

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 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

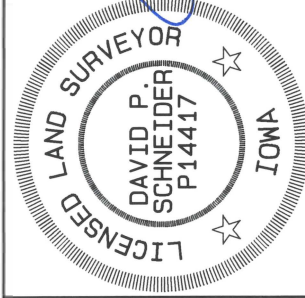
SURVEY DESCRIPTION:
SEE SHEET 2

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 3/27/2024
Date: 3/27/2024
David P. Schneider P.L.S. P14417
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: 2863FPMAP
Survey Date: 3/25/2024
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"

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			

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.

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 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.

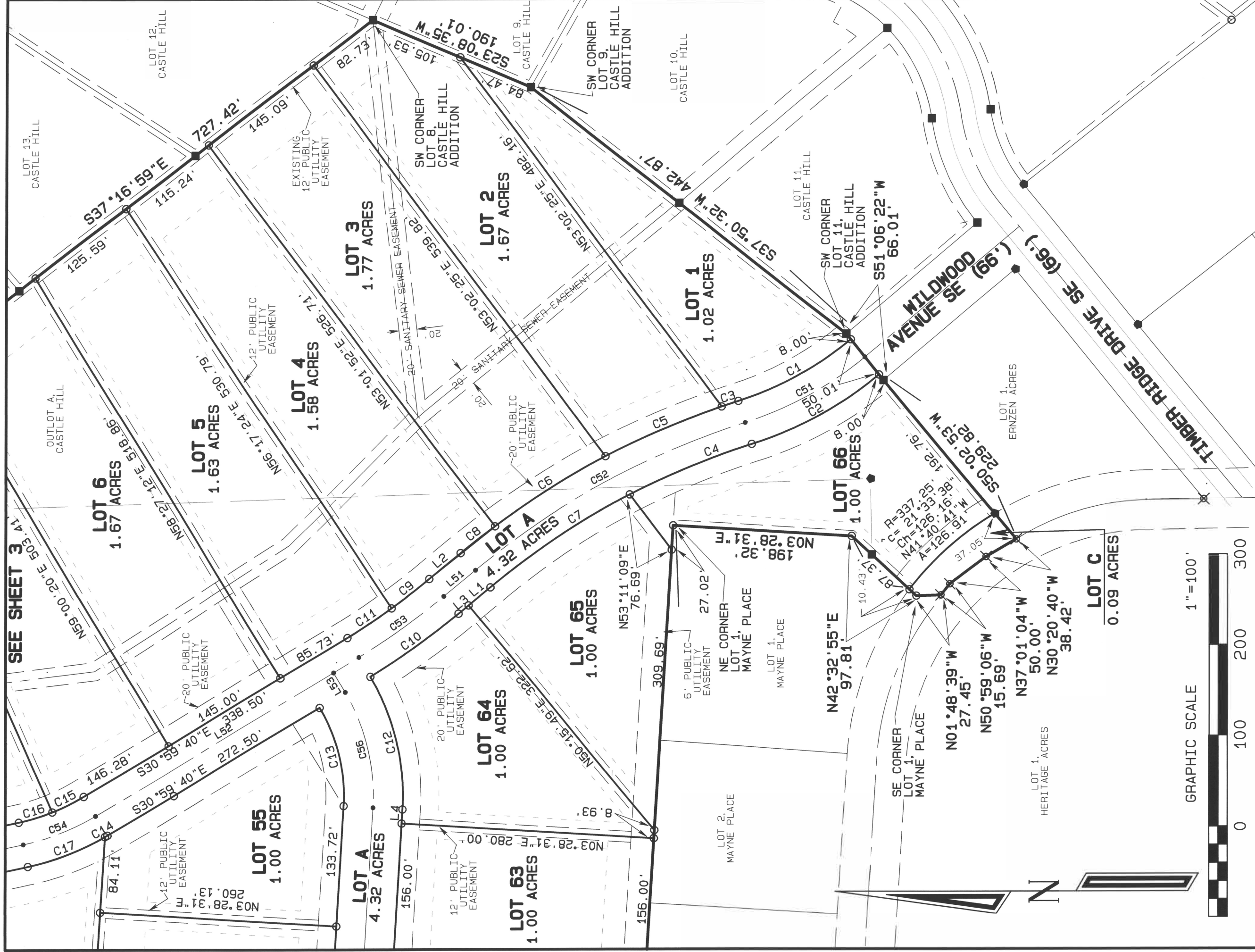
PROPRIETORS:
WILLIAM C ERNZEN &
DIANNE M. ERNZEN

