

**PLANNING & DEVELOPMENT**

600 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com)



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Timothy Huey  
Director

**NOTICE OF SCOTT COUNTY PLANNING & ZONING COMMISSION PUBLIC HEARING FOR REVIEW OF A SKETCH PLAN AND FINAL PLAT OF A MINOR AGRICULTURAL SUBDIVISION**

In accordance with the Subdivision Ordinance of Unincorporated Scott County, the Planning and Zoning Commission will hold a public hearing to take public comments on a sketch plan and final plat of a minor agricultural subdivision known as Boeding Subdivision, submitted by Hinkle Engineering & Surveying, LLC on behalf of Ben Boeding, on **Tuesday, August 15, 2017 at 7:00 P.M.** The meeting will be held in the **1<sup>st</sup> Floor Board Room, Scott County Administrative Center, 600 West 4<sup>th</sup> Street, Davenport, Iowa 52801.**

The Final Plat application is for a portion of Scott County Parcel #053133004 and Parcel #053135002, deed holder Boeding Holdings LLC, legally described as Part of the NW ¼ of the SW ¼ and Part of the NE ¼ of the SW ¼ of Section 31 per Plat of Survey Document #2008-0028623, and Part of the NE ¼ of the SW ¼ of Section 31 except Plat of Survey Document #2008-0028623, respectively, in T80N R5E (Princeton Township). The proposed Plat would subdivide a portion of the existing tracts into two (2) agricultural lots, each 1.38 acres, for future agricultural operations. Each lot would retain its Agricultural-Preservation (A-P) zoning designation and thus developing them for agricultural uses would be the only permissible development.

Full-sized copies of the Plat are available for viewing at the Scott County Planning and Development Department at the address below, and a condensed version of the plat is located on the reverse side of this notice.

If you have questions or comments regarding this meeting or the proposed plat please call, write or email the Planning and Development Department, 600 West Fourth Street, Davenport, Iowa 52801, (563)-326-8643, [planning@scottcountyiowa.com](mailto:planning@scottcountyiowa.com) or attend the meeting.

Timothy Huey  
Director

# FINAL PLAT

## BOEDING SUBDIVISION

BEING PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 5 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA

DESCRIPTION: BEING PART OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 5 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER SECTION 31; THENCE S 00° 01' 28" W, 1166.69 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE S 90° 00' 00" E, 1484.56 FEET TO THE POINT OF BEGINNING; THENCE S 00° 00' 00" E, 400 FEET TO THE POINT OF BEGINNING. SUBDIVISION CONTAINS 2.76 ACRES AS SHOWN AND IS SUBJECT TO EASEMENTS OF RECORD.

30' INGRESS/EGRESS AND UTILITY EASEMENT DESCRIPTION: BEING PART OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 5 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 31; THENCE S 00° 01' 28" W, 478.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31 TO THE POINT OF BEGINNING; THENCE S 86° 54' 43" E, 777.57 FEET; THENCE S 74° 22' 21" E, 57.57 FEET; THENCE S 88° 21' 10" E, 64.70 FEET; THENCE S 46° 11' 52" E, 152.64 FEET; THENCE S 83° 09' 15" E, 224.76 FEET; THENCE N 84° 58' 43" E, 201.09 FEET; THENCE S 06° 47' 53" E, 173.30 FEET; THENCE S 81° 09' 55" E, 66.40 FEET TO THE NORTH LINE OF LOT 1 OF BOEDING SUBDIVISION AND ITS TERMINUS. DESCRIPTION IS OF THE CENTER LINE OF THE 30 FOOT EASEMENT.

CENTERLINE OF 30' INGRESS/EGRESS AND UTILITY EASEMENT  
S86° 54' 43"E 777.57'

THIS FINAL PLAT AS SHOWN IS APPROVED.

SCOTT COUNTY BOARD OF SUPERVISORS DATE

THE UTILITY EASEMENTS SHOWN ARE APPROVED. EASTERN IOWA LIGHT AND POWER COOPERATIVE UTILITY EASEMENT REQUIREMENTS FOR ALL RURAL HOUSING SUBDIVISIONS.

