



PLANNING & ZONING MEETING

Lower Level Council Chambers
Monday, April 08, 2024
6:30 PM

AGENDA

ROLL CALL

AGENDA ITEMS

1. Approve Minutes of the December 11, 2023 Meeting
2. Approve Plat of Survey of Lot 1 in the Southeast Quarter of the Southeast Quarter in Section 14, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Dave Demmer, Jr.
3. Approve Plat of Survey of Lot 1 in the Northeast Quarter of the Northwest Quarter of Section 21, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by David Recker
4. Petition to Rezone Property from A-1 Agricultural to R-1 Residential. Request from Lake View Estates LLC
5. Approve Preliminary Plat of Castle Hill Plat 4 Dyersville, Dubuque County, Iowa. Plat submitted by Hageman Homes LLC.
6. Approve Final Plat of Castle Hill Plat 4, City of Dyersville, Dubuque County, Iowa. Plat submitted by Hageman Homes.

ADJOURNMENT



PLANNING & ZONING
Lower Level Council Chambers
Monday, December 11, 2023
6:30 PM

MINUTES

ROLL CALL

PRESENT: Chairperson Roger Gibbs, Vice-Chairperson Tim Nefzger, Matt Tauke, Bec Willenborg

ABSENT: Ryan Cahill, Joe Petsche

AGENDA ITEMS

1. Approve Minutes of the November 13, 2023 Meeting

There were no comments or questions.

Motion to approve minutes of the November 13, 2023 meeting made by Bec Willenborg. Seconded by Tim Nefzger.

Voting Yea: Roger Gibbs, Tim Nefzger, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

2. Approve Plat of Survey of Parcel 2023-103 Part of Lot 3 of the R.L. Steger Addition in Delaware County, Iowa. Plat submitted by Mike Meyer.

Mike Meyer was present and stated he was acquiring approximately 1 acre of land from the R.L. Steger property. Meyer stated he currently owns parcels W and H and is adding 20 feet to the north and about 115 feet to the east. The land will still be farmed, and he may seed it for grass area in the future.

Chairperson Gibbs asked City Administrator Mick Michel if the city had any issues. Michel stated the city had no issues since the incorporated area for lots W & H is for green space.

There were no further comments or questions.

Motion to approve Plat of Survey of Parcel 2023-103 Part of Lot 3 of the R.L. Steger Addition in Delaware County, Iowa made by Matt Tauke. Seconded by Bec Willenborg.

Voting Yea: Roger Gibbs, Tim Nefzger, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

3. Approve Plat of Survey of Parcel 2023-104 Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa. Plat submitted by Linda Hansel.

Linda Hansel was present and stated they would like to purchase an acre lot to the north of their current property to avoid anyone building next to them. The land would continue to be farmed, and they do not plan on building a home on that lot.

Chairperson Gibbs asked City Administrator Mick Michel if they could build on the new lot if they wanted to. Michel stated that if they wanted to build, they would need to follow the permitting process for the city. At that time, the Land Use and Comp Plan would regulate the possibility of building.

Gibbs asked Michel if the city had any issues with the plat. Michel stated since the extra lot is for green space there were no issues. Michel felt the owners were trustworthy and therefore there was no need for any covenants or other agreements needed.

There were no further comments or questions.

Motion to approve Plat of Survey of Parcel 2023-104 Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa made by Tim Nefzger. Seconded by Bec Willenborg.

Voting Yea: Roger Gibbs, Tim Nefzger, Matt Tauke, Bec Willenborg

Motion carried.

ADJOURNMENT

Meeting adjourned at 6:37 p.m. on a motion made by Bec Willenborg. Seconded by Matt Tauke.



Lori A. Pantan, recording Secretary

RECORDER'S INDEX

LOCATION: LOT 1 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: DAVE DEMMER JR.

PROPRIETOR: DAVID R. DEMMER AND ELIZABETH V. DEMMER

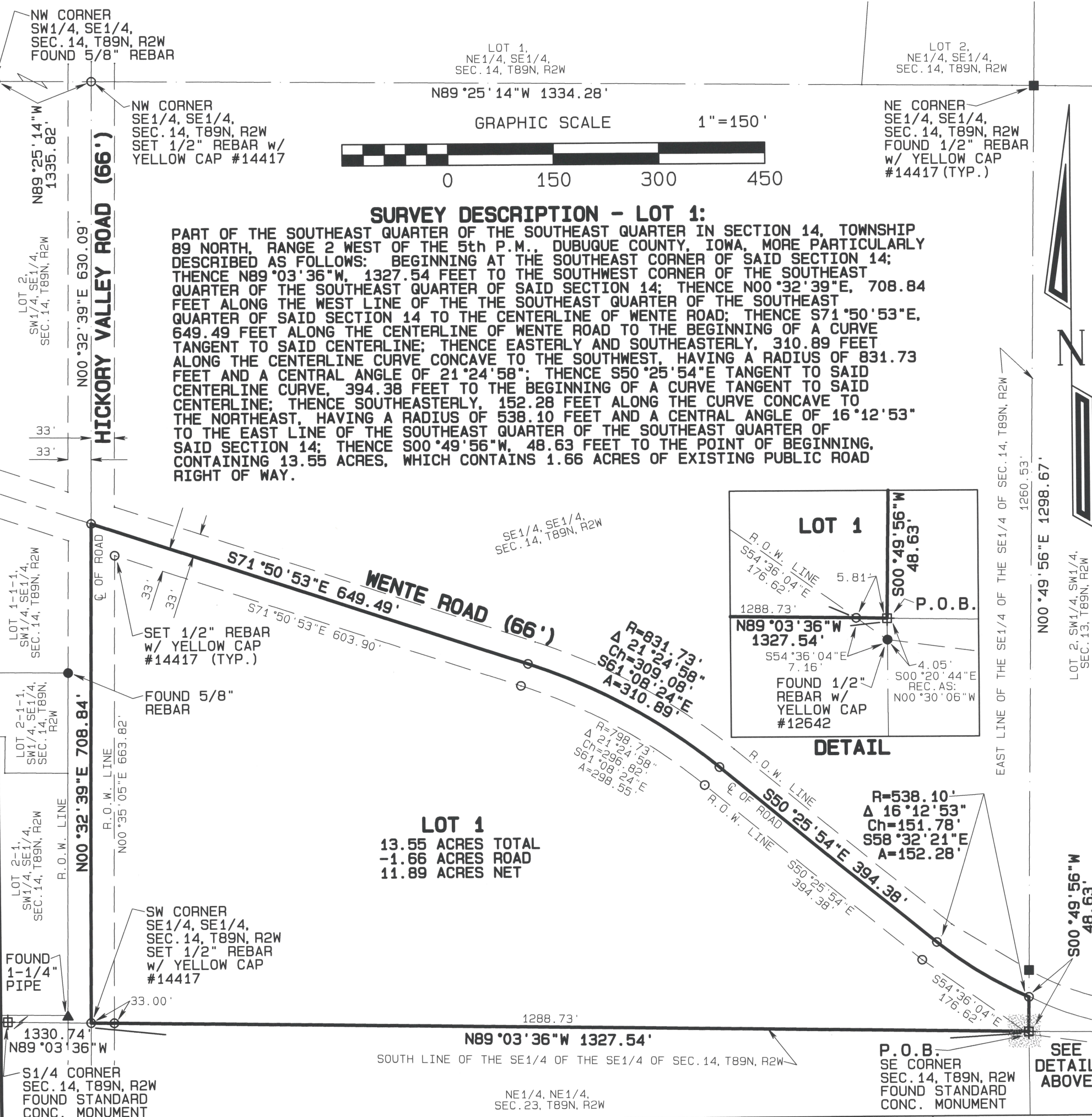
SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

PLAT OF SURVEY

LOT 1 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SECTION 14, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



TOTAL AREA 13.55 ACRES TOTAL -1.66 ACRES ROAD 11.89 ACRES NET	LICENSED LAND SURVEYOR DAVID P. SCHNEIDER P14417 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. David P. Schneider P.L.S. P14417 Date: 3/14/2024 My license renewal date is December 31, 2025. Pages or sheets covered by this seal: THIS SHEET ONLY	SCHNEIDER Land Surveying & Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net Project: 2869p Survey Date: 3/14/2024 Sheet: 1 of 4
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From: [Dave Schneider](#)
To: [Dave Demmer](#); [Mick Michel](#); [Lori Panton](#); [Tricia Maiers](#); [Tammy Henry](#); [Russell Weber](#); [Jeff Miller](#); [Jill Kloppenburg](#); [Molly Walkner](#); [Amy Schmerbach](#); [Lindsey Schreiber](#)
Subject: Plat of Survey of Lot 1 in the SE 1/4, SE1/4, Sec. 14, T89N, R2W of the 5th P.M., Dubuque County
Date: Thursday, March 14, 2024 6:43:45 PM
Attachments: [Dave Demmer-Plat of Lot 1 in SE,SE, Sec.14.pdf](#)

**** This Message originated from outside [External Email] Be Very Aware Links and Attachments.****

Hi Everyone,

Please review the attached Plat of Survey of Lot 1 in the SE 1/4, SE1/4, Sec.14, T89N, R2W of the 5th P.M., Dubuque County, Iowa.

