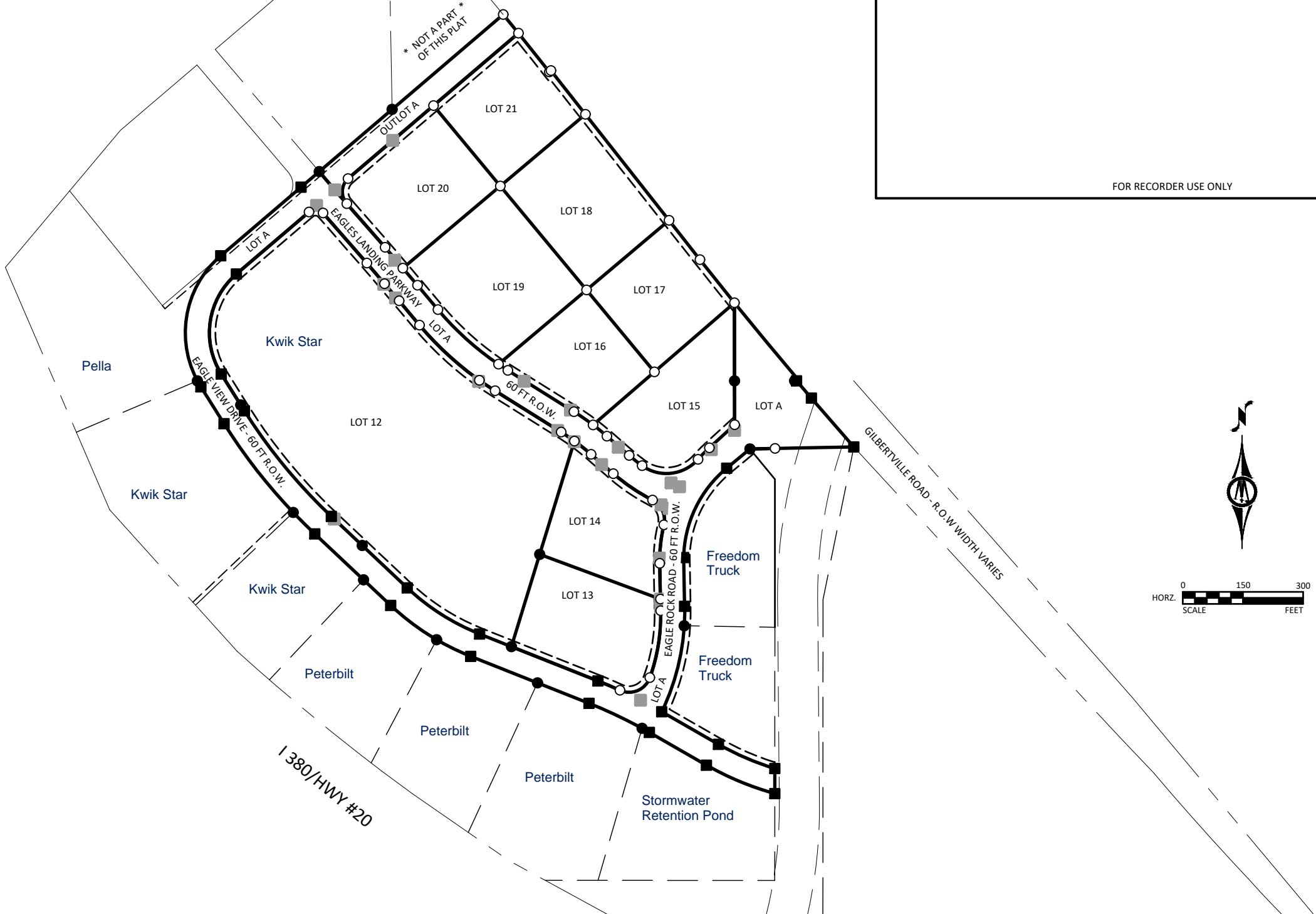


**** AMENDED FINAL PLAT ****
EAGLES LANDING SUBDIVISION, SECOND ADDITION, AN OFFICIAL REPLAT
CITY OF EVANSDALE

MAY 2025



FOR RECORDER USE ONLY

INDEX LEGEND	
LOCATION	PART OF EAGLES LANDING SUBDIVISION, FIRST ADDITION SECTION 9 AND SECTION 4, T-88-N, R-12-W X COUNTY, IOWA
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

