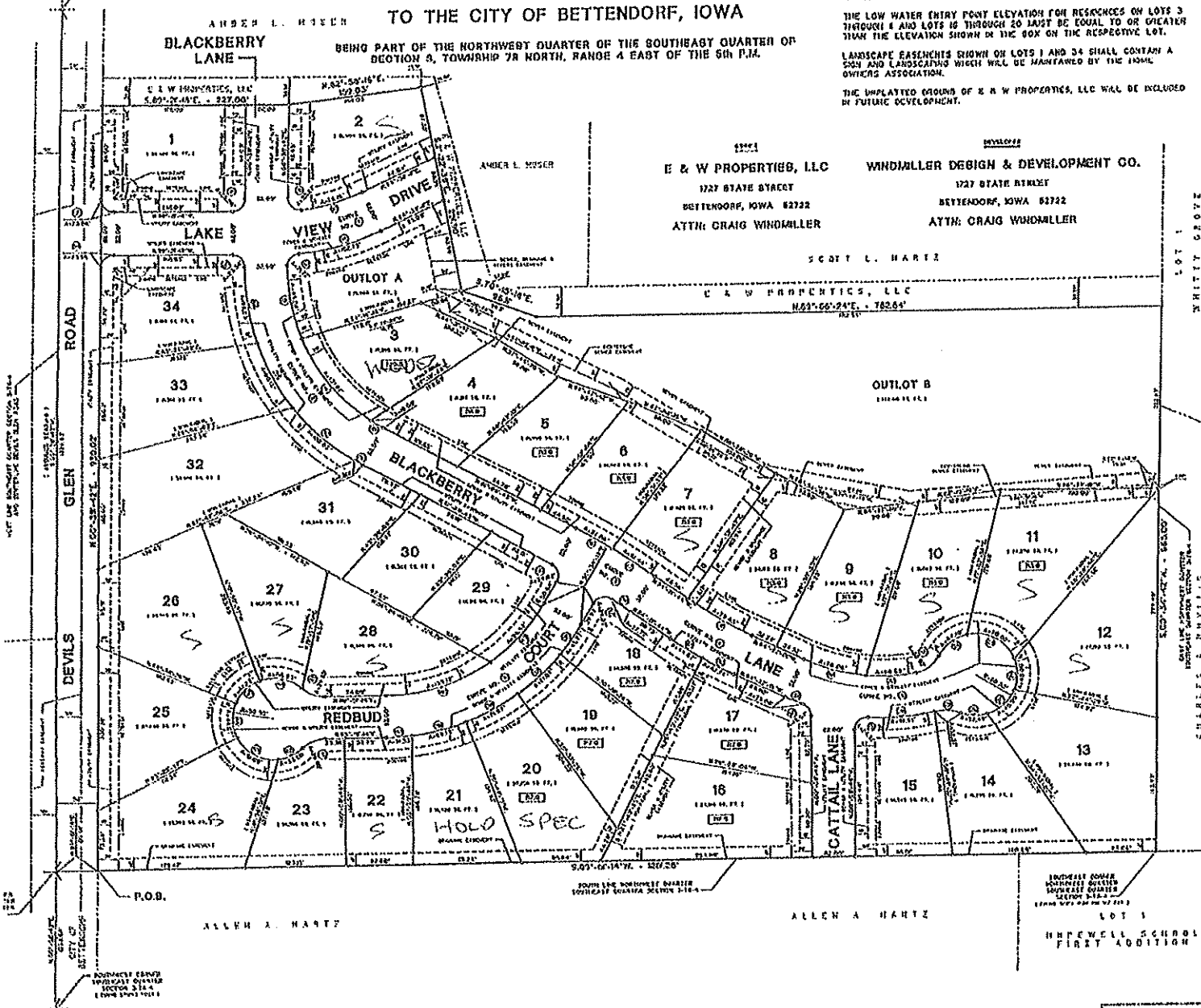


FINAL PLAT OF COPPER RIDGE FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 7N NORTH, RANGE 4 EAST OF THE 5TH P.M.



OUTLOT A SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION,
 OUTLOT B SHALL CONTAIN A RECREATIONAL LAKE WHICH SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. OUTLOT B IS DESIGNATED AS A RETENTION BASIN, SWAMP AND DRAINAGE EASEMENT.
 THE LOW WATER ENTRY POINT ELEVATION FOR RECESSES ON LOTS 3 THROUGH 8 AND LOTS 16 THROUGH 20 MUST BE EQUAL TO OR GREATER THAN THE ELEVATION SHOWN IN THE BOX ON THE RESPECTIVE LOT.
 LANDSCAPE ELEMENTS SHOWN ON LOTS 1 AND 34 SHALL CONTAIN A SOIL AND LANDSCAPE WHICH WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 THE UNPLATTED GROUNDS OF E & W PROPERTIES, LLC WILL BE INCLUDED BY FUTURE DEVELOPMENT.

