

- LEGEND**
- REBAR, FOUND
  - ⊗ CHISELED "X" IN CONC., FOUND
  - ⊗ CHISELED "X" IN CONC., SET
  - ▬ REBAR WITH CAP # \_\_\_\_\_ SET
  - ▬ REBAR WITH CAP # \_\_\_\_\_ FOUND
  - SUBDIVISION BOUNDARY
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - CENTERLINE
  - PROPOSED EASEMENT LINE
  - EXISTING EASEMENT LINE
  - SECTION LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - SETBACK LINE
  - SEWER & UTILITY EASEMENT (S&UE)
  - DRAINAGE, SEWER & UTILITY EASEMENT (DS&UE)
  - DRAINAGE & UTILITY EASEMENT (D&UE)

**FINAL PLAT**  
OF  
**WESTPORT ADDITION**  
A RE-SUBDIVISION OF LOT 30 OF WESTFIELD ADDITION,  
BEING PART OF THE NORTH HALF OF SECTION 30,  
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE  
5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT,  
COUNTY OF SCOTT, STATE OF IOWA  
17.58 AC.±

ENGINEER  
**MISSMAN, INC.**  
1717 STATE STREET  
BETTENDORF, IOWA 52722  
ATTN: JASON HOLDORF  
PHONE: (563) 344-0260

SURVEYOR  
**MISSMAN, INC.**  
1717 STATE STREET  
BETTENDORF, IOWA 52722  
ATTN: DARYL A. BRICKNER  
PHONE: (563) 344-0260

OWNER / SUBDIVIDER  
**McB Development Corporation**  
5401 VICTORIA AVENUE - SUITE 700  
DAVENPORT, IOWA 52807  
ATTN: DAVE FALK  
PHONE: (563) 359-0321

**SURVEYOR'S NOTES**

This subdivision plat was prepared at the request of McB Development Corporation, 5401 Victoria Avenue - Suite 700, Davenport, IA 52807. Contact: Dave Faulk (563) 359-0321.

It should be noted that in the performance of this survey, the courses and distances of the survey may vary from recorded calls, based on the existence of found monumentation, occupation, or other controlling calls or conditions that have occurred in the survey of this property.

This property is subject to any and all easements, drainage areas and roadways that a complete title search would disclose.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No investigation was made as part of this survey to determine or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal facilities, except as noted. Call Iowa One-Call at 1-800-292-8989.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0345F, with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

**GENERAL NOTES**

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

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.

This subdivision is currently zoned R-5M and R-4.

Lot "A" is designated as a Storm Water Detention Easement. Lots "B", "C", "D" and "E" are reserved for snow storage and landscape buffering. These outlots shall be owned and maintained by the Westport Addition Homeowner's Association.

Driveway access for Lots 9, 13, 17, 22, 26, 39, and 40 shall be restricted to the Right-of-Way frontage and shall not use any part of Lots B, C, D or E.

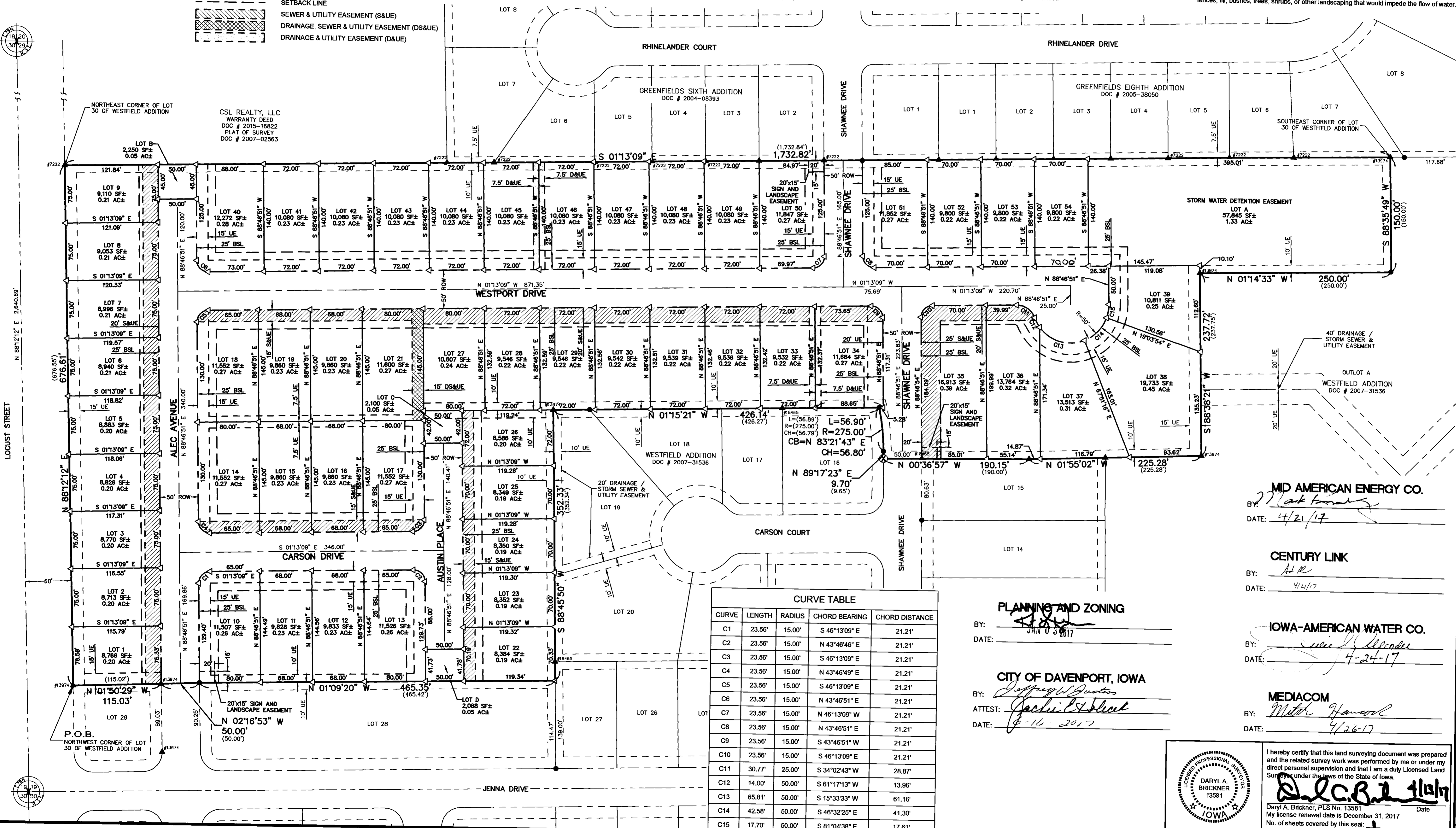
Sidewalks shall be constructed along the right of way of each property prior to occupancy permits being issued.

