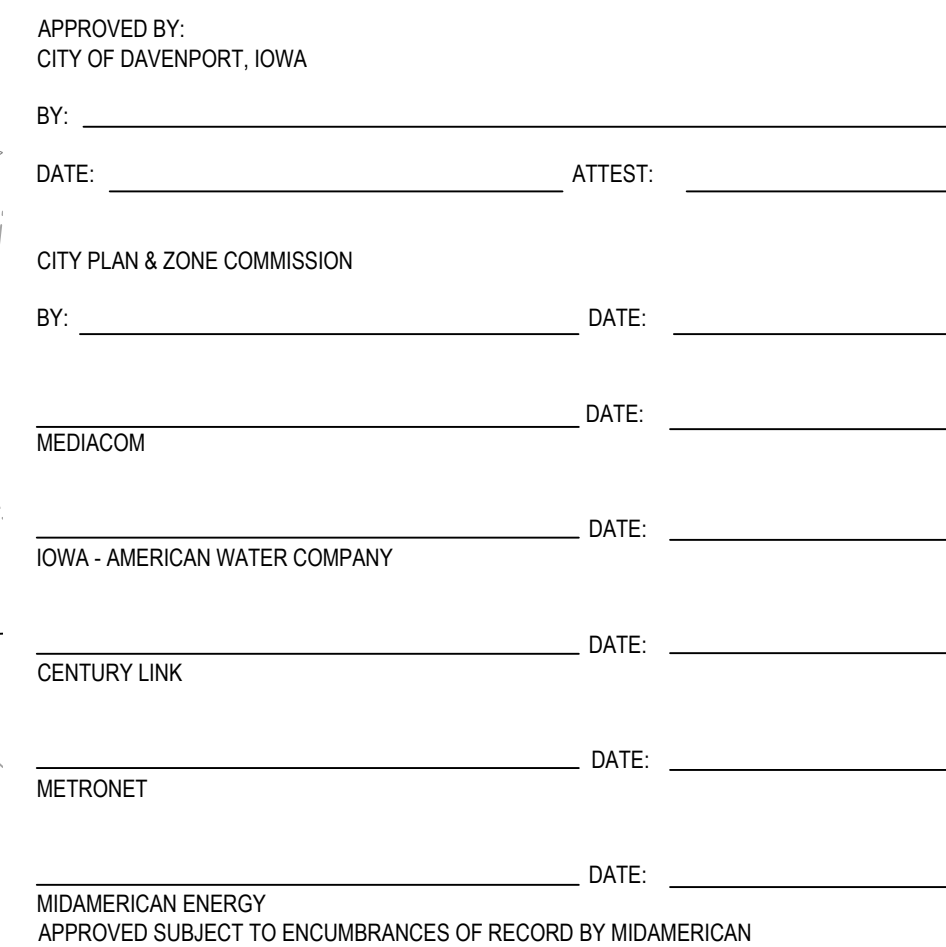