- LEGEND:**
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP # 17535 (UNLESS OTHERWISE NOTED)
 - FOUND 5/8"x24" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
 - FOUND REBAR WITH YELLOW PLASTIC CAP #17535 FROM EAGLES LANDING SUBDIVISION, FIRST ADDITION TO BE REMOVED DURING CONSTRUCTION
 - ▲ FOUND SECTION CORNER AS NOTED
 - SET 1/2" REBAR WITH YELLOW PLASTIC CAP #17535 (UNLESS OTHERWISE NOTED)
 - (R) RECORDED DIMENSION
 - RPC RED PLASTIC CAP

****LEGAL DESCRIPTION:****

AN OFFICIAL REPLAT OF LOTS 9, 10, 11, 12, 13, 14, 15, OUTLOT 'A', OUTLOT 'D', LOT 'A' WHICH CONSISTS OF EAGLE ROAD FORMERLY KNOWN AS EAGLE VIEW DRIVE, EAGLES LANDING PARKWAY FORMERLY KNOWN AS DORIS DRIVE, AND FALCON ROAD FORMERLY KNOWN AS BIRDLAND ROAD, ALL IN EAGLES LANDING SUBDIVISION, FIRST ADDITION, CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA; AND ALSO;

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF IOWA HIGHWAY NO. 297 IN SECTION No. 4 TOWNSHIP No. 88 NORTH, RANGE No. 12 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BLACKHAWK COUNTY, IOWA; EXCEPT THAT PART LYING NORTHWESTERLY OF THE NORTHEASTERLY EXTENSION OF LOT A IN EAGLES LANDING SUBDIVISION, FIRST ADDITION, EVANSDALE, BLACK HAWK COUNTY, IOWA, AND ALSO EXCEPT LANDS CONVEYED TO THE CITY OF EVANSDALE IN BOOK 541, PAGE 245 AND BOOK 551, PAGE 511 RECORDED IN THE BLACKHAWK COUNTY RECORDERS OFFICE.

- NOTES:**
- THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
 - BASIS OF BEARINGS IS IOWA REGIONAL COORDINATE SYSTEM, ZONE 5, US SURVEY FOOT.
 - TO ENHANCE VISUAL CLARITY, NOT ALL LINES AND CURVES ARE SHOWN ON ONE PAGE. VIEW THE REMAINING SHEETS AND THE DETAILS.
 - LOT "A" IS TO BE DEDICATED TO THE CITY OF EVANSDALE FOR PUBLIC RIGHT-OF-WAY WHICH CONSISTS OF EAGLE ROAD FORMERLY KNOWN AS EAGLE VIEW DRIVE, EAGLES LANDING PARKWAY FORMERLY KNOWN AS DORIS DRIVE, AND FALCON ROAD FORMERLY KNOWN AS BIRDLAND ROAD ALONG WITH ANY UNDERLYING PUBLIC UTILITIES.
 - OUTLOT "A" IS TO BE RESERVED BY THE CITY OF EVANSDALE FOR UTILITY AND ACCESS PURPOSES.

	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 Professional Land Surveyor under the laws of the State of Iowa. <i>Eugene R. Dreyer</i> EUGENE R. DREYER LICENSE NUMBER 17535 DATE: 05/06/2025 MY LICENSE RENEWAL DATE IS 12/31/2026 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-5	FINAL PLAT EAGLES LANDING SUBDIVISION, SECOND ADDITION TO THE CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA		SHEET 1 OF 5
	BOLTON & MENK	401 FIRST STREET SE, SUITE 201 CEDAR RAPIDS, IA 52401 (319) 362-3219		

