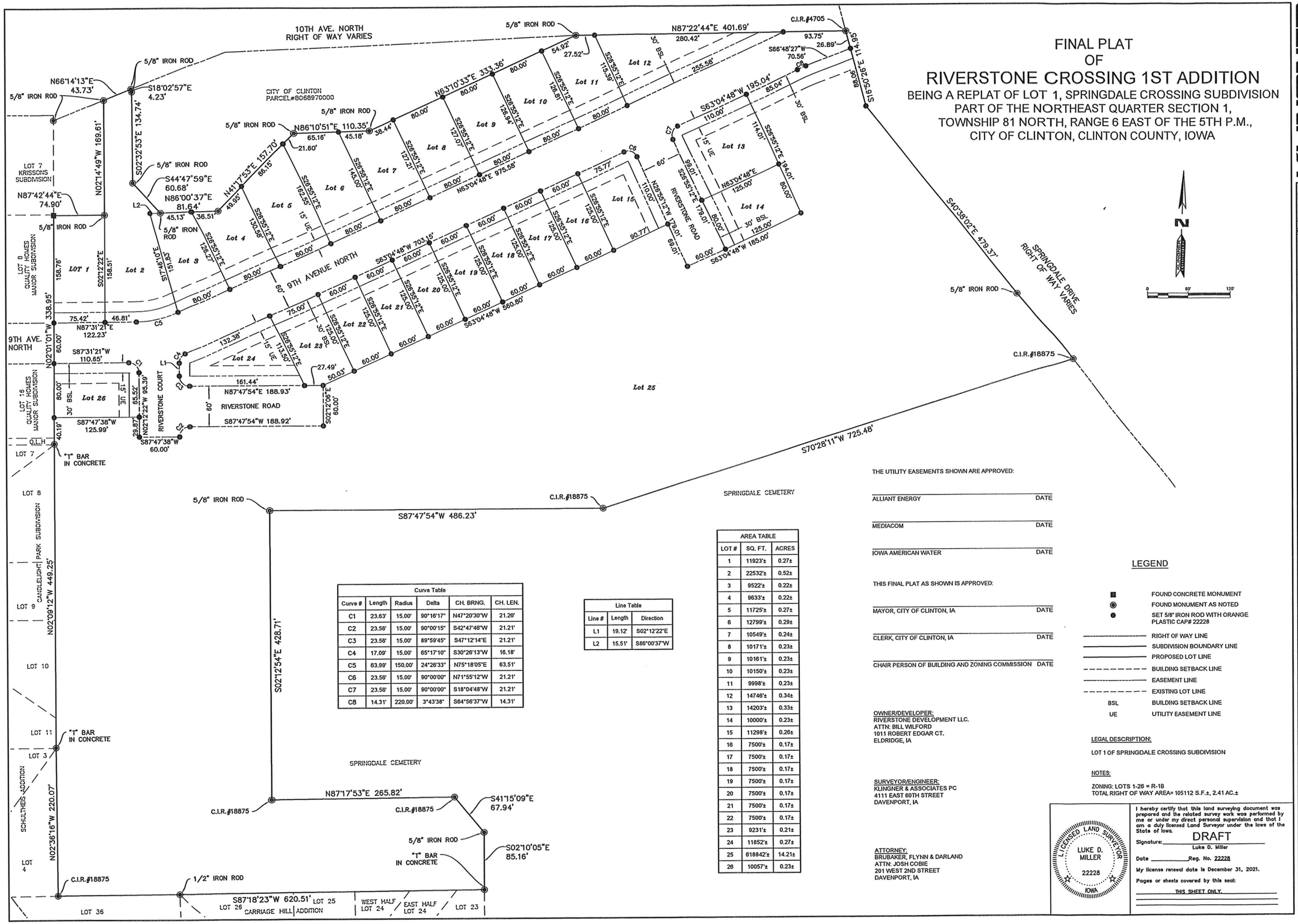
FINAL PLAT OF RIVERSTONE CROSSING 1ST ADDITION

BEING A REPLAT OF LOT 1, SPRINGDALE CROSSING SUBDIVISION
PART OF THE NORTHEAST QUARTER SECTION 1,
TOWNSHIP 81 NORTH, RANGE 6 EAST OF THE 5TH P.M.,
CITY OF CLINTON, CLINTON COUNTY, IOWA