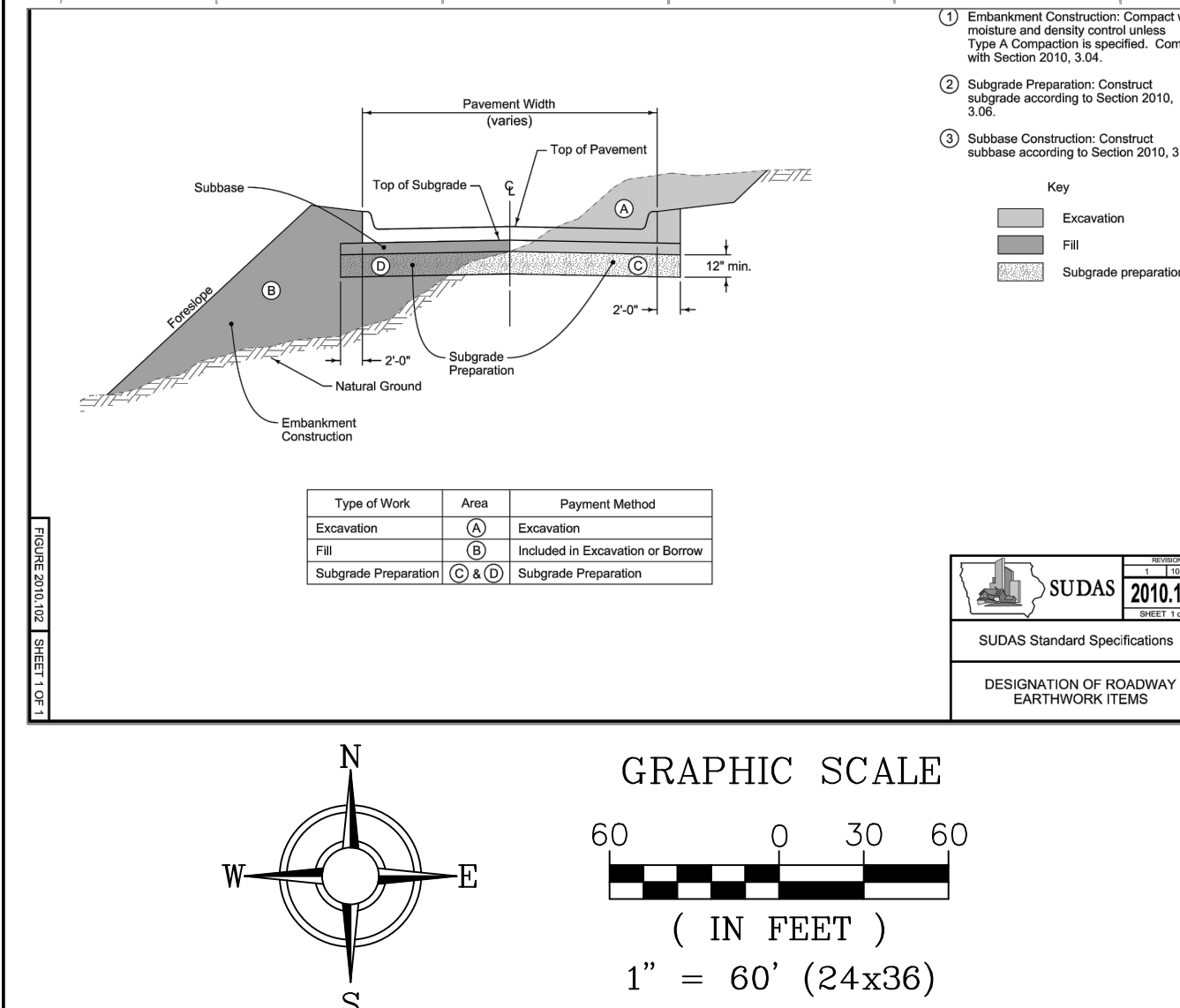