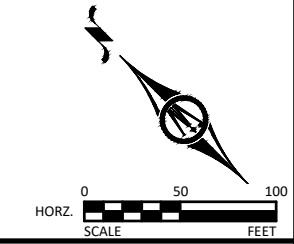
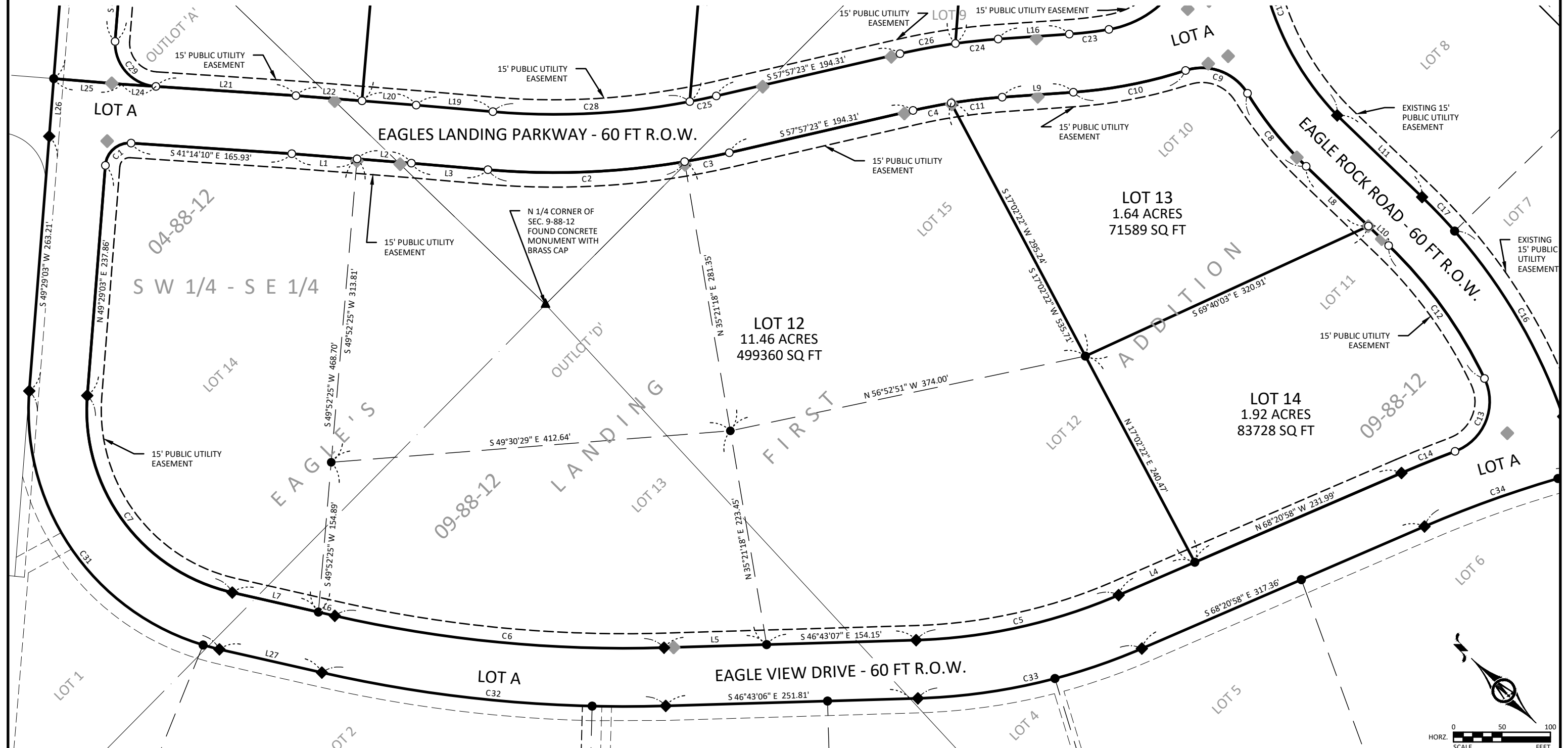
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FINAL PLAT

