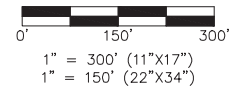
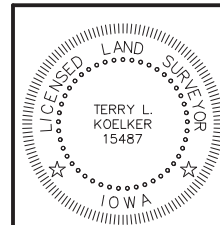


AS COMPRISED OF
PARCEL 2016-01, PARCEL 'T',
C OF WESTRIDGE ESTATES 9TH ADD.,
LOT B OF WESTRIDGE ESTATES 11TH ADD.,
Y OF DYERSVILLE, DELAWARE COUNTY, IOWA

1. PARCEL 2016-01 IS OWNED BY:
JEANINE A. KOCH TRUST, JEANINE KOCH TRUSTEE
516 8TH AVE SW / DYERSVILLE, IA 52040
PARCEL 'T' IS OWNED BY:
JEANINE KOCH REVOCABLE TRUST, JEANINE KOCH TRUSTEE
516 8TH AVE SW / DYERSVILLE, IA 52040
LOT C OF WESTRIDGE ESTATES 9TH ADD., AND LOT B OF WESTRIDGE ESTATES 11TH
ADD. ARE OWNED BY:
K & K BUILDING & SUPPLY INC.
516 8TH AVE SW / DYERSVILLE, IA 52040
2. PROPOSED STREET ROW WIDTHS ARE 50'. PROPOSED STREETS WIDTHS ARE 37'
B-B. PROPOSED RETURN RADII ARE 30' AT INTERSECTIONS.
3. ALL ELEVATIONS AND CONTOURS SHOWN ON THIS PLAT ARE ON AN ARBITRARY
DATUM. CONTOUR INTERVAL IS 1 FEET.
4. THE EASEMENTS SHOWN AT THE FRONT OF EACH LOT ARE 10' WIDE PUBLIC UTILITY
EASEMENTS (PUE).




-----	EXISTING PROPERTY LINE
-----	EXISTING PERIMETER
-----	EXISTING EASEMENT LINE
-----	PROPOSED PROPERTY LINE
-----	PROPOSED EASEMENT LINE
-----	PRO. BUILDING SETBACK
-----	CENTERLINE
-----	XTG. STREET
— SAN — SAN — SAN —	XTG. SANITARY SEWER
— STS — STS — STS —	XTG. STORM SEWER
— W — W — W — W — W —	XTG. WATER
— OHU — OHU — OHU — OHU —	XTG. OVERHEAD UTILITIES
— G — G — G — G — G —	XTG. GAS
— FO — FO — FO — FO —	XTG. FIBER OPTIC
— X — X — X — X — X —	XTG. FENCE
-----	PRO. STREET (C-G)
— SAN — SAN — SAN —	PRO. SANITARY SEWER
— SS-FM — SS-FM — SS-FM —	PRO. SS-FM
— STS — STS — STS —	PRO. STORM SEWER
— W — W — W — W — W —	PRO. WATER
-----	XTG. CONTOUR
-----	PRO. CONTOUR
CL	CENTERLINE
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT (ELEC., PHONE, CABLE TV, GAS...)
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
CL	CENTERLINE
BOC	BACK OF CURB
B-B	BOC TO BOC
XTG	EXISTING
PRO	PROPOSED
SL	STREET LIGHT
PP	POWER POLE
GUY	GUY WIRE
UP	UTILITY PEDESTAL
WM	WATER MAIN
FH	FIRE HYDRANT
WV	WATER VALVE
SS	SANITARY SEWER
SS-FM	SS FORCE MAIN
LS	LIFT STATION
MH	MANHOLE
FL	FLOW LINE
STS	STORM SEWER
CB	CATCH BASIN
FES	FLARED END SECTION
PCC	PORTLAND CEMENT CONCRETE
ACC	ASPHALT CEMENT CONCRETE
R	RADIUS
C-G	CURB & GUTTER

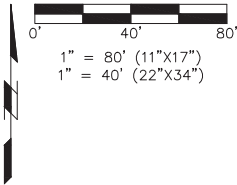


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

TERRY L. KOELKER (DATE)
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 THRU 4

1/5	SHEET TITLE	PRELIMINARY PLAT WESTRIDGE ESTATES 12TH ADD. DYERSVILLE, IOWA	PROJECT	NO. 24195	 BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
			PREPARED FOR: JEANINE KOCH 516 8TH AVE. SW 2104 332ND AVE. DYERSVILLE, IA 52040			7/26/24		TPL
						SCALE:		CHECKED BY:
						SEE BAR SCALE		TLK



PREPARED BY: BUESING & ASSOCIATES

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PHONE: (563) 556-4389

SHEET TITLE	PROJECT	NO. 24195	DATE			REVISIONS		DRAWN BY:	
			7/26/24			TPL		TPL	
PRELIMINARY PLAT WESTRIDGE ESTATES 12TH ADD. DYERSVILLE, IOWA	PREPARED FOR: JEANINE KOCH 516 8TH AVE. SW 2104 332ND AVE. DYERSVILLE, IA 52040		SCALE:			CHECKED BY:		TLK	
			SEE BAR SCALE						