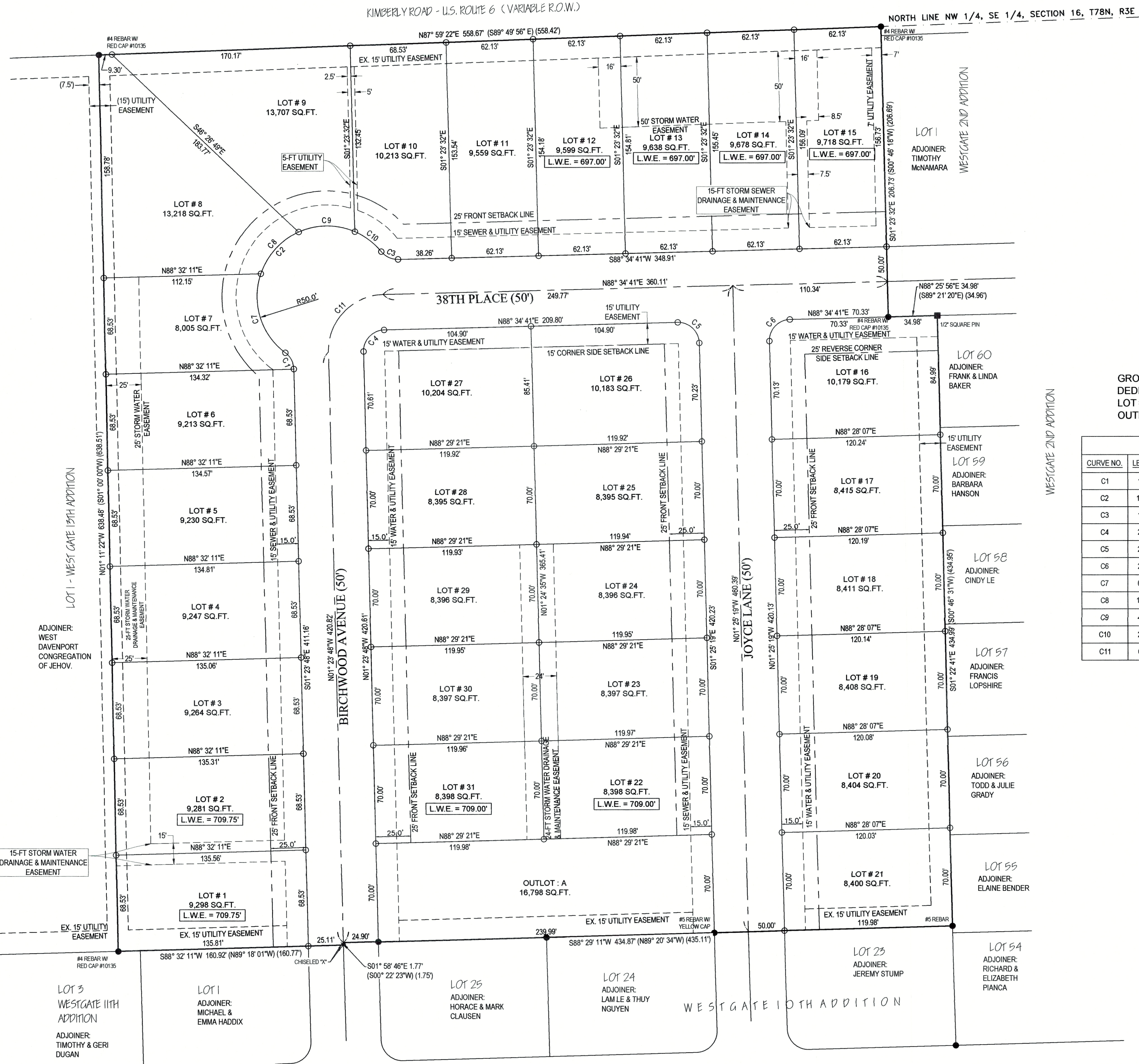
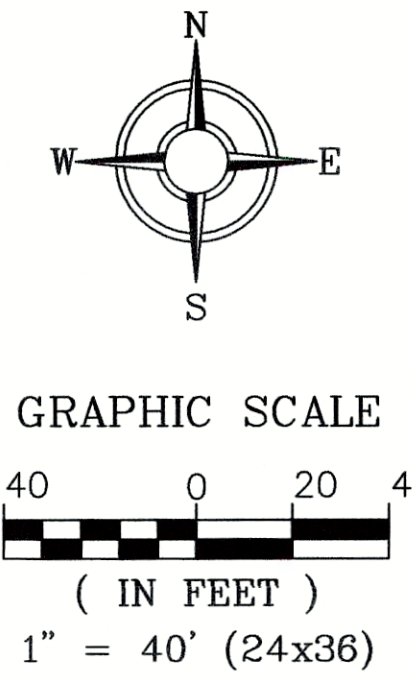


KC KIMBERLY HILLS

BEING A REPLAT OF LOT 2 OF WESTGATE 13TH ADDITION,
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 3
EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF
DAVENPORT, COUNTY OF SCOTT, STATE OF IOWA



SUBDIVISION AREAS:
GROSS (TOTAL): 8.570 ACRES ±
DEDICATED R.O.W.: 1.647 ACRES ±
LOT #S 1 - 31: 6.537 ACRES ±
OUTLOT A: 0.386 ACRES ±

