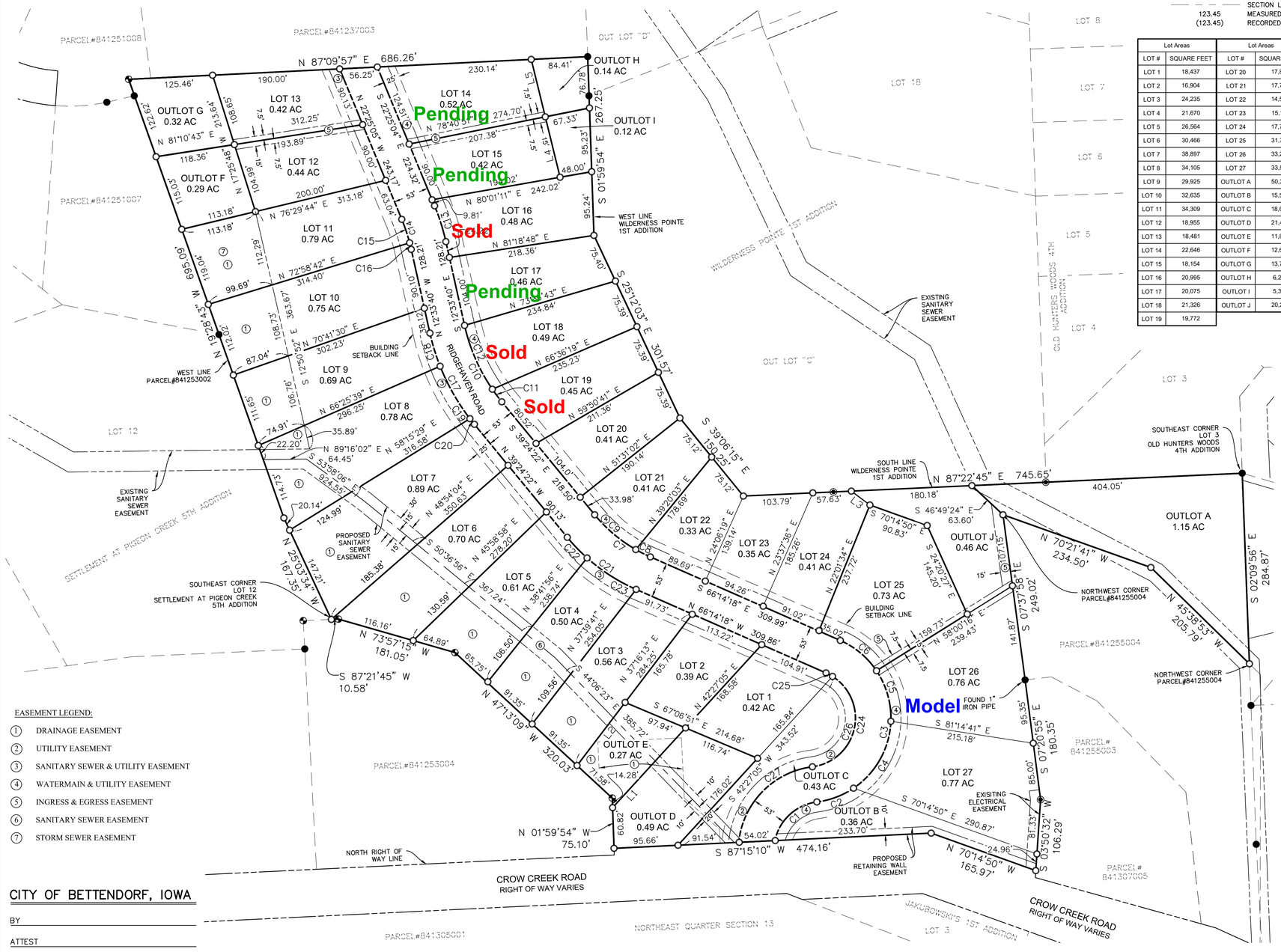
Description: Part of the Southeast Quarter Section 12, Township 78 North, Range 4 East of 5th P.M.
Requestor: Pheasant Creek Estates LLC
Proprietor: Pheasant Creek Estates LLC
Surveyor: Luke D. Miller
Survey Company: Klingner & Associates, P.C.
Return To: Klingner & Associates, P.C.
4111 East 60th Street, 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