UTILITY EASEMENTS SHALL CONSIST OF ALL PLATTED STREETS OR ROADS AND A 7 1/2 FOOT WIDE STRIP ALONG EACH SIDE OF ALL PLATTED STREETS OR ROADS AND A 25 FOOT WIDE STRIP ALONG AND ADJACENT TO ALL PLATTED STREETS OR ROADS, AND A 15 FOOT WIDE STRIP OF LAND ON ALL LOTS, 7 1/2 FOOT EITHER SIDE OF THE CENTERLINE OF THE PLATTED STREET, MEASUREMENT OF ORIGIN TO THE POINT OF SERVICE ENTRANCE.

EASTERN IOWA LIGHT AND POWER COOPERATIVE (ELECTRIC) DATE  
WINDSTREAM DATE

- NOTES
1. ZONING: A-1
  2. BSBL = BUILDING SET BACK LINE
  3. R.O.W. = RIGHT OF WAY
  4. LOT 1 AND 2 MAY ONLY BE USED FOR AGRICULTURAL PURPOSES AND MAY NOT BE DEVELOPED AS A RESIDENTIAL OR NON-AGRICULTURAL USE.

LOCATION: NE 1/4 SW 1/4 SEC 31, T80N, R5E  
OWNER: BOEDING HOLDING LLC  
FOR: BEN BOEDING  
24480 250TH STREET  
PRINCETON, IOWA 52768  
PREPARED BY: DOUGLAS M. HINKLE  
HINKLE ENGINEERING & SURVEYING  
24480 250TH STREET  
CLINTON, IA 52742  
PHONE (563) 243-4027  
FAX (563) 243-4029  
Project Name: BOEDING SUBDIVISION  
Project #: 16-1903

FOUND PK NAIL  
S.W. COR. SEC. 31  
2010-00017167

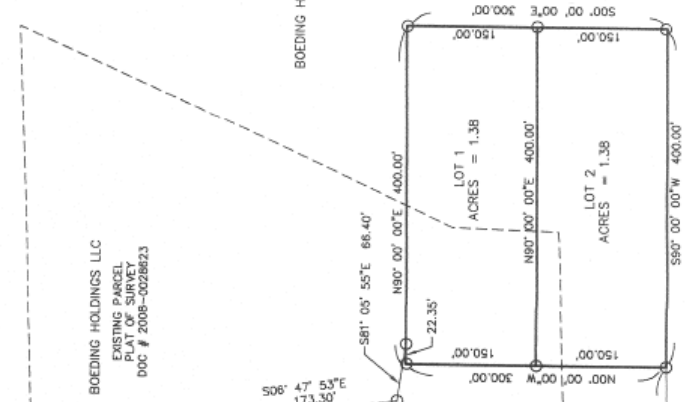
W LINE S.W. 1/4 SEC. 31  
500' 01' 28" W 1475.18'

FOUND PK NAIL  
W. 1/4 COR. SEC. 31  
2008-00030401

W LINE S.W. 1/4 SEC. 31  
500' 01' 28" W 478.00'

240TH AVE (230)  
50' R.O.W.

500' 01' 28" W 1166.69'



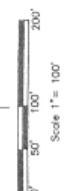
BOEDING HOLDINGS LLC

BOEDING HOLDINGS LLC  
EXISTING PARCEL  
PLAT OF SURVEY  
DOC # 2008-0028623

BOEDING HOLDINGS LLC



- LEGEND:
- SET 5/8" REBAR W/ BLUE CAP NO. 18675
  - SET MAG NAIL
  - FOUND 5/8" REBAR W/ YELLOW CAP NO. 3080
  - △ FOUND SECTION CORNER
  - △ (50') MEASURED DISTANCE
  - △ (50') DEED OR PLATTED DISTANCE



DATE: 7/27/2017  
DOUGLAS M. HINKLE, L.L.S. IOWA REG. NO. 15875  
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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

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