GENERAL NOTES

1. STATION MONUMENTS FOUND SHOWN THIS PLAT 1/8" = 1' 20" PLAN P.M.
 2. STATION MONUMENTS SET SHOWN THIS PLAT 1/8" = 1' 20" PLAN P.M.
 3. DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 4. SUBDIVISION CONTAINS 22.14 ACRES, MORE OR LESS.
 5. FOR THIS SURVEY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9-T-7-N-4 AS ASSUMED TO BEAR N00°30'42"E.
 6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, P.D. MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLES, GAS SERVICE, WATER SERVICE, SEWER LATERAL, TELEPHONE SERVICE AND CABLE T.V. SERVICE TO INDIVIDUAL STRUCTURES AND STREET LIMITS.
 7. ALL STREET RIGHT OF WAY ARE DEDICATED TO THE CITY OF BETTENDORF, IOWA, FOR STREET IMPROVEMENTS.
 8. LOTS ARE ZONED R-2 (1) SINGLE FAMILY AND TWO FAMILY RESIDENCE DISTRICT 1.
 9. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.
 10. 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. SIGNAGE SHALL BE INSTALLED ALONG BOTH SIDES OF ALL INTERIOR STREETS.
 11. 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 DESCRIBED 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 REPLEATED.
 12. LOTS 1, 24 THROUGH 26 AND 30 THROUGH 34 SHALL NOT HAVE DIRECT ACCESS TO CATALINA DRIVE ROAD. A LANDSCAPING BARRIER CONSISTING OF A BUSH AND/OR TREES AND PLANTINGS IS REQUIRED BY ZONING ORDINANCE 20-316 ALONG THE WEST SIDE OF THESE LOTS. NO PLANTING IS REQUIRED WITHIN PLATTED EASEMENT AREAS.

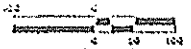
OWNER
E & W PROPERTIES, LLC
 1727 STATE STREET
 BETTENDORF, IOWA 52722
 ATTN: CRAIG WINDMILLER

DEVELOPER
WINDMILLER DESIGN & DEVELOPMENT CO.
 1727 STATE STREET
 BETTENDORF, IOWA 52722
 ATTN: CRAIG WINDMILLER

SCOTT L. HARTZ

CURVE	RADIUS	DELTA	ANG	CHORD	CHORD BEARING	TANGENT
1	100.00	180.00	180.00	200.00	180.00	100.00
2	100.00	180.00	180.00	200.00	180.00	100.00
3	100.00	180.00	180.00	200.00	180.00	100.00
4	100.00	180.00	180.00	200.00	180.00	100.00
5	100.00	180.00	180.00	200.00	180.00	100.00
6	100.00	180.00	180.00	200.00	180.00	100.00
7	100.00	180.00	180.00	200.00	180.00	100.00
8	100.00	180.00	180.00	200.00	180.00	100.00
9	100.00	180.00	180.00	200.00	180.00	100.00
10	100.00	180.00	180.00	200.00	180.00	100.00
11	100.00	180.00	180.00	200.00	180.00	100.00
12	100.00	180.00	180.00	200.00	180.00	100.00
13	100.00	180.00	180.00	200.00	180.00	100.00
14	100.00	180.00	180.00	200.00	180.00	100.00
15	100.00	180.00	180.00	200.00	180.00	100.00
16	100.00	180.00	180.00	200.00	180.00	100.00
17	100.00	180.00	180.00	200.00	180.00	100.00
18	100.00	180.00	180.00	200.00	180.00	100.00
19	100.00	180.00	180.00	200.00	180.00	100.00
20	100.00	180.00	180.00	200.00	180.00	100.00
21	100.00	180.00	180.00	200.00	180.00	100.00
22	100.00	180.00	180.00	200.00	180.00	100.00
23	100.00	180.00	180.00	200.00	180.00	100.00
24	100.00	180.00	180.00	200.00	180.00	100.00
25	100.00	180.00	180.00	200.00	180.00	100.00
26	100.00	180.00	180.00	200.00	180.00	100.00
27	100.00	180.00	180.00	200.00	180.00	100.00
28	100.00	180.00	180.00	200.00	180.00	100.00
29	100.00	180.00	180.00	200.00	180.00	100.00
30	100.00	180.00	180.00	200.00	180.00	100.00
31	100.00	180.00	180.00	200.00	180.00	100.00
32	100.00	180.00	180.00	200.00	180.00	100.00
33	100.00	180.00	180.00	200.00	180.00	100.00
34	100.00	180.00	180.00	200.00	180.00	100.00

COMMUNICATIONS DATE 3/18/10	MIDAMERICAN ENERGY COMPANY DATE 3-18-10	IOWA-AMERICAN WATER CO. DATE 3-18-10	MEDIACOM DATE 3-18-10	PLAN & ZONE COMMISSION DATE 3-23-10	CITY OF BETTENDORF, IOWA ATTY: CRAIG WINDMILLER DATE 3-24-10	PREPARED BY VERBEKE - MEYER CONSULTING ENGINEERS, P.C. BETHLEHEM, IOWA PAGE 09230
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 APRIL 10, 2012

CONCEPT PLAN
COPPER RIDGE THIRD ADDITION
 BETTENDORF, IOWA



PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
 431 EAST 50th STREET
 DAVENPORT, IOWA 52007
 563 2 559 - 1348
 WAC# 11325 - B

FINAL PLAT OF COPPER RIDGE FIRST ADDITION

TO THE CITY OF BETTENDORF, IOWA

AMBER L. MOSER
BLACKBERRY
LANE

BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 3, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.

E & W PROPERTIES, LLC
S.89°-21'-18"E. = 227.00'

N.82°-58'-16"E.
159.03'

E & W PROPERTIES, LLC
S.71°-38'-25.00"

AMBER L. MOSER

S.70°-15'-16"E.
96.11'

Copper Ridge			
Quantity	Symbol	Common Name	Planting Date
3		Box Herring juniper	3/04
3		Super maple	4/04
36		Red maple	4/04
5		Black locust	4/04
27		Shadblow var. glabra	4/06
29		White Pine	4/06
29		Brominated grass	7/06

SCOTT HARIZ

E & W PROPERTIES, LLC
N.89°-56'-24"E. = 752.54'

OUTLOT B

ROAD

GLEN

DEVILS

N.00°-38'-42"E. = 930.02'

S.00°-34'-42"W. = 865.00'

S.69°-51'-14"W. = 1281.28'

