

INDEX LEGEND	
LOCATION	N 1/2 OF THE NE 1/4 AND TRACT 'A' ROTTINGHAUS ADDITION TO THE CITY OF EVANSDALE, ALL IN SECTION 9, T-88-N, R-12-W
REQUESTOR:	CITY OF EVANSDALE, IA
PROPRIETOR:	CITY OF EVANSDALE, IA
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 401 1ST STREET SE SUITE 201, CEDAR RAPIDS, IOWA (319)-362-3219

FINAL PLAT

EAGLES LANDING SUBDIVISION FIRST ADDITION CITY OF EVANSDALE

JULY 2021

FOR RECORDER USE ONLY

LEGAL DESCRIPTION (FROM WARRANTY DEED FILED IN INST #2021-007474):

AN OFFICIAL REPLAT OF ALL THAT PART OF RAY MAR PLACE IN BLACK HAWK COUNTY, IOWA, AS RECORDED IN PLAT BOOK G, PAGE 22, BLACK HAWK COUNTY RECORDER'S OFFICE LYING IN THE NORTH ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 88 NORTH, RANGE 12 WEST OF THE 5TH P.M. AND LYING SOUTHWESTERLY OF GILBERTVILLE ROAD EXCEPT THOSE PARTS OF SAID RAY MAR PLACE GRANTED TO THE STATE OF IOWA AS RECORDED IN 559 CLD 651 AND 543 LD 483 AND ALSO EXCEPTING THAT PART OF SAID RAY MAR PLACE GRANTED TO THE CITY OF EVANSDALE IN 551 LD 518.

AND

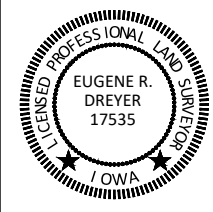
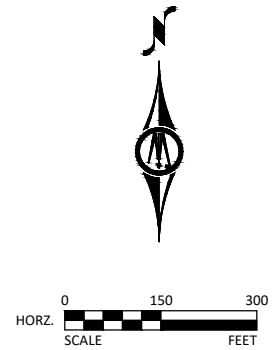
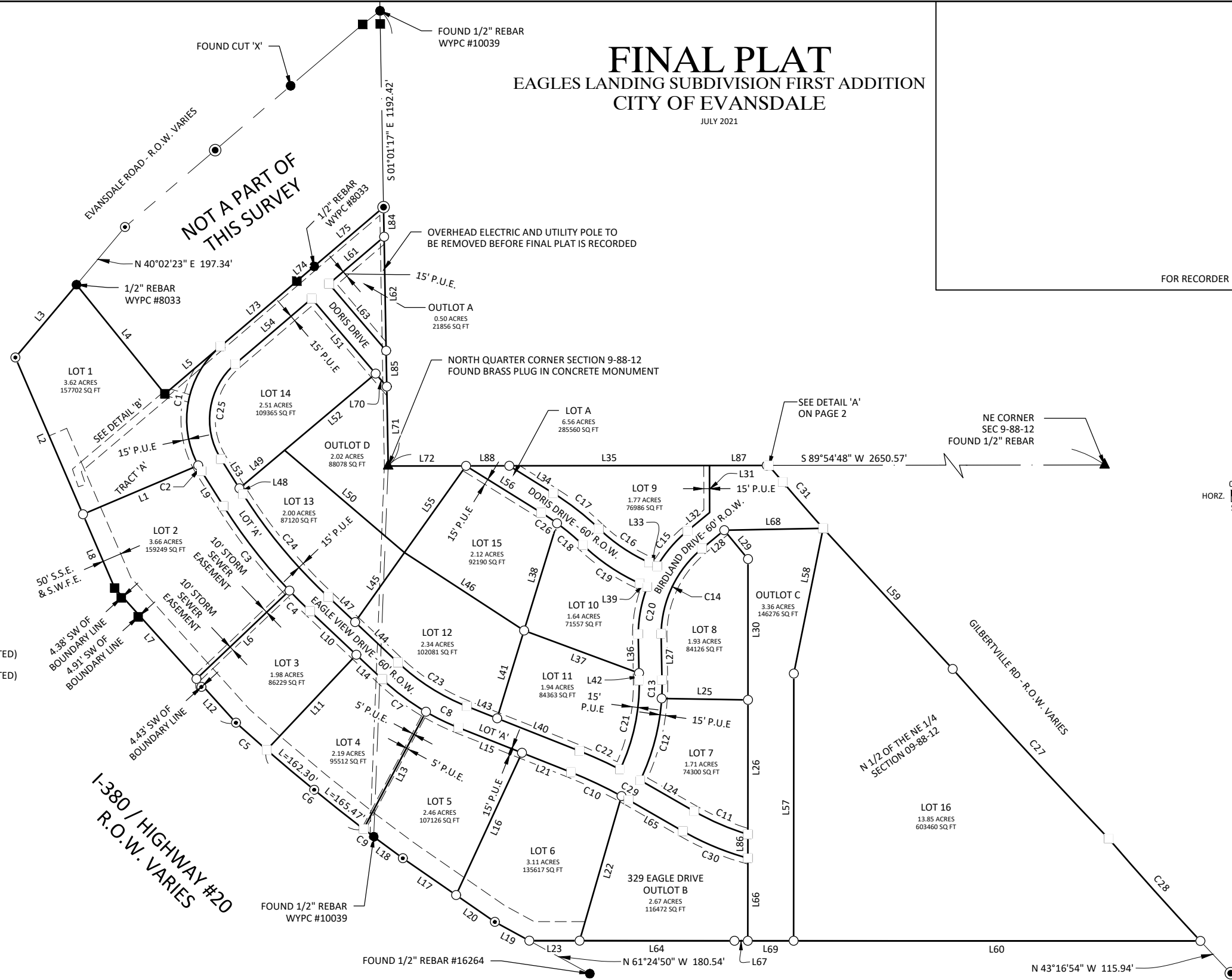
TRACT "A", ROTTINGHAUS ADDITION, EVANSDALE, BLACK HAWK COUNTY, IOWA.