EAGLES LANDING SUBDIVISION, SECOND ADDITION, AN OFFICIAL REPLAT

CITY OF EVANSDALE

MAY 2025

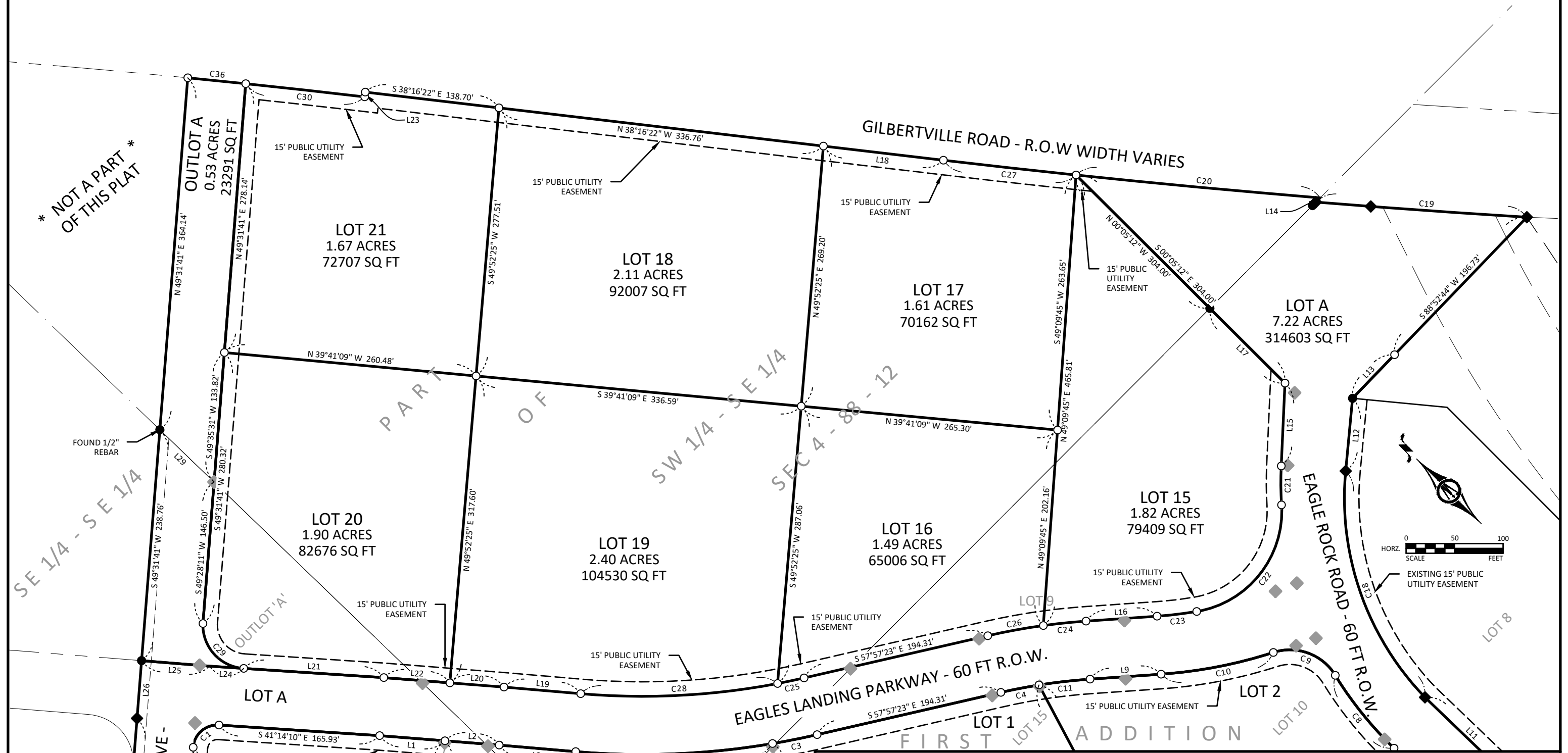


FINAL PLAT	
EAGLES LANDING SUBDIVISION, SECOND ADDITION TO THE CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA	
BOLTON & MENK	401 FIRST STREET SE, SUITE 201 CEDAR RAPIDS, IA 52401 (319) 362-3219
SHEET 2 OF 5	

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FINAL PLAT

EAGLES LANDING SUBDIVISION, SECOND ADDITION, AN OFFICIAL REPLAT
CITY OF EVANSDALE
MAY 2025



* NOT A PART *
OF THIS PLAT

SE 1/4 - S E 1/4

PARTS OF
SW 1/4 - S E 1/4

SEC 4 - 88 - 12

EAGLE VIEW DRIVE -
60 FT R.O.W.

EAGLES LANDING PARKWAY - 60 FT R.O.W.

EAGLE ROCK ROAD - 60 FT R.O.W.