We are asking the City of Dyersville to please add this plat to their next scheduled meetings for the plat process, unless the City wants to waive their right to review? Any chance of the meetings done before April 15, 2024? This is a Plat of Survey and does not need to go through any County meetings.

We were asked to separate the Southeast Quarter of the Southeast Quarter in Section 14 along the centerline of Wentz Road so David Demmer Sr. can sell the parcel on the south side of the road (Lot 1) to his son David Demmer Jr.

Please call or email with any questions.

I have David Demmer Jr. included in this email if anyone has questions for him.

Thank you for your time and help.

Take care.

Sincerely,

Rose

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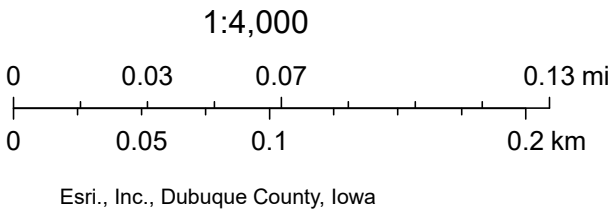
David P. Schneider PLS, PLA
Schneider Land Surveying & Planning, Inc.
P.O. Box 128
906 – 1st St. N
Farley, Iowa 52046

Office- 563-744-3631
Cell- 563-599-4790
Email: daves@yousq.net



3/21/2024, 9:20:58 AM

☐ Tax Parcels



RECORDER'S INDEX

LOCATION: LOT 1 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: DAVID JOHN RECKER

PROPRIETOR: DAVID JOHN RECKER AND ELLEN M. RECKER

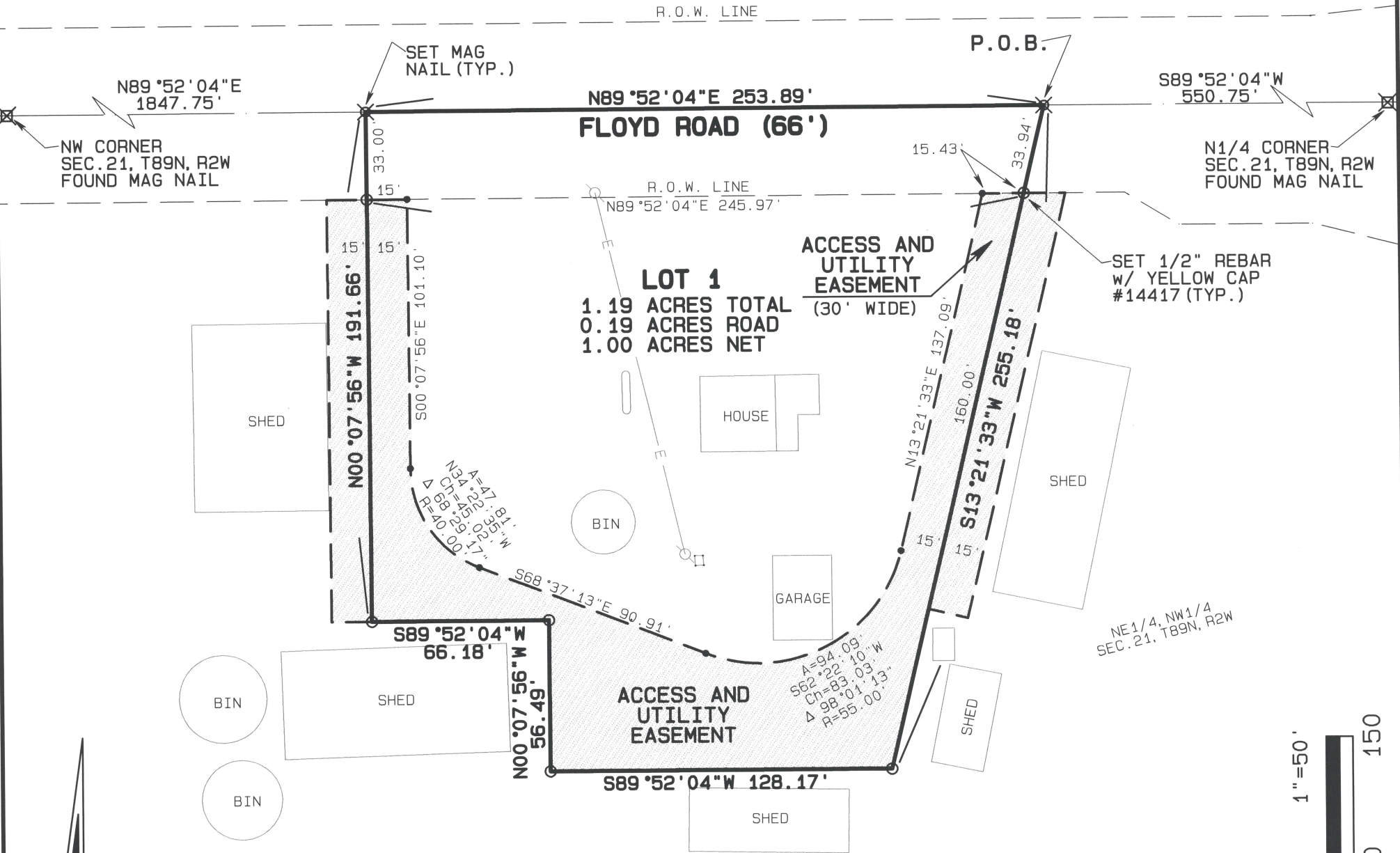
SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

PLAT OF SURVEY

LOT 1 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



SURVEY DESCRIPTION - LOT 1:

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE S89°52'04"W, 550.75 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO THE POINT OF BEGINNING; THENCE S13°21'33"W, 255.18 FEET; THENCE S89°52'04"W, 128.17 FEET; THENCE N00°07'56"W, 56.49 FEET; THENCE S89°52'04"W, 66.18 FEET; THENCE N00°07'56"W, 191.66 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE N89°52'04"E, 253.89 FEET TO THE POINT OF BEGINNING, CONTAINING 1.19 ACRES, WHICH INCLUDES 0.19 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

PLAT OF SURVEY



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.

David P. Schneider P.L.S. P14417 Date: 3/27/2024
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2870
Survey Date: 3/27/2024
Sheet: 1 of 4

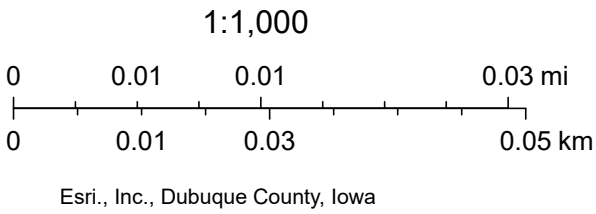
Item 3

024



3/27/2024, 3:57:32 PM

☐ Tax Parcels



For Office Use Only

Date Filed _____
Fee \$ _____
Receipt # _____
Case # _____
Task # _____

ZONING APPLICATION

- ☒ Zone amendment from A-1 to R-1 ☐ Text Amendment
☐ Planning Unit Development ☐ Site Plan Review ☐ Sign Permit
☐ Comprehensive Plan Amendment

563.599.6415

Property Owner Lake View Estates, LLC 2104 332nd Ave Dyersville
Name Address Zip Phone #

Applicant Same
Name Address Zip Phone #

Representative Bill Hermesen 2104 332nd Ave 52040
Firm Name Address Zip Phone #

Contact Same
Name Address Zip Phone #

B.J. Hermesen BJE@hotmail.com
E-Mail Address

General Location/Address Southwest of Tegeler Pond

Legal Description Exhibit A

Currently Zoned: A-1

Proposed Use Type Residential Existing Use mining
(Section 165.05.14 Use Matrix)

Description of the Proposed Use(s) Single family Residential

Site Summary Information

a. Total Site Area	_____ Sq. Ft.	g. Total Paved Area	_____ Sq. Ft.
b. Building Coverage	_____ Sq. Ft.	h. Number of Parking Stalls	
c. Maximum Building Height	_____ Ft.	i. Number of Handicapped Stalls	
d. Number of Residential Units	_____	j. Parking Lot Area	_____ Sq. Ft.
e. Non-Residential Use Area	_____ Sq. Ft.	k. Interior Parking Lot Landscaping	_____ Sq. Ft.
f. Accessory Use Area	_____ Sq. Ft.	l. Sign Permit – Sign Area	_____ Sq. Ft.

If you have any questions about this application, please contact the City at 563-875-7724.

