

For Recorder's Use Only

Recorder's Index	
County: BUCHANAN	
Section: 4-T90N-R9W	
Quarter Section: NE	
City: N/A	
Subdivision: DIAMOND RIDGE ESTATES	
Block: N/A	
Lot(s): 1-12	
Proprietor: JODIE A. PUFF	
Requested By: JODIE A. PUFF	

Prepared by/Return to: FEHR GRAHAM, 128 S. Vine Street, West Union IA 52175 - Ph: (563)422-5131

**FINAL PLAT**  
**"DIAMOND RIDGE ESTATES"**  
 A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF  
 SECTION 4-T90N-R9W, BUCHANAN COUNTY, IOWA

**BOUNDARY DESCRIPTION:**

**DIAMOND RIDGE ESTATES**, A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 90 NORTH, RANGE 9 WEST OF THE 5TH P.M., BUCHANAN COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION;

THENCE NORTH 89° 29' 20" EAST (ASSUMED BEARING), 492.41 FEET ALONG THE EAST-WEST QUARTER SECTION LINE AND THE SOUTH LINE OF PARCEL Q IN SAID SECTION TO THE EAST LINE OF SAID PARCEL Q AND THE POINT OF BEGINNING;

THENCE NORTH 00° 13' 02" WEST, 342.00 FEET;

THENCE NORTH 15° 54' 42" WEST, 104.70 FEET;

THENCE NORTH 00° 19' 46" EAST, 188.07 FEET, ALL ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF PARCEL T IN SAID SECTION;

THENCE NORTH 00° 35' 11" EAST, 663.43 FEET ALONG THE EAST LINE OF SAID PARCEL T TO THE NORTHEAST CORNER THEREOF AND THE EAST-WEST QUARTER-QUARTER SECTION LINE IN SAID QUARTER SECTION;

THENCE NORTH 88° 36' 18" EAST, 251.17 FEET ALONG SAID QUARTER-QUARTER SECTION LINE TO THE WEST LINE OF PARCEL E IN SAID SECTION;

THENCE NORTH 02° 11' 01" WEST, 274.56 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF PARCEL V IN SAID SECTION;

THENCE NORTH 88° 19' 41" EAST, 620.75 FEET ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF IOWA HIGHWAY 150;

THENCE SOUTHERLY 259.37 FEET ALONG A 7,486.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAVING A LONG CHORD OF SOUTH 00° 41' 10" WEST, 259.36 FEET;

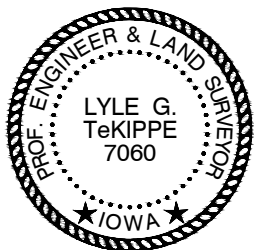
THENCE SOUTH 01° 40' 43" WEST, 1,275.71 FEET;

THENCE SOUTH 72° 50' 23" WEST, 77.84 FEET;

THENCE SOUTH 00° 30' 40" EAST, 28.81 FEET, ALL ALONG SAID WEST RIGHT-OF-WAY LINE TO SAID EAST-WEST QUARTER SECTION LINE;

THENCE SOUTH 89° 29' 20" WEST, 724.42 FEET ALONG SAID EAST-WEST QUARTER SECTION LINE TO THE POINT OF BEGINNING;

CONTAINING 28.760 ACRES, INCLUDING 0.514 ACRE OF 105TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS OF RECORD.



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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

\_\_\_\_\_  
 Lyle G. TeKippe, P.E. & P.L.S. Date  
 License Number: 7060  
 My license renewal date is December 31, 2020.  
 Sheets covered by this seal: SHEETS 1-2

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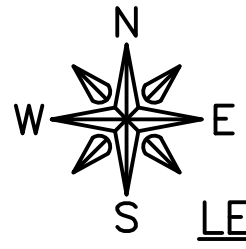
G:\C3D\19\19-677-PUFF\19-677-FINAL PLAT.dwg

SURVEY WAS COMPLETED ON:  
 MONUMENTS WILL BE SET WITHIN ONE  
 YEAR OF RECORDATION OF THIS PLAT

JOB NUMBER:  
 19-677

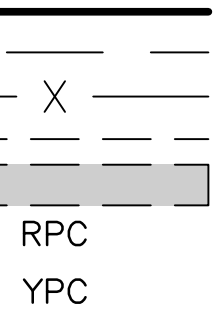
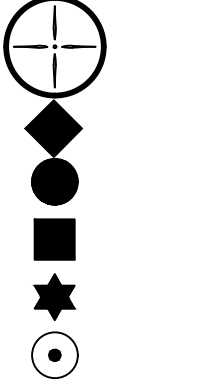
SHEET NUMBER:  
 1 of 2