FINAL PLAT
EAGLES LANDING SUBDIVISION, SECOND ADDITION TO THE CITY OF EVANSDALE, BLACK HAWK COUNTY, IOWA



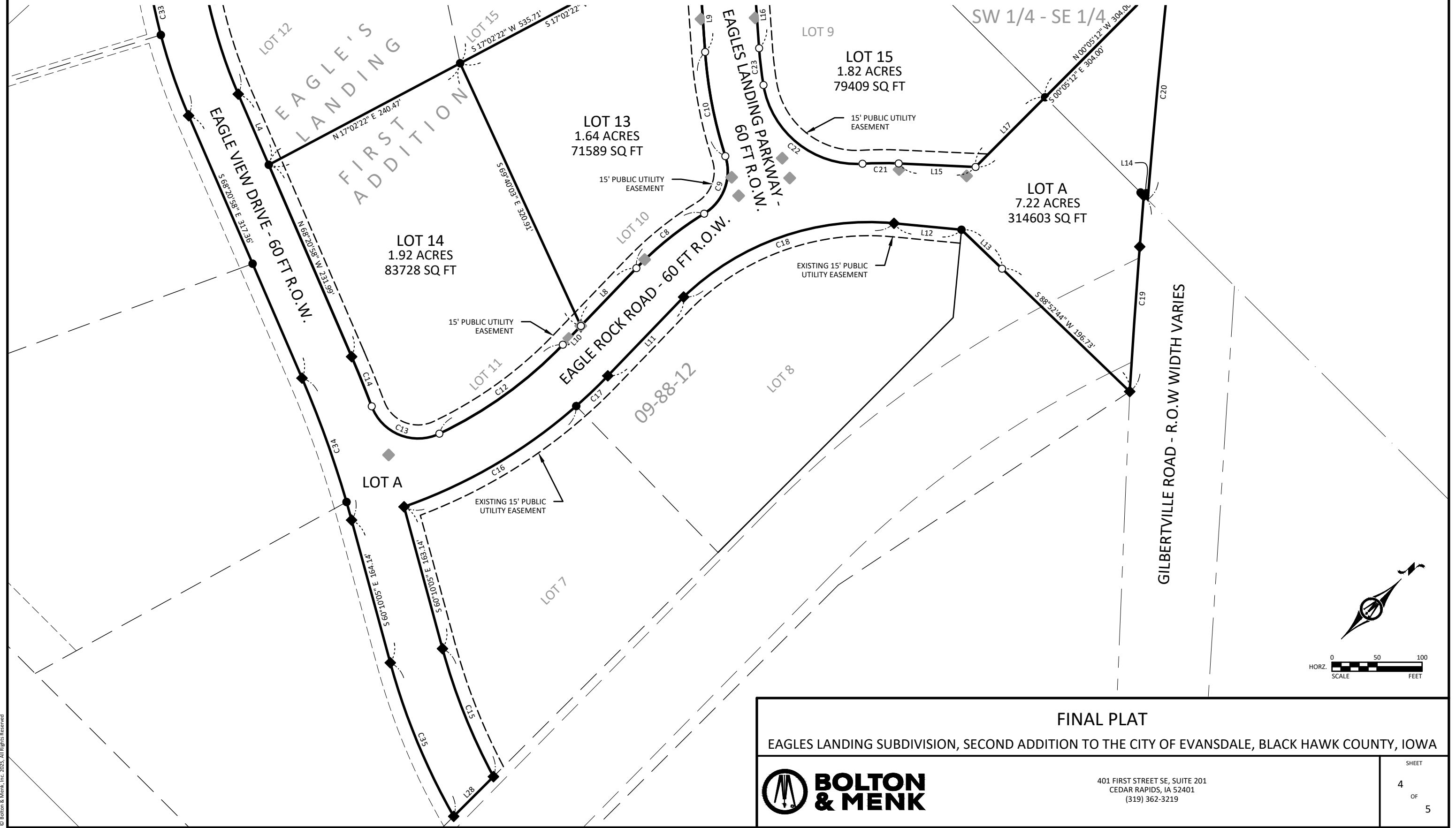
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SHEET
3
OF
5

FINAL PLAT

EAGLES LANDING SUBDIVISION, SECOND ADDITION, AN OFFICIAL REPLAT
CITY OF EVANSDALE

MAY 2025



FINAL PLAT

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



401 FIRST STREET SE, SUITE 201
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SHEET
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OF
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FINAL PLAT