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR
- ⊙ FOUND IDOT CAP
- ⦿ FOUND 1/2" REBAR
- SET 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
- SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER AS NOTED
- (R) RECORDED DIMENSION
- WYPC WITH YELLOW PLASTIC CAP
- S.S.E. STORM SEWER EASEMENT
- S.W.F.E. STORM WATER FLOWAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

NOTES:

1. LEGAL DESCRIPTION FROM INST #2020-000074.
2. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
3. BASIS OF BEARINGS IS IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.
4. LOT A, CONTAINING 5.98 ACRES, TO BE DEDICATED TO THE CITY OF EVANSDALE FOR RIGHT-OF-WAY PURPOSES.
5. OUTLOT A, CONTAINING 0.50 ACRES, TO BE RESERVED FOR FUTURE DEVELOPMENT.
6. OUTLOT B, CONTAINING 2.67 ACRES, TO BE RESERVED FOR STORM WATER DETENTION.
7. OUTLOT C, CONTAINING 3.72 ACRES, TO BE DEDICATED TO THE CITY OF EVANSDALE FOR DRAINAGE PURPOSES.
8. OUTLOT D, CONTAINING 2.02 ACRES, TO BE RESERVED FOR FUTURE DEVELOPMENT.
9. THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.



I hereby certify that this land surveying document was prepared by me and the related field 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

EUGENE R. DREYER L.S.
 REG. NO. 17535 DATE: 12/31/2022
 MY LICENSE RENEWAL DATE IS 12/31/2022
 PAGES OR SHEETS COVERED BY THIS SEAL:
 SHEETS 1 THROUGH 2



FINAL PLAT

EAGLES LANDING SUBDIVISION FIRST ADDITION TO THE CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA.