Owners of lots on which a drainage easement has been established as a stormwater passageway shall maintain said easement as a lawn, planted in grass and free of structures, fences, fill, bushes, trees, shrubs, or other landscaping that would impede the flow of water.

REVISIONS	
No.	DESCRIPTION
1	Added note regarding utility and sewer easements
2	Revised note regarding utility and sewer easements

**Missman, Inc.**  
Professional Engineers & Land Surveyors

Rock Island, IL • Bettendorf, IA • Rockford, IL • DeKalb, IL  
(309) 788-7644 • (563) 344-0260 • (815) 965-9400 • (815) 748-5543  
www.missman.com



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	S 46°13'09\"	21.21'
C2	23.56'	15.00'	N 43°46'46\"	21.21'
C3	23.56'	15.00'	S 46°13'09\"	21.21'
C4	23.56'	15.00'	N 43°46'49\"	21.21'
C5	23.56'	15.00'	S 46°13'09\"	21.21'
C6	23.56'	15.00'	N 43°46'51\"	21.21'
C7	23.56'	15.00'	N 46°13'09\"	21.21'
C8	23.56'	15.00'	N 43°46'51\"	21.21'
C9	23.56'	15.00'	S 43°46'51\"	21.21'
C10	23.56'	15.00'	S 46°13'09\"	21.21'
C11	30.77'	25.00'	S 34°02'43\"	28.87'
C12	14.00'	50.00'	S 61°17'13\"	13.96'
C13	65.81'	50.00'	S 15°33'33\"	61.16'
C14	42.58'	50.00'	S 46°32'25\"	41.30'
C15	17.70'	50.00'	S 81°04'38\"	17.61'

**PLANNING AND ZONING**

BY: *[Signature]*  
DATE: JAN 10 2017

**CITY OF DAVENPORT, IOWA**

BY: *[Signature]*  
ATTEST: *[Signature]*  
DATE: 1-16-2017

**MID AMERICAN ENERGY CO.**

BY: *[Signature]*  
DATE: 4/21/17

**CENTURY LINK**

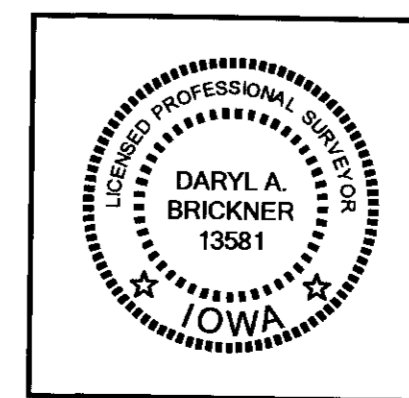
BY: *[Signature]*  
DATE: 4/21/17

**IOWA-AMERICAN WATER CO.**

BY: *[Signature]*  
DATE: 4-24-17

**MEDIACOM**

BY: *[Signature]*  
DATE: 4/26/17



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]*  
Daryl A. Brickner, PLS No. 13581 Date  
My license renewal date is December 31, 2017  
No. of sheets covered by this seal: 1

**WESTPORT ADDITION**  
DAVENPORT, IOWA

**FINAL PLAT**

Missman Project No: C16S014  
File Name: C16S014-Final Plat.dwg  
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Field Book No:  
Drawn By: JDL  
Checked By: DAB  
Date: 3/09/2017

**1**

Sheet 1 of 1

Rec ID: 0212795010  
File No: 527-007-017  
Date: 02/19/16  
Page: 1 of 10  
File: 2017-00017989