SURVEY REQUESTED BY:
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C/O TOM HAGEMAN
2031 CASTLE HILL DRIVE SE
DYERSVILLE, IOWA 52040

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CASTLE HILL PLAT 4,
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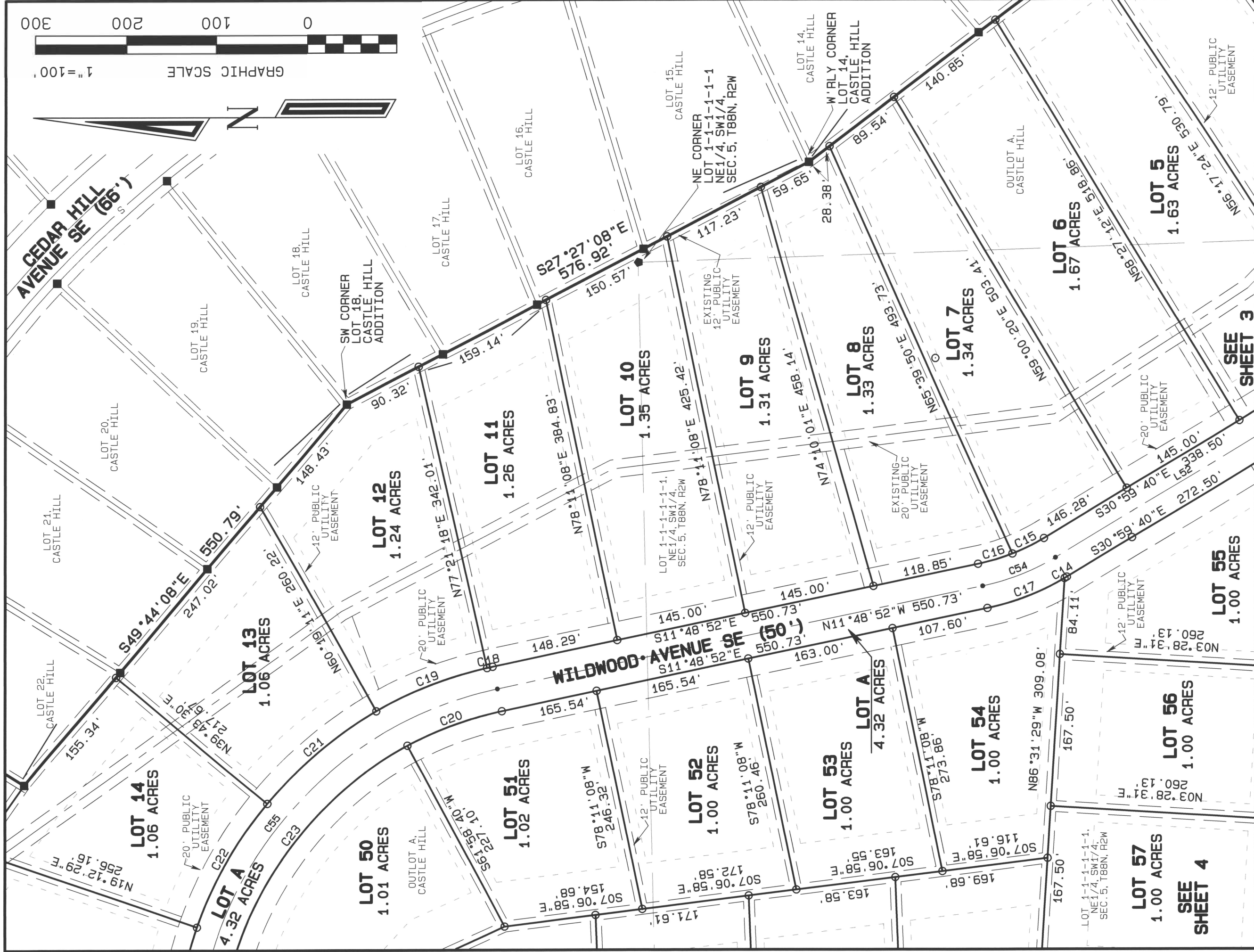
Project: 2863FP
Survey Date: 3/25/2024
Sheet: 2 of 11