401 1ST STREET SE SUITE 201
 CEDAR RAPIDS, IOWA 52401
 319-362-3219

SHEET
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 OF
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FINAL PLAT

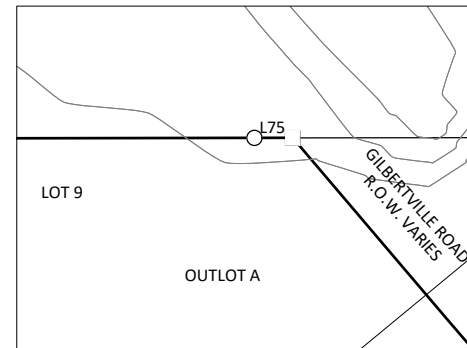
EAGLES LANDING SUBDIVISION FIRST ADDITION CITY OF EVANSDALE

JULY 2021

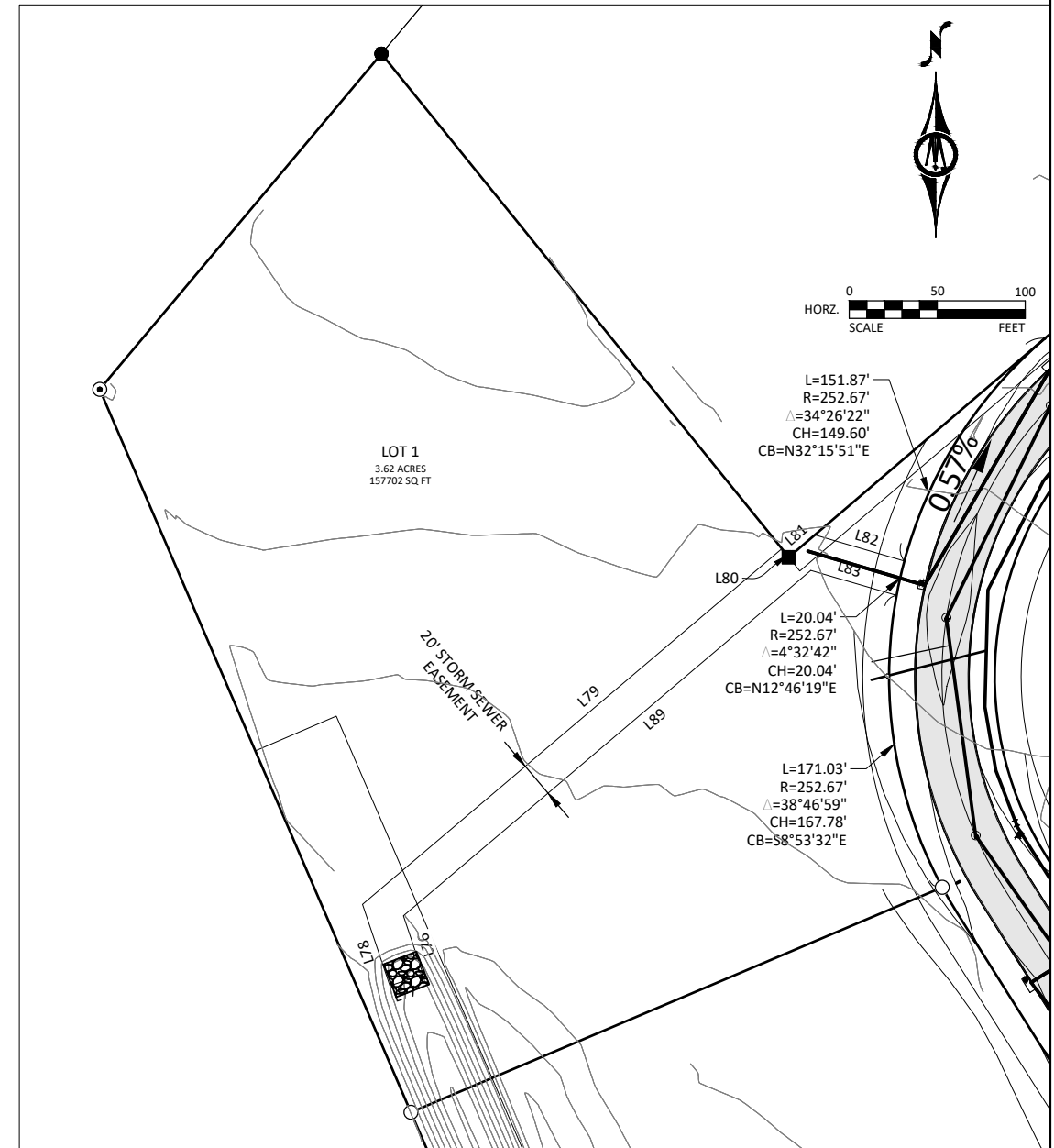
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	327.82'	S67°02'25"W	L24	163.14'	N60°10'05"W	L47	95.89'	N46°43'07"W	L70	44.89'	S40°26'25"E
L2	447.12'	N23°17'39"W	L25	226.16'	S89°04'47"E	L48	17.29'	N32°12'58"W	L71	207.95'	S1°01'26"E
L3	248.92'	N40°00'48"E	L26	352.21'	S0°01'38"W	L49	154.89'	N49°52'25"E	L72	203.72'	N89°54'48"E
L4	367.92'	S38°58'51"E	L27	121.43'	N1°07'46"W	L50	412.64'	S49°30'29"E	L73	263.21'	N49°29'03"E
L5	191.43'	N49°29'03"E	L28	75.27'	N50°26'11"E	L51	258.12'	S40°26'25"E	L74	59.67'	N49°29'14"E
L6	335.67'	S46°29'42"W	L29	97.90'	S39°33'49"E	L52	311.70'	S49°52'25"W	L75	238.86'	N49°31'41"E
L7	320.12'	N41°59'19"W	L30	368.91'	S0°01'38"W	L53	91.04'	N32°12'58"W	L76	35.24'	S18°34'15"E
L8	210.43'	N23°17'39"W	L31	123.34'	S0°05'12"E	L54	263.13'	N49°29'03"E	L77	20.00'	S71°25'45"W
L9	108.34'	S32°12'58"E	L32	75.27'	S50°26'11"W	L55	278.39'	N35°21'18"E	L78	48.80'	N18°34'15"W