[Signature]
Owner's Signature

[Signature]
Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

3.25.2024
Date Submitted

Bill Hermesen
Print or Type Name of Applicant

ZONING APPLICATION

The procedures for all zoning applications are listed in the Dyersville Code of Ordinances, Chapter 165. The application review procedure will not begin until a complete application is submitted to the City, according to Chapter 165 of the Dyersville Code of Ordinances. **Incomplete Applications Cannot Be Processed. Call the City at 563-875-7724 for meeting dates and deadlines.**

Site Layout

Use this checklist to provide a general site plan, drawn to scale with dimensions, as a part of all zoning applications required for site plan review, planned unit developments, and sign permits. The site plan is required to show the following, however, the City may waive items for inclusion after a pre-application meeting:

- _____ The date, scale, north point, title, name of owner and name of the person preparing the plan.
- _____ The location and dimensions of boundary lines, easements, and setbacks of all existing and proposed buildings and parking areas from the boundary lines.
- _____ The location, size, height, and use of proposed and existing structures on the site.
- _____ The location of major site features, including drainage systems with existing and proposed contour lines to display proposed grading, but in no case greater than at 5-foot intervals, and 2-foot intervals for PUD applications.
- _____ The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
- _____ Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing, and lighting schemes.
- _____ For a sign permit include the location of the sign, schematic design, dimensions, and total sign area.
- _____ Any other information that may be required for review by the Administrator, or his/her designee, such as stormwater management plans, utility plans, landscaping plans, architectural elevations, and off-site improvements.

Site Plan and Planned Unit Development Applications

Please submit additional pages describing the proposed uses and site design. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, use of landscaping/buffering when applied, a development schedule, and any other information showing compatibility between the proposed development, surrounding land uses (existing or planned), and the natural environment.

Application Checklist

- ☐ Completed and Signed Application Form
- ☐ Filing Fee (Check with the City Administrative Office)
- ☐ Dimensioned and Labeled Site Layout
- ☐ Supplemental Narrative Material

ZONING APPLICATION

Planning & Zoning Meeting: _____ Approved ____ Denied ____ Tabled ____

Chairperson Signature

City Council Date: _____ Approved ____ Denied ____ Tabled ____

Resolution # _____

Task # _____

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Certain real property situated in the City of Dyersville, County of Dubuque, State of Iowa more particularly described as follows:

As Comprised of Parcel 2016-02, A Part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 36, T89N, R3W, of the 5th P.M. in the City of Dyersville, Delaware County, Iowa.

EXHIBIT B
MAP OF THE PROPERTY

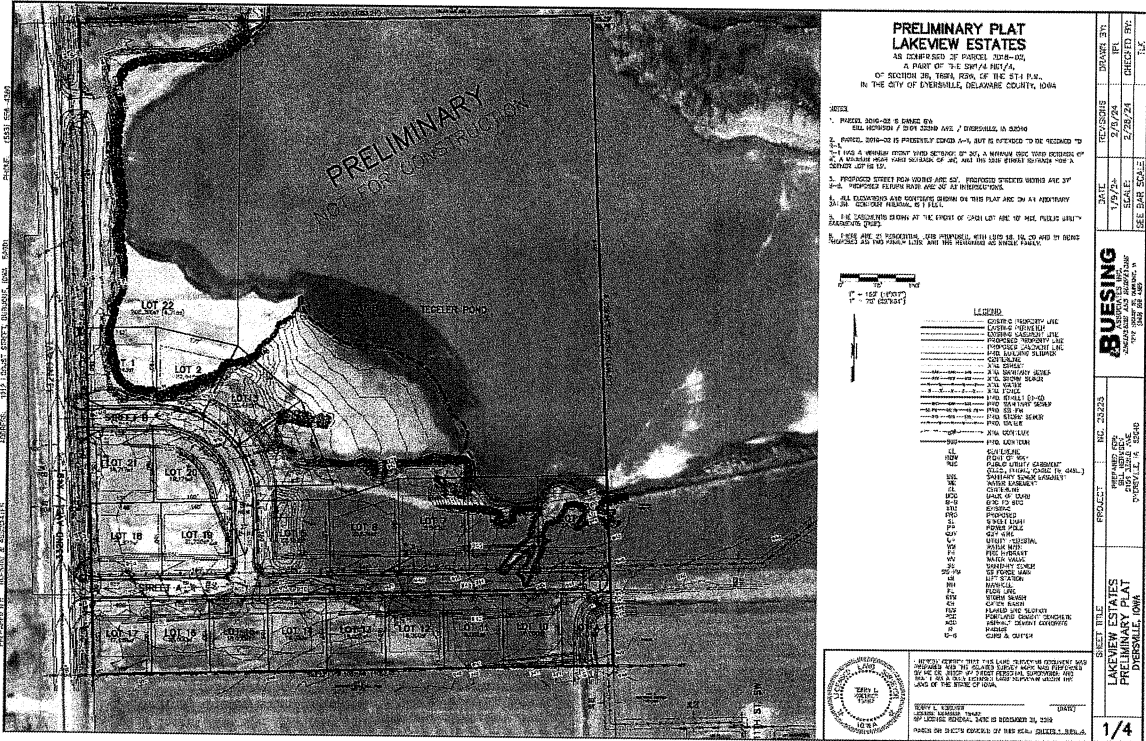
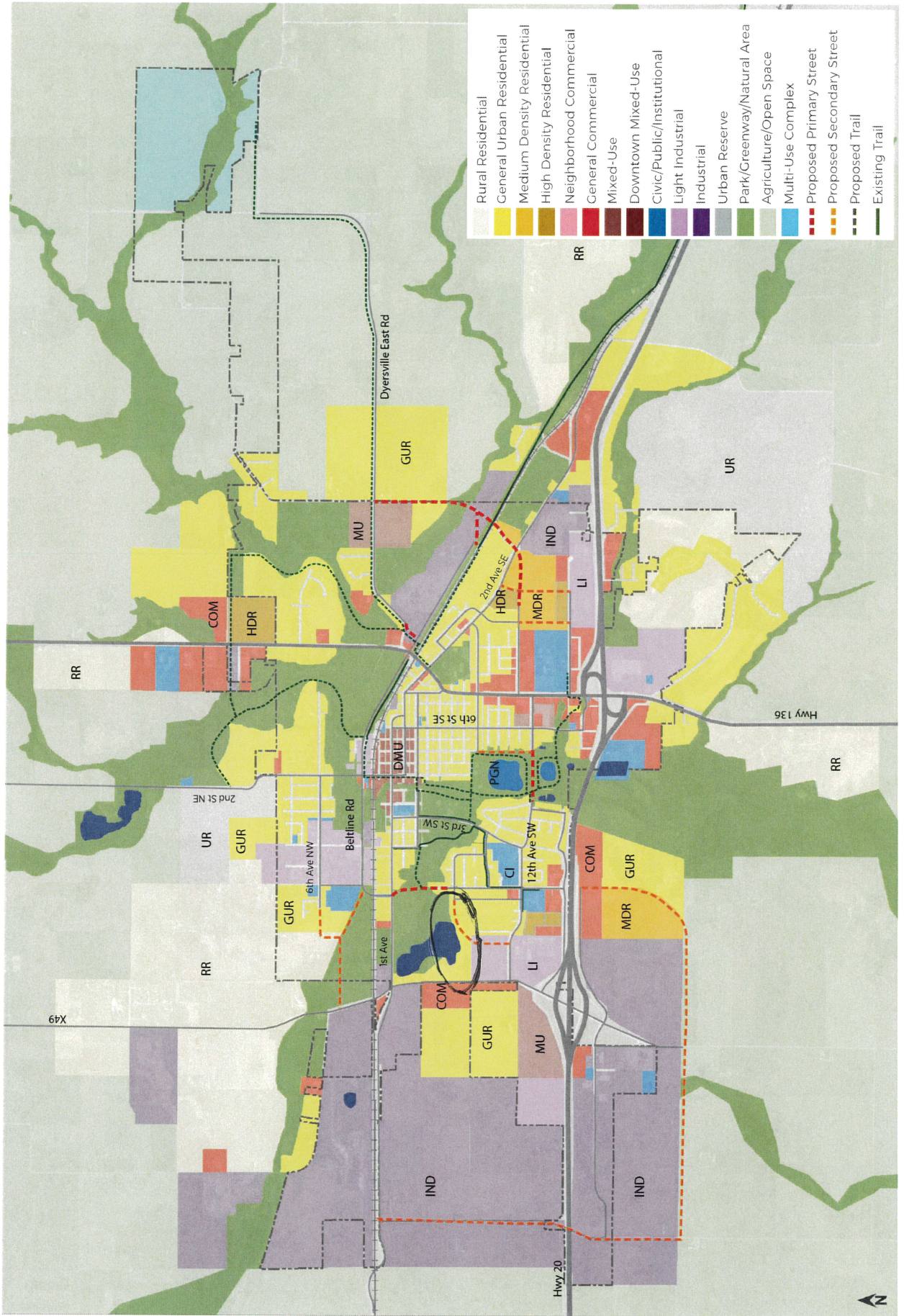
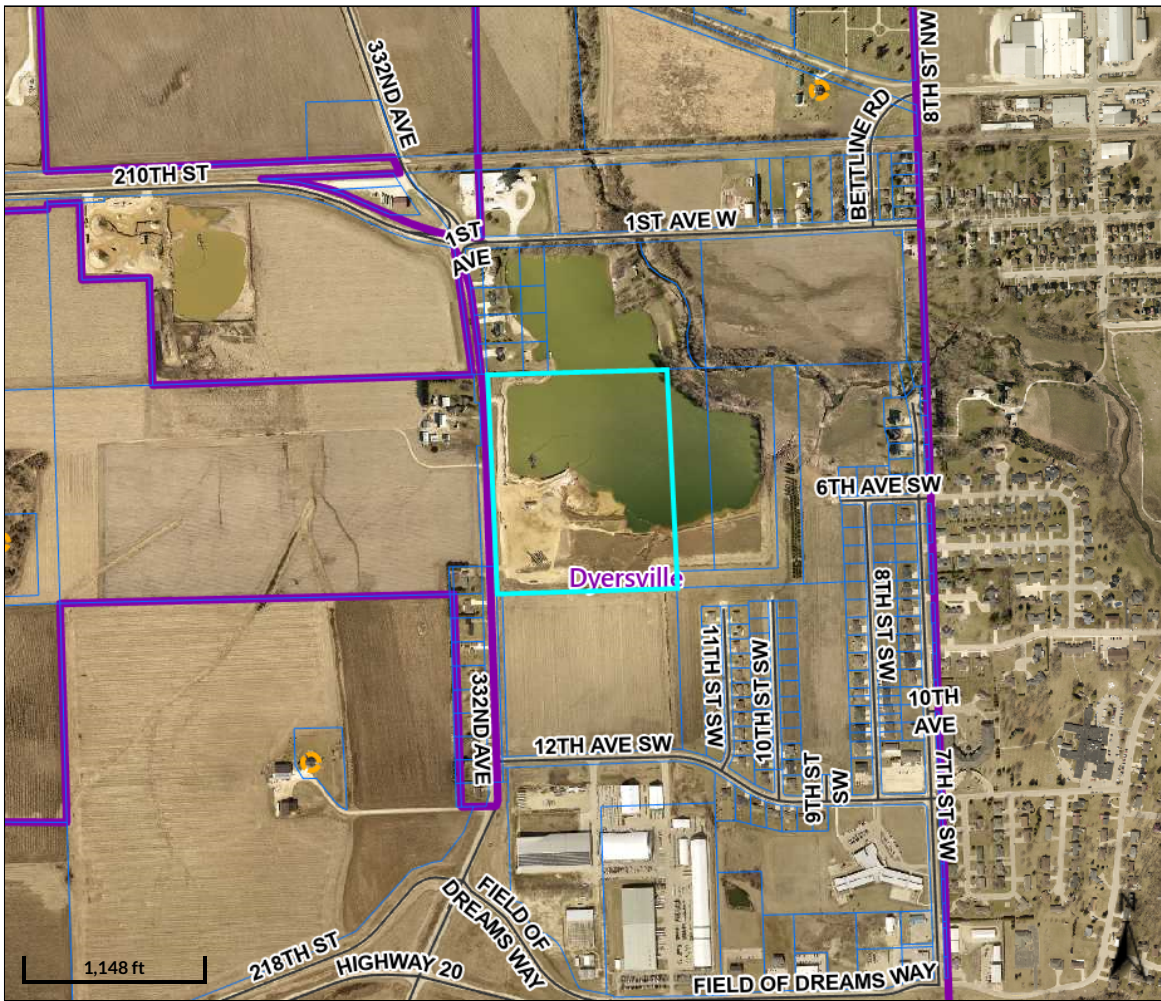
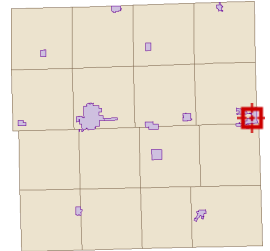


