Description: Part of the Southeast Quarter Section 12,
Township 78 North, Range 4 East of 5th P.M.
Requestor: Pheasant Creek Estates LLC
Proprietor: Pheasant Creek Estates LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, Davenport, Iowa 52807
lmiller@klingner.com (563) 359-1348

FINAL PLAT OF
RIDGEHAVEN FIRST ADDITION

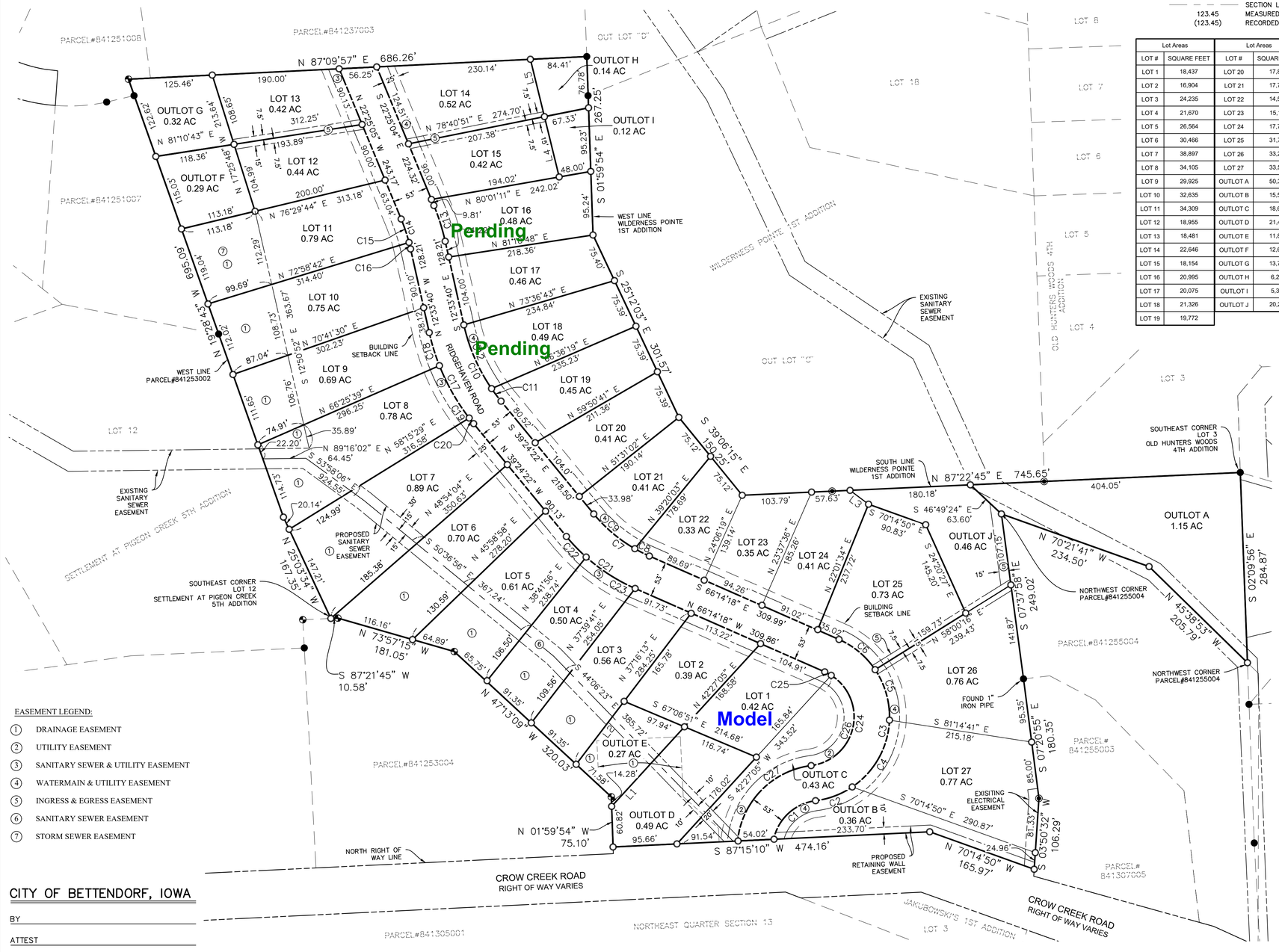
PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M., CITY OF BETTENDORF, SCOTT COUNTY, IOWA

N
GRID NORTH
0 80' 160'
SCALE: 1" = 80'

LEGEND

- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP#22228
- FOUND CAPPED IRON ROD #5080-7222
- FOUND 5/8" IRON ROD
- FOUND 1" IRON PIPE
- SURVEY BOUNDARY LINE
- EXISTING LOT LINES
- PROPOSED EASEMENT LINES
- CENTERLINE LINES
- BUILDING SETBACK LINES
- EXISTING RIGHT OF WAY LINE
- SECTION LINE
- 123.45 MEASURED DISTANCE
- (123.45) RECORDED DISTANCE