L10	166.82'	S46°43'06"E	L33	23.49'	N65°40'29"W	L56	232.18'	S58°05'53"E	L79	312.38'	N49°42'42"E
L11	342.44'	S43°16'53"W	L34	136.11'	N58°05'53"W	L57	700.00'	N0°01'38"E	L80	6.22'	S40°30'57"E
L12	154.53'	N41°59'19"W	L35	524.63'	N89°54'48"E	L58	388.28'	N11°25'09"E	L81	19.39'	N49°29'03"E
L13	347.87'	S27°57'04"W	L36	102.25'	S1°07'46"E	L59	500.97'	S42°37'17"E	L82	52.93'	S73°43'08"E
L14	93.15'	S46°43'06"E	L37	320.89'	N69°40'03"W	L60	1065.04'	N89°58'26"W	L83	50.76'	S73°43'08"E
L15	179.06'	S68°20'58"E	L38	293.82'	N17°02'22"E	L61	189.64'	N49°29'03"E	L84	77.51'	S1°01'26"E
L16	410.74'	S24°50'34"W	L39	21.90'	S65°40'29"E	L62	298.67'	S1°01'26"E	L85	93.97'	S1°01'26"E
L17	169.67'	N55°18'18"W	L40	231.99'	N68°20'58"W	L63	230.49'	N40°26'25"W	L86	62.42'	N0°01'38"E
L18	94.58'	N53°34'38"W	L41	240.46'	N17°02'22"E	L64	405.53'	N89°58'26"W	L87	154.73'	N89°54'48"E
L19	102.87'	N61°24'50"W	L42	19.18'	S1°07'46"E	L65	164.14'	S60°10'05"E	L88	113.27'	N89°54'48"E
L20	123.41'	N55°18'18"W	L43	85.37'	N68°20'58"W	L66	216.46'	S0°01'38"W	L89	303.41'	S49°42'42"W
L21	138.30'	S68°20'58"E	L44	154.15'	N46°43'07"W	L67	35.07'	N89°58'26"W			
L22	394.52'	S16°09'24"W	L45	223.44'	N35°21'18"E	L68	259.13'	N88°52'44"E			
L23	131.72'	N89°58'26"W	L46	374.00'	S56°52'51"E	L69	120.00'	N89°58'26"W			