FIGURE 3.3: Development Concept/Future Land Use Map





Overview



Legend

Corporate Limits

Corporate Limits

Unincorporated Area

Political Townships

Parcels

BLL

Parcel

Roads

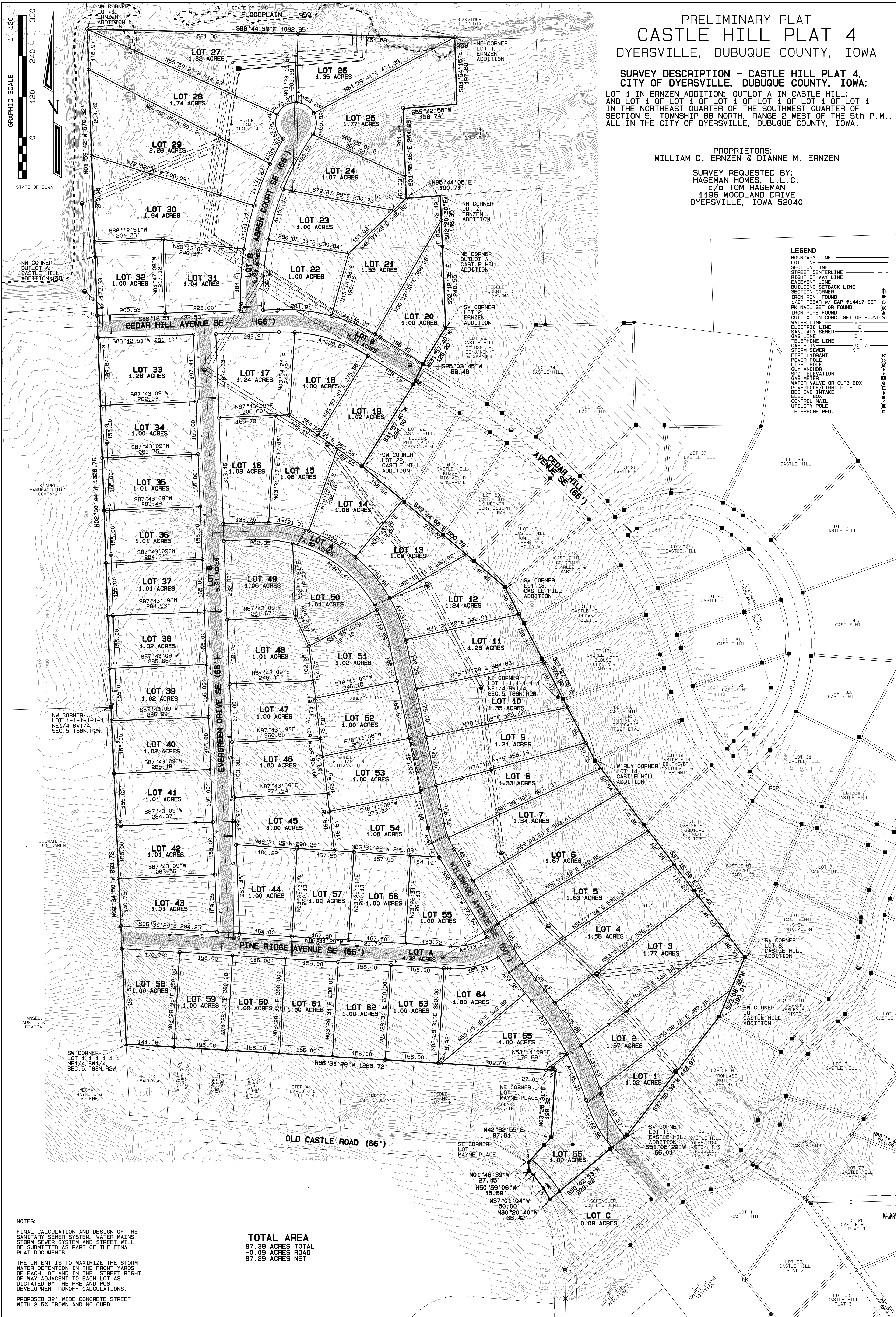
Parcel ID	530000100500	Alternate ID	n/a	Owner Address	Lake View Estates LLC
Sec/Twp/Rng	36-89-3	Class	C		2104 332nd Ave
Property Address	2124 332ND AVE UNIT 2126	Acreage	33.6		Dyersville, IA 52040
	DYERSVILLE				
District	DYERSVILLE COPR. TIF 2				
Brief Tax Description	PARCEL 2016-02 PT SW NE				
	(Note: Not to be used on legal documents)				

Disclaimer: All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 3/20/2024

Last Data Uploaded: 3/20/2024 4:47:39 AM

Developed by Schneider
GEOSPATIAL



PRELIMINARY PLAT
CASTLE HILL PLAT 4
DYERSVILLE, DUBUQUE COUNTY, IOWA

**SURVEY DESCRIPTION - CASTLE HILL PLAT 4,
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA:**
LOT 1 IN ERNZEN ADDITION; OUTLOT A IN CASTLE HILL;
AND LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1
IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 WEST OF THE 5th P.M.,
ALL IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA.