PRELIMINARY DO NOT RECORD


PARCEL#841251008
PARCEL#841237003
OUT LOT "D"
N 87°09'57" E 686.26'
OUTLOT H 0.14 AC
LOT 13 0.42 AC
LOT 14 0.52 AC
OUTLOT G 0.32 AC
OUTLOT I 0.12 AC
LOT 12 0.44 AC
LOT 15 0.42 AC
OUTLOT F 0.29 AC
PARCEL#841251007
LOT 11 0.79 AC
LOT 16 0.48 AC
Pending
WEST LINE WILDERNESS POINTE 1ST ADDITION
LOT 17 0.46 AC
LOT 10 0.75 AC
LOT 18 0.49 AC
Pending
BUILDING SETBACK LINE
WEST LINE PARCEL#841253002
LOT 9 0.69 AC
RIDGEHAVEN ROAD
LOT 19 0.45 AC
LOT 8 0.78 AC
LOT 20 0.41 AC
LOT 12
LOT 7 0.89 AC
LOT 21 0.41 AC
EXISTING SANITARY SEWER EASEMENT
SETTLEMENT AT PIGEON CREEK 5TH ADDITION
LOT 6 0.70 AC
LOT 22 0.33 AC
PROPOSED SANITARY SEWER EASEMENT
LOT 23 0.35 AC
LOT 24 0.41 AC
LOT 5 0.61 AC
SOUTHEAST CORNER LOT 12 SETTLEMENT AT PIGEON CREEK 5TH ADDITION
LOT 25 0.73 AC
BUILDING SETBACK LINE
LOT 4 0.50 AC
LOT 3 0.56 AC
LOT 2 0.39 AC
LOT 26 0.76 AC
LOT 1 0.42 AC
Model
S 87°21'45" W 10.58'
OUTLOT E 0.27 AC
OUTLOT C 0.43 AC
LOT 27 0.77 AC
OUTLOT D 0.49 AC
OUTLOT B 0.36 AC
N 01°59'54" W 75.10'
NORTH RIGHT OF WAY LINE
CROW CREEK ROAD RIGHT OF WAY VARIES
PROPOSED RETAINING WALL EASEMENT
EXISITING ELECTRICAL EASEMENT
FOUND 1" IRON PIPE
PARCEL#841253004
PARCEL#841255004
PARCEL# 841255003
PARCEL# 841307005
PARCEL#841305001
NORTHEAST QUARTER SECTION 13
JAKUBOWSKI'S 1ST ADDITION LOT 3
CROW CREEK ROAD RIGHT OF WAY VARIES
LOT 8
LOT 18
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
OLD HUNTERS WOODS 4TH ADDITION
WILDERNESS POINTE 1ST ADDITION
EXISTING SANITARY SEWER EASEMENT
SOUTH LINE WILDERNESS POINTE 1ST ADDITION
N 87°22'45" E 745.65'
SOUTHEAST CORNER LOT 3 OLD HUNTERS WOODS 4TH ADDITION
OUTLOT A 1.15 AC
OUTLOT J 0.46 AC
NORTHWEST CORNER PARCEL#841255004
NORTHWEST CORNER PARCEL#841255004
S 02°09'56" E 284.87'
N 45°38'53" W 205.79'
N 70°21'41" W 234.50'
S 46°49'24" E 63.60'
S 07°37'58" E 249.02'
S 07°20'55" E 180.35'
S 03°50'32" W 106.29'
N 70°14'50" W 165.97'
S 87°15'10" W 474.16'
S 70°14'50" E 290.87'
S 81°14'41" E 215.18'
N 58°00'16" E 239.43'
S 66°14'18" E 309.99'
N 66°14'18" W 309.86'
N 73°57'15" W 181.05'
N 25°03'34" W 167.35'
N 47°13'09" W 320.03'
N 58°15'29" E 316.58'
N 66°25'39" E 296.25'
N 70°41'30" E 302.23'
N 76°29'44" E 313.18'
N 72°58'42" E 314.40'
N 81°10'43" E 125.46'
N 73°36'43" E 234.84'
N 59°50'41" E 211.36'
N 51°31'02" E 190.14'
N 39°20'03" E 178.69'
N 24°06'19" E 139.14'
N 23°37'35" E 185.26'
N 22°01'34" E 237.72'
N 42°27'05" E 168.58'
S 42°27'05" W 343.52'
S 67°06'51" E 214.68'
S 39°24'22" E 104.10'
S 39°24'22" W 218.50'
S 25°12'03" E 301.57'
S 39°06'15" E 150.25'
S 12°53'40" E 104.00'
S 12°53'40" W 128.27'
S 12°50'52" E 363.67'
S 19°04'19" W 695.09'
N 19°28'42" W 112.02'
N 89°16'02" E 64.45'
S 53°58'06" E 92.55'
N 48°54'04" E 350.63'
N 45°58'58" E 278.20'
N 36°41'56" E 238.74'
N 37°39'41" E 234.05'
N 37°16'13" E 284.25'
N 44°06'23" E 109.56'
N 66°14'18" E 113.22'
N 58°00'16" W 159.73'
S 70°14'50" W 90.83'
S 46°49'24" E 63.60'
S 81°14'41" E 215.18'
S 70°14'50" E 290.87'
S 87°21'45" W 10.58'
N 01°59'54" W 75.10'
S 87°15'10" W 474.16'
N 70°14'50" W 165.97'
S 01°59'54" E 267.25'
S 22°25'04" E 243.17'
N 78°40'51" E 274.70'
N 22°25'05" W 243.17'
N 80°01'11" E 242.02'
N 81°19'48" E 218.36'
N 89°16'02" E 64.45'
N 25°03'34" W 167.35'
S 87°21'45" W 10.58'
N 01°59'54" W 75.10'
S 87°15'10" W 474.16'
N 70°14'50" W 165.97'
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N 58°00'16" W 159.73'
S 70°14'50" W 90.83'
S 46°49'24" E 63.60'
S 81°14'41" E 215.18'
S 70°14'50" E 290.87