Lot Areas		Lot Areas	
LOT #	SQUARE FEET	LOT #	SQUARE FEET
LOT 1	18,437	LOT 20	17,824
LOT 2	16,904	LOT 21	17,744
LOT 3	24,235	LOT 22	14,569
LOT 4	21,670	LOT 23	15,181
LOT 5	26,564	LOT 24	17,779
LOT 6	30,466	LOT 25	31,710
LOT 7	38,897	LOT 26	33,235
LOT 8	34,105	LOT 27	33,532
LOT 9	29,925	OUTLOT A	50,306
LOT 10	32,635	OUTLOT B	15,555
LOT 11	34,309	OUTLOT C	18,603
LOT 12	18,955	OUTLOT D	21,467
LOT 13	18,481	OUTLOT E	11,840
LOT 14	22,646	OUTLOT F	12,617
LOT 15	18,154	OUTLOT G	13,727
LOT 16	20,995	OUTLOT H	6,210
LOT 17	20,075	OUTLOT I	5,389
LOT 18	21,326	OUTLOT J	20,252
LOT 19	19,772		

Line Table		
Line #	Direction	Length
L1	N42°27'05"E	161.39'
L2	N37°16'13"E	118.47'
L3	N53°10'38"W	34.57'
L4	S13°44'14"E	92.93'
L5	S13°44'14"E	88.30'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	90.95'	73.50'	70°54'00"	S47°24'30"W	85.26'
C2	59.07'	126.50'	26°45'17"	S69°22'38"W	58.54'
C3	118.66'	126.50'	53°44'48"	S29°07'35"W	114.36'
C4	118.66'	126.50'	53°44'48"	S29°07'35"W	114.36'
C5	79.86'	126.50'	36°10'12"	S15°49'55"E	78.54'
C6	71.36'	126.50'	32°19'17"	S50°04'39"E	70.42'
C7	80.85'	223.50'	20°43'35"	S49°46'09"E	80.41'
C8	24.35'	223.50'	6°14'28"	S63°15'10"E	24.33'
C9	80.85'	223.50'	20°43'35"	S49°46'09"E	80.41'
C10	104.64'	273.50'	21°55'14"	S23°31'17"E	104.00'
C11	23.51'	273.50'	4°55'28"	S36°56'38"E	23.50'
C12	104.64'	273.50'	21°55'14"	S23°31'17"E	104.00'
C13	56.17'	326.50'	9°51'25"	S17°29'23"E	56.10'
C14	37.00'	273.50'	7°45'01"	N18°32'35"W	36.97'
C15	37.00'	273.50'	7°45'01"	N18°32'35"W	36.97'
C16	10.06'	273.50'	2°06'24"	N13°36'52"W	10.06'
C17	90.36'	326.50'	15°51'27"	N29°35'26"W	90.08'
C18	51.86'	326.50'	9°06'03"	N17°06'41"W	51.81'
C19	90.36'	326.50'	15°51'27"	N29°35'26"W	90.08'
C20	10.75'	326.50'	1°53'12"	S38°27'45"E	10.75'
C21	87.36'	276.50'	18°06'09"	N57°19'20"W	87.00'
C22	42.78'	276.50'	8°51'54"	N43°50'18"W	42.74'
C23	87.36'	276.50'	18°06'09"	N57°19'20"W	87.00'
C24	180.15'	73.50'	140°25'58"	N12°32'18"E	138.32'
C25	10.98'	73.50'	8°33'37"	N61°57'29"W	10.97'
C26	180.15'	73.50'	140°25'58"	N12°32'18"E	138.32'
C27	170.18'	126.50'	77°04'49"	N44°16'29"E	157.63'

GENERAL NOTES

DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 20.90 ACRES, MORE OR LESS.

LOTS ARE ZONED R-2

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE CITY OF BETTENDORF, IOWA.

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.

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 DEDICATED 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 REPLATTED.