PROPRIETORS:
WILLIAM C. ERNZEN & DIANNE M. ERNZEN

SURVEY REQUESTED BY:
HAGEMAN HOMES, L.L.C.
C/O TOM HAGEMAN
1156 WOODLAND DRIVE
DYERSVILLE, IOWA 52040

LEGEND	
BOUNDARY LINE	---
LOT LINE	---
SECTION LINE	---
STREET CENTERLINE	---
RIGHT OF WAY LINE	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
SECTION CORNER	+
IRON PIN FOUND	+
1/2" REBAR W/ CAP #14417 SET	+
PK NAIL SET OR FOUND	+
IRON PIPE FOUND	+
CUT "X" IN CONC. SET OR FOUND	X
WATER LINE	W
ELECTRIC LINE	E
SANITARY SEWER	S
GAS LINE	G
TELEPHONE LINE	T
CABLE TV	CTV
STORM SEWER	ST
POWER POLE	P
LIGHT POLE	L
GUY ANCHOR	A
SPOT ELEVATION	E
WATER VALVE OR CURB BOX	V
POWER POLE/LIGHT POLE	P/L
BEEHIVE INTAKE	B
ELECT. BOX	E
CONTROL	C
UTILITY POLE	U
TELEPHONE PED.	P

NOTES:
FINAL CALCULATION AND DESIGN OF THE
SANITARY SEWER SYSTEM, WATER MAINS,
STORM SEWER SYSTEM AND STREET WILL
BE SUBMITTED AS PART OF THE FINAL
PLAT DOCUMENTS.

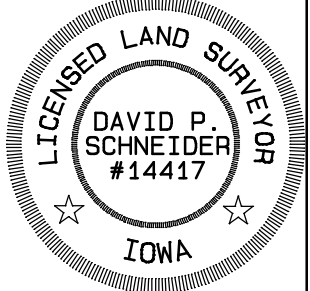
THE INTENT IS TO MAXIMIZE THE STORM
WATER DETENTION IN THE FRONT YARD
OF EACH LOT AND IN THE STREET RIGHT
OF WAY ADJACENT TO EACH LOT AS
DICTATED BY THE PRE AND POST
DEVELOPMENT RUNOFF CALCULATIONS.

PROPOSED 32" WIDE CONCRETE STREET
WITH 2.5% CROWN AND NO CURB.

TOTAL AREA
87.38 ACRES TOTAL
0.09 ACRES ROAD
87.29 ACRES NET

PRELIMINARY PLAT
CASTLE HILL PLAT 4
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128 - 906 First Street N
Farley, Iowa 52046
Ph# 563-744-3631 daves@yousq.net



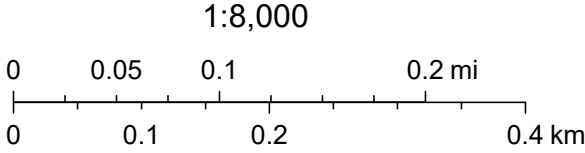
I hereby certify that this land surveying document was
prepared by me or under my direct supervision and
that I am a duly licensed Professional Land Surveyor
under the laws of the State of Iowa.
3/26/2024
David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

Project: 2863PP
Date: 3/26/2024
Sheet: 1 of 1



3/27/2024, 3:48:18 PM

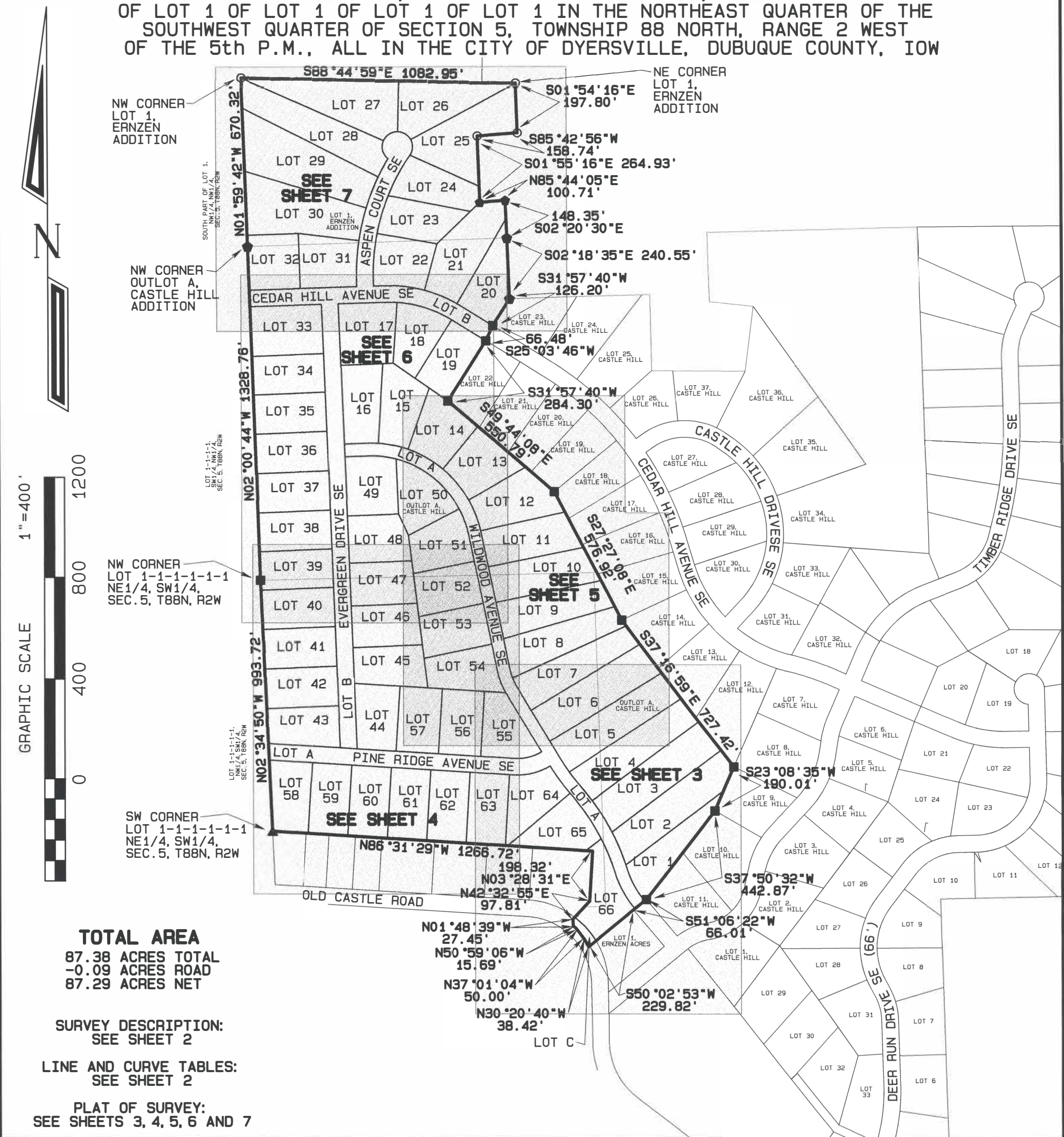
 Tax Parcels



Esri, Inc., Dubuque County, Iowa

RECORDER'S INDEX
LOCATION: LOT 1 IN ERNZEN ADDITION; OUTLOT A IN CASTLE HILL; AND LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 WEST OF THE 5th P.M., ALL IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA.
REQUESTOR: HAGEMAN HOMES, L.L.C. c/o TOM HAGEMAN
PROPRIETORS: WILLIAM C. ERNZEN & DIANNE M. ERNZEN
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER P.O. BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net

FINAL PLAT
CASTLE HILL PLAT 4, CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA
LOT 1 IN ERNZEN ADDITION; OUTLOT A IN CASTLE HILL; AND LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 WEST OF THE 5th P.M., ALL IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA



TOTAL AREA
87.38 ACRES TOTAL
-0.09 ACRES ROAD
87.29 ACRES NET

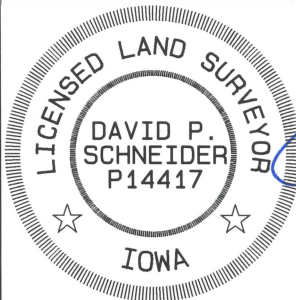
SURVEY DESCRIPTION:
SEE SHEET 2

LINE AND CURVE TABLES:
SEE SHEET 2

PLAT OF SURVEY:
SEE SHEETS 3, 4, 5, 6 AND 7

PROPRIETORS:
WILLIAM C. ERNZEN &
DIANNE M. ERNZEN

SURVEY REQUESTED BY:
HAGEMAN HOMES, L.L.C.
c/o TOM HAGEMAN
2031 CASTLE HILL DRIVE SE
DYERSVILLE, IOWA 52040



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.

