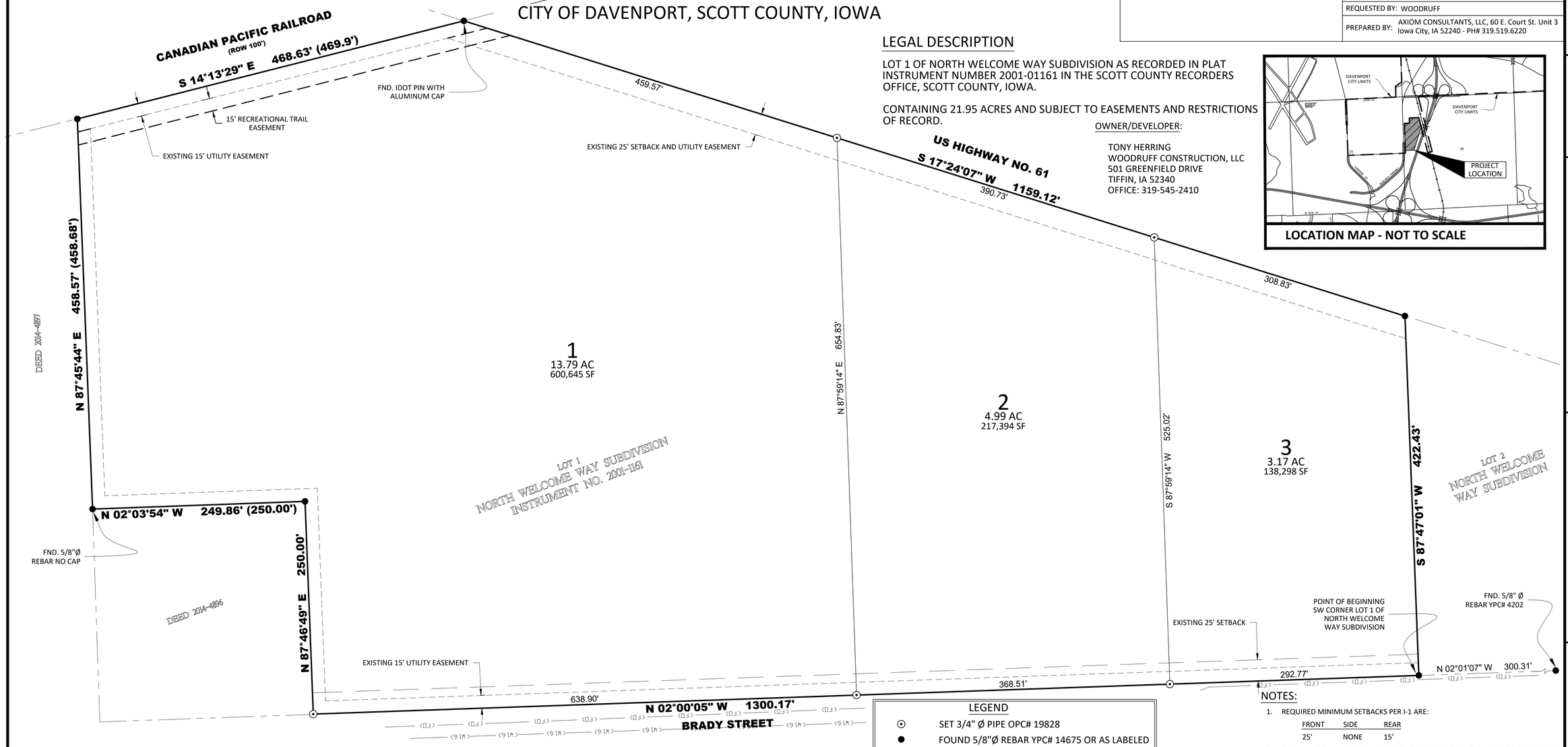
# FINAL PLAT

## NORTH WELCOME WAY SUBDIVISION 2ND ADDITION
## BEING A PART OF REPLAT OF LOT 1
### CITY OF DAVENPORT, SCOTT COUNTY, IOWA