Curve Table					
Curve #	Length	Radius	Delta	CH. BRNG.	CH. LEN.
C1	23.63'	15.00'	90°16'17"	N47°20'30"W	21.26'
C2	23.56'	15.00'	90°00'15"	S42°47'46"W	21.21'
C3	23.56'	15.00'	89°59'45"	S47°12'14"E	21.21'
C4	17.09'	15.00'	65°17'10"	S30°26'13"W	16.18'
C5	63.99'	150.00'	24°26'33"	N75°18'05"E	63.51'
C6	23.56'	15.00'	90°00'00"	N71°55'12"W	21.21'
C7	23.56'	15.00'	90°00'00"	S18°04'48"W	21.21'
C8	14.31'	220.00'	3°43'38"	S64°56'37"W	14.31'

Line Table		
Line #	Length	Direction
L1	19.12'	S02°12'22"E
L2	15.51'	S86°00'37"W

AREA TABLE		
LOT #	SQ. FT.	ACRES
1	11923'±	0.27±
2	22532'±	0.52±
3	9522'±	0.22±
4	9633'±	0.22±
5	11725'±	0.27±
6	12799'±	0.29±
7	10549'±	0.24±
8	10171'±	0.23±
9	10161'±	0.23±
10	10150'±	0.23±
11	9998'±	0.23±
12	14746'±	0.34±
13	14203'±	0.33±
14	10000'±	0.23±
15	11298'±	0.26±
16	7500'±	0.17±
17	7500'±	0.17±
18	7500'±	0.17±
19	7500'±	0.17±
20	7500'±	0.17±
21	7500'±	0.17±
22	7500'±	0.17±
23	9231'±	0.21±
24	11852'±	0.27±
25	618842'±	14.21±
26	10057'±	0.23±

THE UTILITY EASEMENTS SHOWN ARE APPROVED:

ALLIANT ENERGY _____ DATE

MEDIACOM _____ DATE

IOWA AMERICAN WATER _____ DATE

THIS FINAL PLAT AS SHOWN IS APPROVED:

MAYOR, CITY OF CLINTON, IA _____ DATE

CLERK, CITY OF CLINTON, IA _____ DATE

CHAIR PERSON OF BUILDING AND ZONING COMMISSION _____ DATE

OWNER/DEVELOPER:
RIVERSTONE DEVELOPMENT LLC.
ATTN: BILL WILFORD
1011 ROBERT EDGAR CT.
ELDRIDGE, IA

SURVEYOR/ENGINEER:
KLINGNER & ASSOCIATES PC
4111 EAST 60TH STREET
DAVENPORT, IA

ATTORNEY:
BRUBAKER, FLYNN & DARLAND
ATTN: JOSH COBIE
201 WEST 2ND STREET
DAVENPORT, IA

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND MONUMENT AS NOTED
- SET 5/8" IRON ROD WITH ORANGE PLASTIC CAP# 22228
- RIGHT OF WAY LINE
- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINE
- BSL — BUILDING SETBACK LINE
- UE — UTILITY EASEMENT LINE

LEGAL DESCRIPTION:

LOT 1 OF SPRINGDALE CROSSING SUBDIVISION

NOTES:

ZONING: LOTS 1-26 = R-1B
TOTAL RIGHT OF WAY AREA= 105112 S.F.±, 2.41 AC.±

LICENSED LAND SURVEYOR
LUKE D. MILLER
22228
IOWA

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, 2021.

Pages or sheets covered by this seal:

THIS SHEET ONLY.

KLINGNER & ASSOCIATES, P.C.
Engineers • Architects • Surveyors
www.klingner.com
Davenport, Iowa
4111 East 60th St
563.359.1348
Quincy, IL Galesburg, IL Burlington, IA
Pella, IA Hannibal, MO Columbia, MO

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REVISION HISTORY

MARK	DESCRIPTION	DATE	APPR

NOT TO BE RECORDED

FINAL PLAT
RIVERSTONE CROSSING 1ST ADDITION

RIVERSTONE DEVELOPMENT LLC.
ELDRIDGE, IOWA

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. 20-6012

6/11/2020

SHEET 1