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA Δ	CHORD LENGTH	CHORD DIRECTION
C1	13.62	15.00	52°01'12"	13.16'	S27°24'24"E
C2	169.31	50.00	194°00'54"	99.25'	S43°35'27"W
C3	13.62	15.00	52°01'12"	13.16'	N65°24'43"W
C4	23.56	15.00	89°58'29"	21.21'	N43°35'27"E
C5	23.56	15.00	90°00'00"	21.21'	S46°25'19"E
C6	23.56	15.00	90°00'00"	21.21'	N43°34'41"E
C7	63.03	50.00	72°13'27"	58.94'	S17°18'17"E
C8	169.31	50.00	194°00'54"	99.25'	S43°35'27"W
C9	41.27	50.00	47°17'20"	40.11'	S89°44'28"W
C10	23.75	50.00	27°12'46"	23.53'	N53°00'29"W
C11	62.81	40.00	89°58'29"	56.56'	N43°35'27"E

LOT AREAS		
LOT NO.	AREA (SQ.FT.)	AREA (ACRES)
LOT # 1	9,298	0.213
LOT # 2	9,281	0.213
LOT # 3	9,264	0.213
LOT # 4	9,247	0.212
LOT # 5	9,230	0.212
LOT # 6	9,213	0.212
LOT # 7	8,005	0.184
LOT # 8	13,218	0.303
LOT # 9	13,707	0.315
LOT # 10	10,213	0.234
LOT # 11	9,559	0.219
LOT # 12	9,599	0.220
LOT # 13	9,638	0.221
LOT # 14	9,678	0.222
LOT # 15	9,718	0.223
LOT # 16	10,179	0.234
LOT # 17	8,415	0.193
LOT # 18	8,411	0.193
LOT # 19	8,408	0.193
LOT # 20	8,404	0.193
LOT # 21	8,400	0.193
LOT # 22	8,398	0.193
LOT # 23	8,397	0.193
LOT # 24	8,396	0.193
LOT # 25	8,395	0.193
LOT # 26	10,183	0.234
LOT # 27	10,204	0.234
LOT # 28	8,396	0.193
LOT # 29	8,396	0.193
LOT # 30	8,397	0.193
LOT # 31	8,398	0.193
OUTLOT A	16,798	0.386

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

CENTURY LINK _____ DATE: 8-31-2020

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MEDIACOM _____ DATE: 9-1-2020

MIDAMERICAN ENERGY _____ DATE: 9-1-20

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

PLAT INFORMATION

- Owner:**
C & L Plaza, LLC.
4730 Tremont Avenue
Davenport, Iowa 52807
Ph: (563) 508 - 7595
- Engineer:**
Christopher R. Townsend, P.E.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
- Surveyor:**
Michael D. Richmond, P.L.S.
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386 - 4236
- Attorney:**
Ryan M. Weber
Gomez May, LLP.
2322 E. Kimberly Road
Davenport, Iowa 52807
Ph: (563) 359 - 3591

THE MEASURED BEARINGS SHOWN HEREON
ARE BASED ON THE US STATE PLANE
COORDINATE SYSTEM, IOWA SOUTH ZONE
(1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

BOUNDARY LEGEND:

- DEED DIMENSION = (0.00')
- FIELD DIMENSION = 0.00'
- MONUMENTS FOUND:
#5 REBAR w/ YELLOW CAP #7222,
UNLESS NOTED =
- MONUMENTS SET:
#5 REBAR w/ YELLOW CAP #23503 = ○
- BOUNDARY LINE = _____
- ROAD CENTER LINE = _____
- EASEMENT LINE = _____
- SETBACK LINE = _____
- SECTION LINE = _____

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 DAVENPORT STANDARD SPECIFICATIONS.
- 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.
- AT THE TIME OF RECORDING AND ACCEPTANCE BY THE CITY, THE SUBJECT PROPERTY WAS ZONED R-3 SINGLE FAMILY AND TWO FAMILY RESIDENTIAL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0385F EFFECTIVE DATE FEBRUARY 18, 2011.
- 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 BUSHES, FENCES, FILL, SHRUBS, STRUCTURES, TREES, AND/OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF STORM WATER RUNOFF.
- OUTLOT A AND THE STORM WATER EASEMENT WITHIN LOTS 12-15 SHALL BE RESERVED FOR STORM WATER DETENTION AND WATER QUALITY PURPOSES PER THE CITY OF DAVENPORT STORM WATER ORDINANCE, LATEST VERSION. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORMWATER DETENTION FACILITIES THROUGH EASEMENTS GRANTED TO THE HOMEOWNER'S ASSOCIATION.
- STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
- SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTS PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT; SIDEWALKS ALONG THE WEST KIMBERLY ROAD (U.S. ROUTE 6) STREET FRONTAGE SHALL BE CONSTRUCTED PRIOR TO THE CESSATION OF ROADWAY PAVING OPERATIONS.
- NO ACCESS TO WEST KIMBERLY ROAD (U.S. ROUTE 6) SHALL BE ALLOWED FROM THE SUBDIVISION AREA PLATTED HEREON.
- STRUCTURES CONSTRUCTED ON LOT #1 AND LOT #15 SHALL HAVE ALL DOWNSPOUTS / DRAINS DIRECTED TOWARDS THE NEAREST ADJACENT STORM WATER EASEMENT.
- THE LOW WATER ENTRY ELEVATION FOR ANY DWELLING SHALL NOT BE LESS THAN THE (L.W.E.) ELEVATION LISTED.

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.

MICHAEL D. RICHMOND
Iowa License Number: 25503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

8/31/2020
Date