David P. Schneider P.L.S. P14417 Date: 3/27/2024
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: SHEETS 1-7

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2863FPM
Survey Date: 3/25/24
Sheet: 1 of 11

LOT LINE/CURVE DATA

LINE/CURVE	ARC	CHORD BEARING	CHORD	RADIUS	DELTA
C1	142.15'	N28°47'38"W	141.22'	359.33'	22°39'56"
C2	160.85'	N28°43'07" W	159.82'	409.33'	22°30'54"
C3	19.75'	N18°05'04"W	19.75'	907.68'	1°14'48"
C4	89.77'	N20°27'35"W	89.73'	857.68'	5°59'50"
C5	139.52'	N23°06'40"W	139.38'	907.68'	8°48'24"
C6	145.68'	N32°06'45"W	145.52'	907.68'	9°11'45"
C7	242.86'	N31°34'13"W	242.05'	857.68'	16°13'26"
C8	47.94'	N38°13'24"W	47.93'	907.68'	3°01'34"
L1	25.29'	N39°44'11"W			
L2	44.68'	N39°44'11"W			
L3	20.20'	N39°44'11"W			
C9	52.88'	N37°40'35"W	52.87'	735.43'	4°07'13"
C10	119.84'	N35°21'56"W	119.72'	785.43'	8°44'31"
C11	59.32'	N33°18'19"W	59.31'	735.43'	4°37'18"
C12	152.71'	S76°14'25"W	150.42'	253.84'	34°28'11"
L4	8.28'	N86°31'29"W			
C13	113.01'	S76°14'25"W	111.31'	187.84'	34°28'11"
C14	3.02'	N30°41'19"W	3.02'	283.00'	0°36'42"
C15	38.65'	N26°14'32"W	38.61'	233.00'	9°30'16"
C16	39.35'	N16°39'08"W	39.30'	233.00'	9°40'33"
C17	91.72'	N21°05'55"W	91.31'	283.00'	18°34'07"
C18	6.41'	N12°13'47"W	6.41'	442.00'	0°49'50"
C19	131.42'	N21°09'45"W	130.93'	442.00'	17°02'07"
C20	110.89'	N19°55'06"W	110.52'	392.00'	16°12'28"
C21	158.88'	N39°58'39"W	158.02'	442.00'	20°35'41"
C22	158.27'	N60°32'00"W	157.43'	442.00'	20°31'01"
C23	325.41'	N51°48'14"W	316.15'	392.00'	47°33'48"
C24	121.01'	N78°38'07"W	120.64'	442.00'	15°41'13"
C25	114.23'	N83°55'59"W	113.82'	392.00'	16°41'44"
C26	44.76'	N89°22'47"W	44.74'	442.00'	5°48'08"
C27	16.24'	N58°54'42"W	16.24'	533.00'	1°44'44"
C28	139.23'	N67°16'04"W	138.84'	533.00'	14°58'01"
C29	228.67'	N72°03'59"W	226.39'	467.00'	28°03'19"
C30	158.47'	N83°16'07" W	157.88'	533.00'	17°02'04"
C31	46.39'	N88°56'24"W	46.37'	467.00'	5°41'30"
L5	44.41'	S88°12'51"W			
L6	19.46'	N01°47'09"W			
L7	19.46'	N01°47'09"W			
C32	162.74'	N03°23'58"E	162.52'	899.17'	10°22'13"
C33	189.23'	N04°43'14"E	188.82'	833.17'	13°00'46"
C34	131.77'	N12°46'57" E	131.65'	899.17'	8°23'47"
C35	155.22'	N16°33'52"E	155.00'	833.17'	10°40'28"
C36	131.84'	N21°10'53"E	131.72'	899.17'	8°24'03"
C37	183.55'	N28°12'46"E	183.18'	833.17'	12°37'20"
C38	83.56'	N28°02'39"E	83.53'	899.17'	5°19'29"
C39	79.39'	N13°44'26"W	73.73'	60.00'	75°48'58"
C40	70.27'	N57°43'09"E	66.32'	60.00'	67°06'13"
C41	63.24'	S58°32'02"E	60.35'	60.00'	60°23'25"
C42	65.83'	S03°05'34"W	62.58'	60.00'	62°51'46"

NOTES:
ALL PUBLIC UTILITY EASEMENTS WITHIN THE SUBDIVISION BOUNDARY OF CASTLE HILL PLAT 4 CAN BE UTILIZED FOR PURPOSE OF GRADING, CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER MAINS AND SERVICES, WATER MAINS AND SERVICES, STORM SEWER MAINS, SURFACE STORM WATER FLOWAGE, CULVERTS, DRAIN TILE LINES, ELECTRIC LINES, TELEPHONE LINES, FIBER OPTIC LINES, CABLE TV, AS WELL AS ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY SERVICE.

INDEX MAP
SEE SHEET 1

CENTERLINE DATA

LINE/CURVE	ARC	CHORD BEARING	CHORD	RADIUS	DELTA
C51	151.50'	N28°45'14"W	150.52'	384.33'	22°35'07"
C52	342.76'	N28°35'08"W	340.61'	882.68'	22°14'56"
L51	45.08'	N39°44'11"W			
C53	116.02'	N35°21'56"W	115.91'	760.43'	8°44'31"
L52	338.50'	N30°59'40"W			
C54	86.37'	N21°24'16"W	85.96'	258.00'	19°10'49"
C55	585.64'	N52°02'51"W	538.68'	417.00'	80°28'00"
L53	25.00'	S59°00'20"W			
C56	132.86'	S76°14'25"W	130.86'	220.84'	34°28'11"
L54	154.15'	N58°02'20"W			
C57	294.50'	N74°54'44"W	290.26'	500.00'	33°44'49"
L55	533.81'	S88°12'51"W			
L56	52.46'	N01°47'09"W			
C58	548.91'	N16°22'09"E	539.77'	866.17'	36°18'35"
L57	27.00'	N55°28'34"W			

SURVEY DESCRIPTION - CASTLE HILL PLAT 4,
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA:
LOT 1 IN ERNZEN ADDITION; OUTLOT A IN CASTLE HILL; AND LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 OF LOT 1 IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 88 NORTH, RANGE 2 WEST OF THE 5th P.M., ALL IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA.