EAGLES LANDING SUBDIVISION, SECOND ADDITION, AN OFFICIAL REPLAT
CITY OF EVANSDALE

MAY 2025

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	38.96'	25.00'	89°16'48"	35.13'	S85° 52' 33"E
C2	203.51'	803.40'	14°30'48"	202.96'	S47° 20' 59"E
C3	46.97'	803.40'	3°21'00"	46.97'	S56° 16' 53"E
C4	40.01'	593.54'	3°51'46"	40.01'	S56° 01' 30"E
C5	215.21'	570.05'	21°37'51"	213.94'	S57° 32' 02"E
C6	341.82'	1350.45'	14°30'09"	340.91'	S39° 28' 02"E
C7	274.73'	192.67'	81°42'01"	252.04'	N8° 38' 02"E
C8	96.81'	380.00'	14°35'48"	96.55'	N6° 10' 09"E
C9	73.35'	55.03'	76°22'18"	68.04'	N24° 44' 37"W
C10	118.09'	484.12'	13°58'33"	117.80'	N55° 58' 01"W
C11	52.98'	593.54'	5°06'53"	52.97'	N51° 32' 11"W
C12	169.80'	470.00'	20°41'57"	168.87'	S9° 13' 13"W
C13	91.05'	55.00'	94°51'00"	81.00'	S66° 59' 41"W
C14	59.45'	1230.10'	2°46'08"	59.44'	N66° 57' 54"W
C15	153.31'	670.06'	13°06'33"	152.97'	S66° 43' 21"E
C16	222.82'	580.05'	22°00'35"	221.45'	S14° 40' 04"W
C17	48.52'	580.05'	4°47'32"	48.50'	S1° 16' 01"W
C18	255.20'	295.91'	49°24'48"	247.37'	S25° 41' 40"W
C19	218.00'	10944.12'	1°08'29"	218.00'	S40° 54' 24"E
C20	252.62'	10939.17'	1°19'23"	252.62'	S39° 39' 18"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C21	40.19'	380.00'	6°03'34"	40.17'	S44° 33' 39"W
C22	154.07'	105.00'	84°04'19"	140.62'	S83° 34' 01"W
C23	40.86'	424.12'	5°31'13"	40.85'	N51° 44' 21"W
C24	44.24'	653.54'	3°52'42"	44.23'	N50° 55' 06"W
C25	27.93'	743.40'	2°09'08"	27.92'	S56° 52' 49"E
C26	58.16'	653.54'	5°05'56"	58.14'	S55° 24' 25"E
C27	137.50'	10939.17'	0°43'13"	137.50'	S38° 38' 00"E
C28	203.85'	743.40'	15°42'39"	203.21'	N47° 56' 55"W
C29	69.08'	45.00'	87°57'13"	62.49'	S2° 44' 27"W
C30	123.39'	10136.08'	0°41'51"	123.39'	S38° 40' 12"E
C31	360.29'	252.67'	81°42'01"	330.53'	S8° 38' 02"W
C32	357.00'	1410.45'	14°30'08"	356.05'	S39° 28' 02"E
C33	237.87'	630.05'	21°37'52"	236.46'	S57° 32' 02"E
C34	167.08'	1170.10'	8°10'53"	166.94'	S64° 15' 31"E
C35	184.97'	730.06'	14°31'00"	184.48'	S67° 25' 35"E
C36	60.02'	10136.08'	0°20'21"	60.02'	S39° 11' 18"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S40°28'47"E	67.53'
L2	S40°28'47"E	56.11'
L3	S40°05'35"E	79.12'
L4	S68°20'58"E	85.37'
L5	S46°43'07"E	105.82'
L6	S32°12'58"E	17.29'
L7	N32°12'58"W	91.04'
L8	N1°07'46"W	88.91'
L9	N48°58'44"W	73.50'
L10	S1°07'46"E	28.92'
L11	S1°07'46"E	121.43'
L12	S50°26'11"W	75.27'
L13	S88°52'44"W	62.40'
L14	S89°54'48"W	6.18'
L15	S47°35'26"W	85.47'
L16	N48°58'44"W	73.50'
L17	N0°05'12"W	109.27'
L18	S38°16'22"E	124.64'
L19	N40°05'35"W	79.32'
L20	N40°28'47"W	55.94'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S41°14'10"E	144.70'
L22	S40°28'47"E	68.30'
L23	N51°43'38"E	5.00'
L24	N41°14'10"W	35.33'
L25	N40°21'00"W	70.22'
L26	S49°29'14"W	59.67'
L27	S32°12'58"E	108.34'
L28	N0°01'38"E	62.42'
L29	N1°01'48"W	77.69'

RETRACEMENT PLAT

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



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SHEET

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