LOT 25 CANNOT BE SOLD WITHOUT THE ADJOINING OUTLOTJ. MAINTENANCE OF OUTLOT J SHALL BE THE RESPONSIBILITY OF ITS OWNER.

OUTLOTS C, D & E ARE DESIGNATED AS A SANITARY SEWER, STORM SEWER, DRAINAGE, ACCESS AND STORM WATER DETENTION BASIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

OUTLOTS F, G, H & I ARE DESIGNATED AS STORM SEWER, DRAINAGE, ACCESS AND STORM WATER DETENTION BASIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

OUTLOTS B & C SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, THEIR PURPOSE IS GREENSPACE.

NO STRUCTURES ARE PERMITTED ON ANY OF THE OUTLOTS. EXCEPTION OUTLOT B & C ARE PERMITTED TO HAVE A SIGN.

OUTLOT A MAINTENANCE SHALL BE THE RESPONSIBILITY OF ITS OWNER. THE ACCESS EASEMENTS ON 25, 26 & OUTLOT J TO BE EXTINGUISHED UPON TRANSFER OF OUTLOT A TO AN ADJOINING LOT OWNER, ITS PURPOSE IS GREENSPACE.

IN THE EVENT THAT RIDGEHAVEN ROAD IS NOT EXTENDED NORTHERLY OF THIS ADDITION PRIOR TO HOUSE CONSTRUCTION ON LOTS 13 & 14, THE DRIVEWAYS ON THOSE LOTS SHALL BE CONSTRUCTED WITH 6 INCH THICK PORTLAND CEMENT CONCRETE AND THE CITY OF BETTENDORF VECHICLES SHALL BE ALLOWED THE USE OF THOSE DRIVEWAYS SPECIFICALLY FOR TURN-AROUND PURPOSES UNTIL RIDGEHAVEN ROAD IS EXTENDED. IN ADDITION LOTS 13 & 14 WILL HAVE TEMPORARY TURNAROUND CONSTRUCTED UNTIL SAID DRIVEWAYS ARE IN PLACE OR RIDGEHAVEN ROAD IS EXTENDED.

ON LOTS 3 THRU 8 THE EASTERLY LINE OF PROPOSED SANITARY SEWER EASEMENT IS ALSO EAST LINE OF DRAINAGE EASEMENT.

RETAINING WALL IS OWNED BY CITY & EASEMENT IS TO ALLOW MAINTENANCE OF WALL

EASEMENT LEGEND:

1. DRAINAGE EASEMENT
2. UTILITY EASEMENT
3. SANITARY SEWER & UTILITY EASEMENT
4. WATERMAIN & UTILITY EASEMENT
5. INGRESS & EGRESS EASEMENT
6. SANITARY SEWER EASEMENT
7. STORM SEWER EASEMENT

CITY OF BETTENDORF, IOWA

BY _____

ATTEST _____

DATE _____

PLAN & ZONE COMMISSION

BY _____

DATE _____

MIDAMERICAN ENERGY COMPANY

BY _____

DATE _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN ENERGY COMPANY

IOWA–AMERICAN WATER CO.

BY _____

DATE _____

MEDIACOM

BY _____

DATE _____

CENTURYLINK

BY _____

DATE _____

METRONET

BY _____

DATE _____

BEARINGS BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011) EPOCH 2010.00

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: DRAFT
Luke D. Miller

Date _____ Reg. No. 22228

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal:
THIS SHEET ONLY.

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

KLINGNER & ASSOCIATES, P.C.
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Davenport, Iowa
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Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

PRELIMINARY NOT FOR CONSTRUCTION

FINAL PLAT

PHEASANT CREEK ESTATES LLC
4215 EAST 60TH STREET
DAVENPORT, IA 52807

Non-Reduced Sheet Size: 24" x 36"
Full sized plans have been prepared using standard scales. Reduced size plans may not conform to standard scales.

DESIGNED	DRAWN JLR
FIELD	FIELD BOOK
CHECKED LDM	CHECK DATE

FINAL PLAT

PROJECT NO. 23-6093

4-29-2025

SHEET 1 OF 1