TO THE CITY OF DAVENPORT, PART OF THE SOUTHEAST QUARTER
AND PART OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., SCOTT
COUNTY, IOWA



1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. 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.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. 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.
7. PORTIONS OF THIS SUBDIVISION ARE 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 #19163C0360G EFFECTIVE DATE MARCH 23, 2021.
8. 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.
9. SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PRIOR TO THE COMPLETION OF RESIDENTIAL CONSTRUCTION FOR EACH LOT, OR AS SO ORDERED BY THE CITY OF DAVENPORT.
10. OUTLOTS A-C SHALL BE RESERVED FOR REGIONAL STORM WATER DETENTION FACILITIES SERVING THE SUBDIVISION.
11. OUTLOT D SHALL BE MAINTAINED AS A DRAINAGE EASEMENT CONTAINING THE 1% CHANCE ANNUAL FLOOD PLAN.
12. 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.
13. THE EASEMENT FOR EAST 60th STREET SHALL BE VACATED WITH THE RECORDING OF THE FINAL PLAT.

LEGEND:

	EASEMENT		EXISTING GAS VALVE
	SETBACK LINE		EXISTING WATER VALVE
	CENTERLINE		EXISTING UTILITY POLE
	PROPERTY BOUNDARY		EXISTING LIGHT POLE
	EXISTING FENCE		EXISTING TREE
	EXISTING SANITARY		EXISTING BUSH
	PROPOSED SANITARY		EXISTING MANHOLE
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER		FOUND PROPERTY PIN
	EXISTING WATER		CONTROL POINT
	PROPOSED WATER		
	EXISTING GAS LINE		
	EXISTING ELECTRIC		

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	403.07	610.00'	337°51'35"	395.78'	N17°20' 01"E
C2	1.89'	610.00'	000°10'38"	1.89'	N36°10' 29"E
C3	198.08'	610.00'	018°36'18"	197.21'	N22°05' 02"E
C6	43.54'	175.00'	014°15'13"	43.42'	N61°40' 39"W
C7	69.22'	150.00'	026°26'31"	68.61'	N67°46' 18"W
C8	83.07'	125.00'	038°04'41"	81.55'	N73°35' 23"W
C9	30.46'	150.00'	011°38'10"	30.41'	N86°48' 38"W
C10	38.90'	25.00'	089°09'44"	35.10'	N42°47' 25"E
C11	29.24'	25.00'	067°00'49"	27.60'	S35°11' 41"E
C12	72.68'	175.00'	023°47'40"	72.16'	S80°43' 53"E
C13	80.71'	175.00'	026°25'33"	80.00'	S55°37' 16"E
C14	80.71'	175.00'	026°25'33"	80.00'	S29°11' 43"E
C15	43.47'	175.00'	014°14'02"	43.36'	S08°51' 55"E
C16	237.92'	150.00'	090°52'49"	213.76'	S47°11' 19"E
C17	198.27'	125.00'	090°52'49"	178.13'	S47°11' 19"E
C18	23.40'	150.00'	090°40'46"	21.34'	S47°05' 17"E
C19	23.35'	15.00'	089°10'26"	21.06'	S42°50' 19"W
C20	23.40'	15.00'	089°21'48"	21.10'	S42°53' 25"W
C21	23.72'	150.00'	090°36'41"	21.33'	S47°05' 50"E
C22	116.47'	75.00'	088°58'30"	105.11'	S47°41' 46"W

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C23	77.65'	50.00'	088°58'30"	70.08'	S42° 1' 46" W
C24	23.29'	15.00'	088°58'30"	21.02'	S42° 1' 46" W
C25	49.63'	175.00'	016°14'57"	49.46'	N84° 41' 31" W
C26	107.11'	150.00'	040°54'46"	104.85'	N72° 21' 36" W
C27	56.17'	125.00'	025°44'47"	55.70'	N78° 56' 36" W
C28	68.44'	175.00'	022°24'22"	68.00'	N65° 21' 52" W
C29	6.90'	125.00'	002°15'28"	6.90'	N53° 01' 57" W
C30	33.09'	125.00'	015°09'59"	32.99'	N59° 29' 12" W
C31	61.37'	125.00'	028°07'54"	60.76'	N37° 50' 16" W
C32	87.46'	100.00'	050°06'46"	84.70'	N26° 50' 50" W
C33	42.68'	75.00'	032°36'15"	42.11'	N35° 36' 05" W
C34	22.92'	75.00'	017°30'31"	22.83'	N10° 32' 42" W
C35	3.65'	125.00'	001°40'00"	3.65'	N22° 56' 09" W
C37	23.40'	15.00'	089°23'17"	21.10'	N42° 54' 11" E
C38	23.77'	15.00'	090°47'01"	21.36'	N47° 10' 57" E
C39	50.04'	610.00'	004°41'59"	50.02'	N33° 44' 11" E

- | | |
|---|--|
| R-3 Single-Family and Two-Family Residential Zoning District | |
| <u>Minimum Front Setback:</u> 25' or Average of Front Setbacks, whichever is less | |
| <u>Minimum Interior Side Setback:</u> 7' | |
| <u>Minimum Corner Side Setback:</u> 15' | |
| <u>Minimum Reverse Corner Side Setback:</u> 25' | |
| <u>Minimum Rear Setback:</u> 25' or 20% of Lot Depth, whichever is less | |