- 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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Sheet: 3 of 11



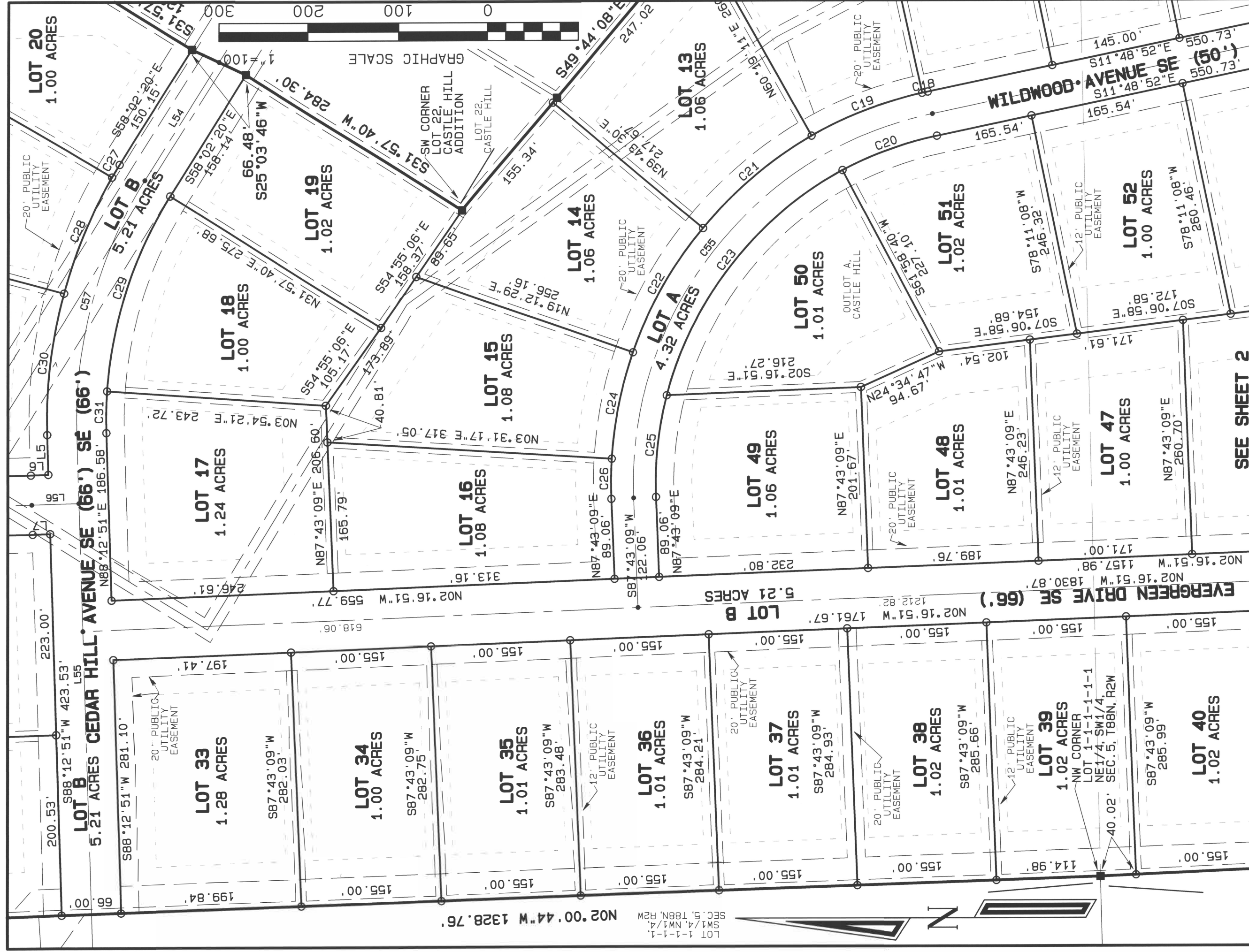
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Sheet: 5 of 11



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Sheet: 6 of 11