CURVE TABLE					CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING	CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	342.95'	252.67'	77.77	317.22'	S10° 36' 00"W	C17	151.14'	730.06'	11.86	150.87'	N52° 10' 03"W
C2	17.34'	252.67'	3.93	17.34'	S30° 15' 00"E	C18	89.07'	670.06'	7.62	89.01'	S50° 02' 42"E
C3	281.10'	1410.45'	11.42	280.64'	S37° 55' 32"E	C19	179.82'	530.05'	19.44	178.96'	S55° 57' 21"E
C4	75.90'	1410.45'	3.08	75.89'	S45° 10' 37"E	C20	126.72'	360.15'	20.16	126.07'	S10° 49' 56"W
C5	107.55'	5599.60'	1.10	107.54'	N48° 32' 05"W	C21	240.33'	520.04'	26.48	238.19'	S12° 06' 35"W
C6	327.78'	5599.60'	3.35	327.73'	N50° 45' 43"W	C22	116.56'	1230.10'	5.43	116.52'	N65° 38' 05"W
C7	143.01'	630.05'	13.01	142.71'	S53° 13' 16"E	C23	215.21'	570.05'	21.63	213.93'	N57° 32' 02"W
C8	94.85'	630.05'	8.63	94.76'	S64° 02' 12"E	C24	351.75'	1352.32'	14.90	350.76'	N39° 40' 21"W
C9	33.37'	5599.60'	0.34	33.37'	N52° 36' 34"W	C25	274.73'	192.67'	81.70	252.04'	N8° 38' 02"E
C10	146.22'	1170.10'	7.16	146.13'	S64° 46' 10"E	C26	49.64'	670.06'	4.24	49.63'	S55° 58' 32"E
C11	153.31'	670.06'	13.11	152.97'	N66° 43' 21"W	C27	603.51'	15282.50'	2.26	603.47'	S42° 36' 24"E
C12	222.82'	580.05'	22.01	221.45'	N14° 40' 04"E	C28	360.04'	9356.41'	2.20	360.01'	S41° 49' 28"E
C13	48.52'	580.05'	4.79	48.50'	N1° 16' 01"E	C29	20.86'	1170.10'	1.02	20.86'	S60° 40' 43"E
C14	255.20'	295.91'	49.41	247.37'	N25° 41' 40"E	C30	184.97'	730.06'	14.52	184.48'	S67° 25' 35"E
C15	122.36'	355.00'	19.75	121.76'	S40° 33' 44"W	C31	218.00'	10944.12'	1.14	218.00'	S40° 54' 24"E
C16	159.46'	470.04'	19.44	158.70'	N55° 57' 21"W						

DETAIL 'A'



DETAIL 'B' - STORM SEWER EASEMENT



STORM SEWER EASEMENT LINE TABLE		
LINE #	LENGTH	BEARING
L76	35.24'	S18°34'15"E
L77	20.00'	S71°25'45"W
L78	48.80'	N18°34'15"W
L79	312.38'	N49°42'42"E
L80	6.22'	S40°30'57"E
L81	19.39'	N49°29'03"E
L82	52.93'	S73°43'08"E
L83	50.76'	S73°43'08"E
L89	303.41'	S49°42'42"W

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