| FOR RECORDER'S USE ONLY | RECORDER'S INDEX |
|---|---|
| | COUNTY: SCOTT |
| | SECTION: 36 |
| | QUARTER SECTION: NE 1/4 |
| | CITY: DAVENPORT |
| | SUBDIVISION: NORTH WELCOME WAY |
| | BLOCK: NA |
| | LOT(S): NA |
| | PROPRIETOR: PETERSEN PROPERTIES, LC |
| | REQUESTED BY: WOODRUFF |
| | PREPARED BY: AXIOM CONSULTANTS, LLC, 60 E. Court St. Unit 3 Iowa City, IA 52240 - PH# 319.519.6220 |




## LEGAL DESCRIPTION

LOT 1 OF NORTH WELCOME WAY SUBDIVISION AS RECORDED IN PLAT INSTRUMENT NUMBER 2001-01161 IN THE SCOTT COUNTY RECORDERS OFFICE, SCOTT COUNTY, IOWA.

CONTAINING 21.95 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

OWNER/DEVELOPER:

TONY HERRING
WOODRUFF CONSTRUCTION, LLC
501 GREENFIELD DRIVE
TIFFIN, IA 52340
OFFICE: 319-545-2410




LOCATION MAP - NOT TO SCALE

## UTILITY APPROVALS

| | | | |
|---|---|---|---|
| MIDAMERICAN | DATE | MEDIACOM | DATE |
| CENTRAL SCOTT TELEPHONE | DATE | WINDSTREAM | DATE |
| CENTURYLINK | DATE | | |

## CITY OF DAVENPORT APPROVALS

BY

DATE ATTEST

CITY PLAN & ZONE COMMISSION DATE

## LEGEND

| | |
|---|---|
| ⊙ | SET 3/4" Ø PIPE OPC# 19828 |
| ● | FOUND 5/8"Ø REBAR YPC# 14675 OR AS LABELED |
| OPC | ORANGE PLASTIC CAP |
| YPC | YELLOW PLASTIC CAP |
| ——— | PROPOSED BOUNDARY/PROPERTY LINE |
| ——— | EXISTING PROPERTY LINE |
| – – – – | PROPOSED EASEMENT |
| - - - - - | EXISTING EASEMENT |
| — · — | SECTION LINE |
| - - - - - | EXISTING SETBACK |
| – – – – | PROPOSED SETBACK |
| (R) | PREVIOUSLY RECORDED AS |

## NOTES:

1. REQUIRED MINIMUM SETBACKS PER I-1 ARE:

| FRONT | SIDE | REAR |
|---|---|---|
| 25' | NONE | 15' |

2. SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.
3. STORMWATER AND WATER QUALITY WILL BE REQUIRED FOR THIS SUBDIVISION PER CITY CODE SECTION 13.34 STORMWATER MANAGEMENT. DETAILS AND REQUIRED EASEMENT SHALL BE PROVIDED UPON DEVELOPMENT.

PROFESSIONAL LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

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.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
LICENSE NUMBER 19828.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021.
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

ENGINEER:
AXIOM CONSULTANTS
WWW.AXIOM-CON.COM | (319) 519-6220

0 30 60
1" = 60'

DRAWING LOG

| REV | DESCRIPTION OF CHANGES | DATE |
|---|---|---|
| | | |

PROJECT NAME: NORTH WELCOME WAY SUBDIVISION 2ND ADDITION

CLIENT NAME: DITCH WITCH

SHEET NAME: FINAL PLAT

DESIGN PROFESSIONAL: BRG

PROJECT NO.: 210021

SHEET NUMBER: 1.0

Jul 27, 2021 - 3:43pm S:\PROJECTS\2021\210021\05 Design\Civil-Survey\Plats\210021 FINAL PLAT.dwg