PROPRIETORS:
WILLIAM C ERNZEN &
DIANNE M. ERNZEN

SURVEY REQUESTED BY:
HAGEMAN HOMES, L.L.C.
c/o TOM HAGEMAN
2031 CASTLE HILL DRIVE SE
DYERSVILLE, IOWA 52040

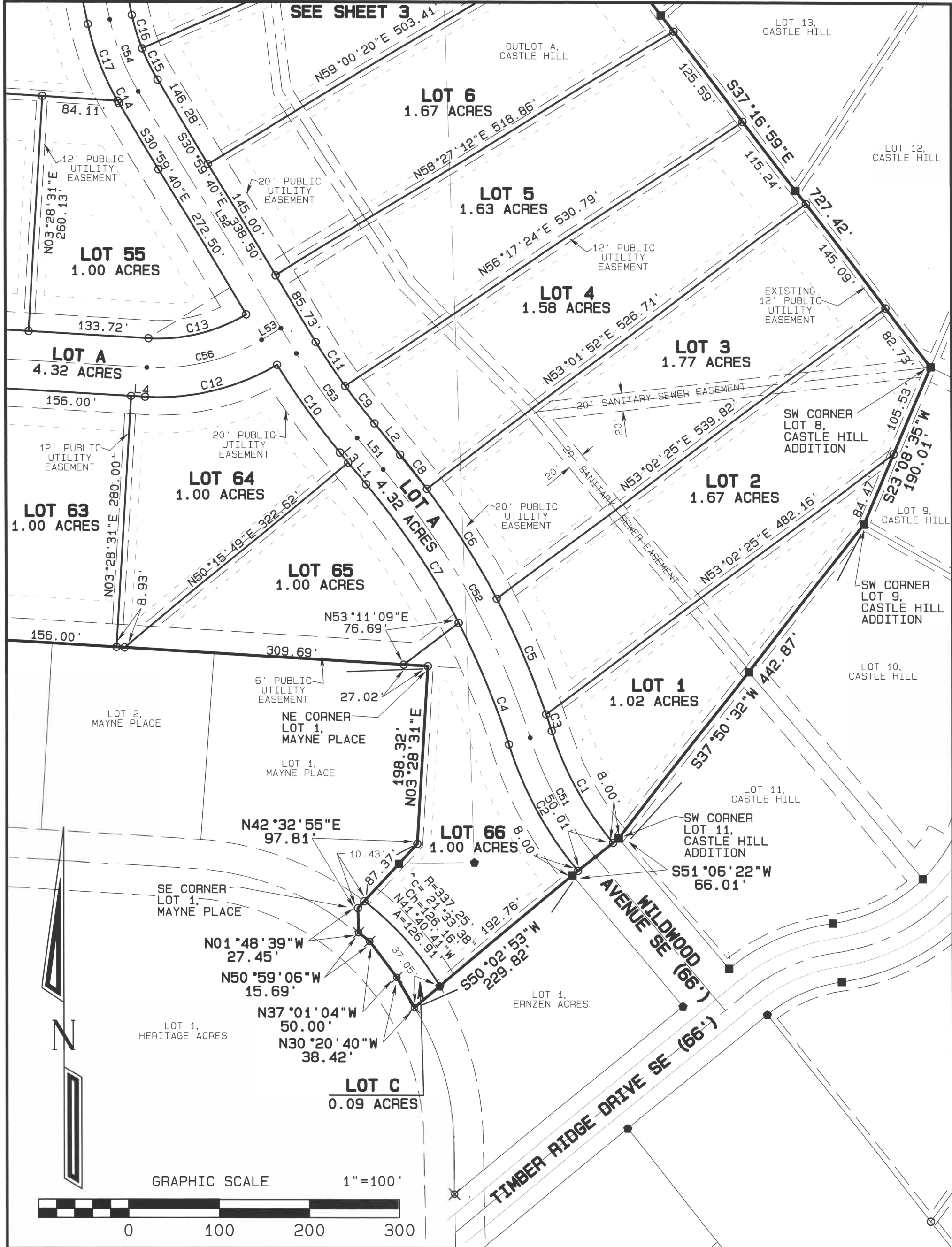
FINAL PLAT
CASTLE HILL PLAT 4,
CITY OF DYERSVILLE,
DUBUQUE COUNTY, IOWA

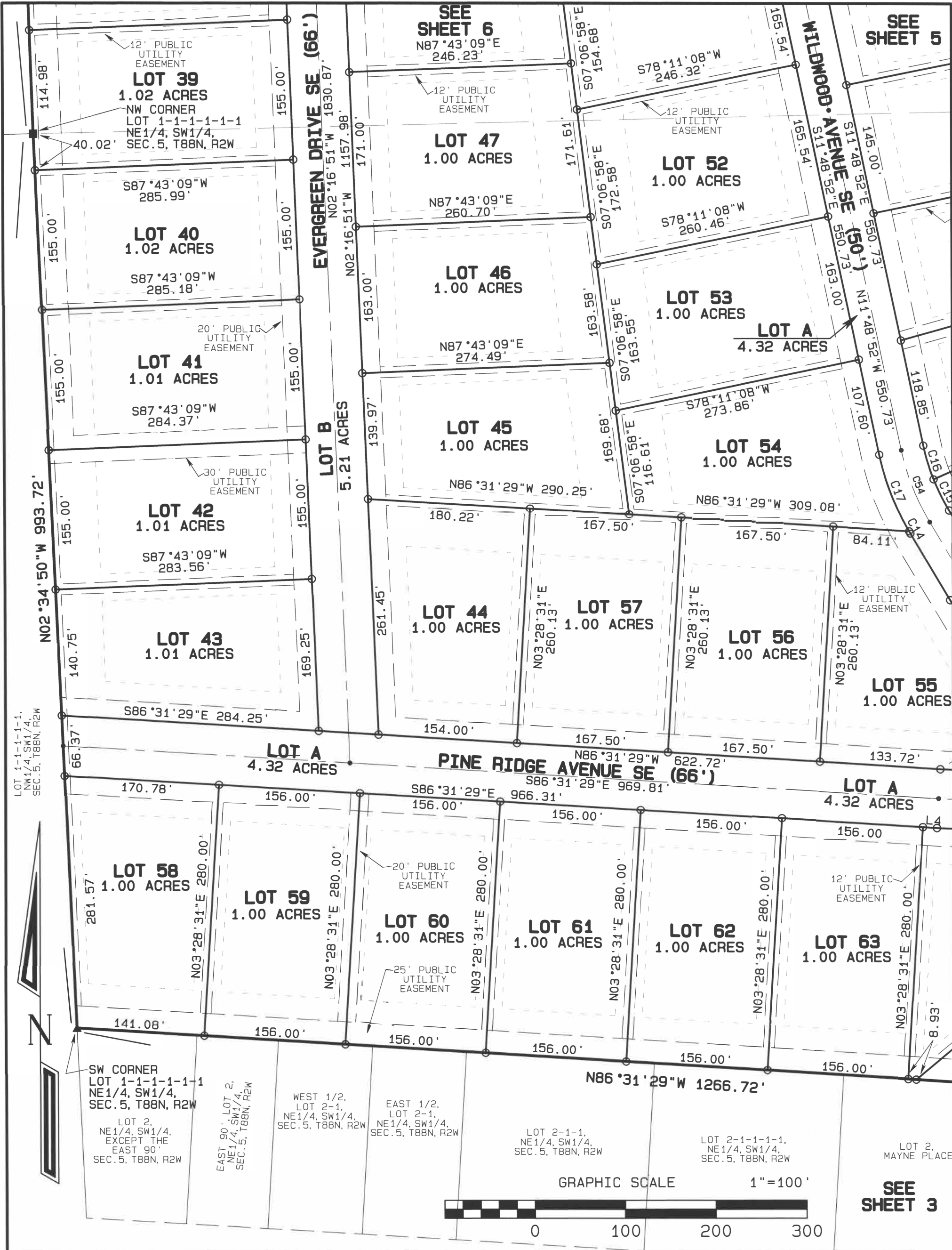
SCHNEIDER
Land Surveying
&
Planning, Inc.

P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631

Project: 2863FP
Survey Date: 3/25/
Sheet: 2 of 11

Item 6.





LEGEND

- SET 1/2" REBAR w/ YELLOW CAP #14417
- FOUND 1/2" REBAR w/ YELLOW CAP #14417
- ⊗ FOUND MAG NAIL
- FOUND 1/2" REBAR w/ YELLOW CAP #12642
- ▲ FOUND 1-1/4" PIPE

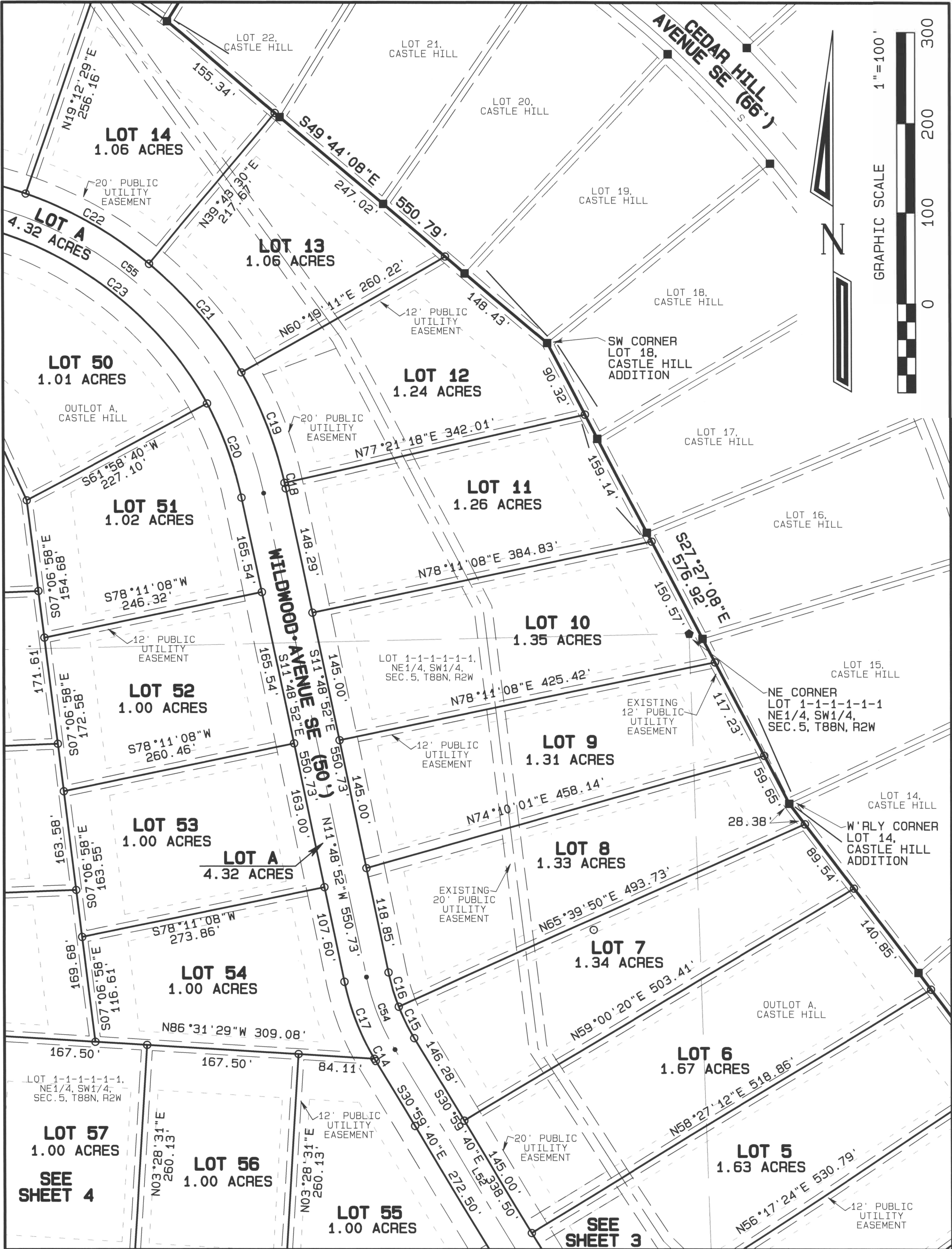
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Survey Date: 3/25
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Item 6



LEGEND

- SET 1/2" REBAR w/
YELLOW CAP #14417
- FOUND 1/2" REBAR w/
YELLOW CAP #14417
- ⊗ FOUND MAG NAIL
- FOUND 1/2" REBAR w/
YELLOW CAP #12642
- ▲ FOUND 1-1/4" PIPE

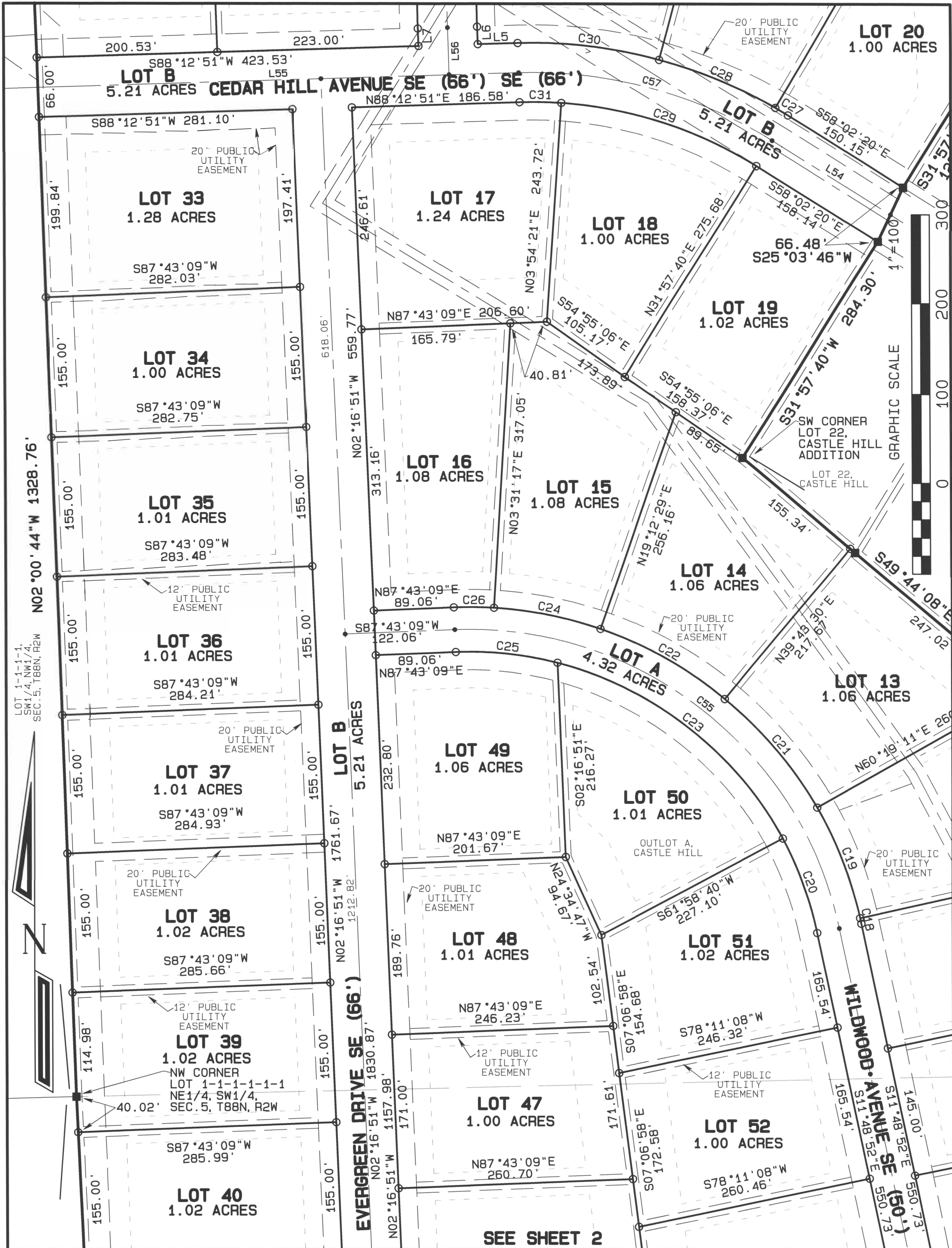
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Item 6



LEGEND

- SET 1/2" REBAR w/ YELLOW CAP #14417
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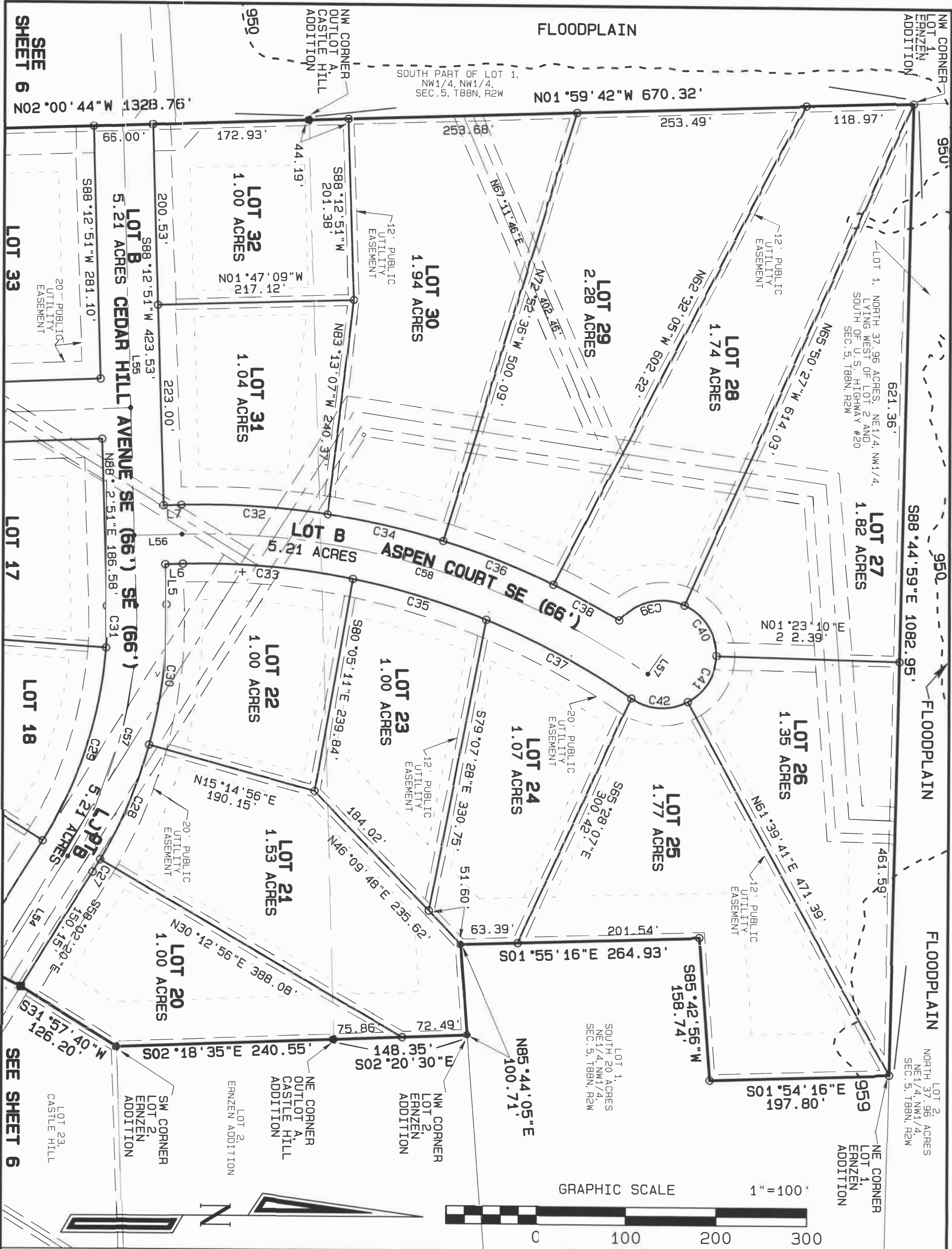
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Item 6.



SEE SHEET 6

LOT 33

LOT 17

LOT 18

SEE SHEET 6

- LEGEND**
- SET 1/2" REBAR w/ YELLOW CAP #14417
 - FOUND 1/2" REBAR w/ YELLOW CAP #14417
 - ⊗ FOUND MAG NAIL
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