# FINAL PLAT-DIAMOND RIDGE ESTATES

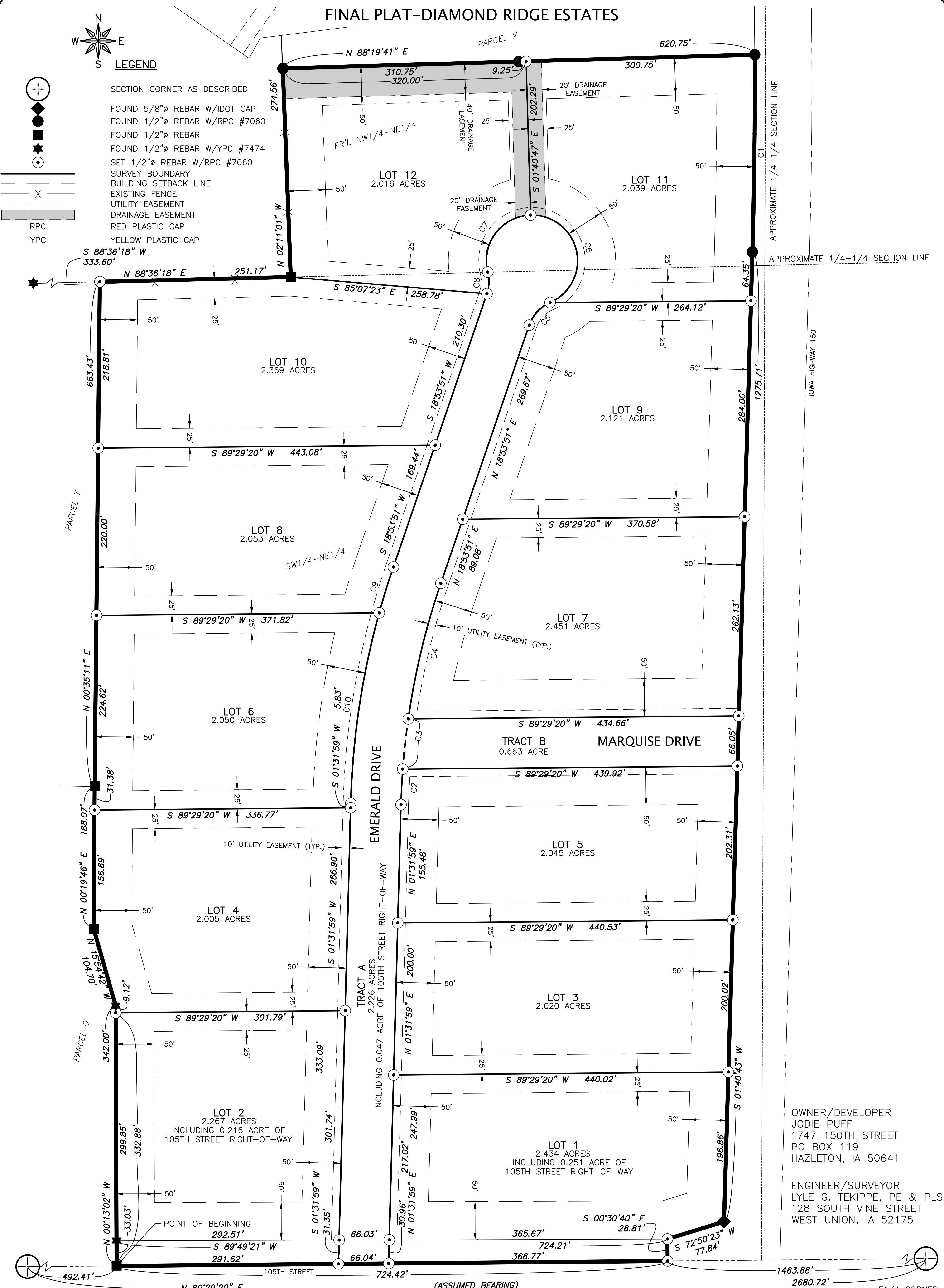


## LEGEND

- SECTION CORNER AS DESCRIBED
- FOUND 5/8"Ø REBAR W/IDOT CAP
- FOUND 1/2"Ø REBAR W/RPC #7060
- FOUND 1/2"Ø REBAR
- FOUND 1/2"Ø REBAR W/YPC #7474
- SET 1/2"Ø REBAR W/RPC #7060
- SURVEY BOUNDARY
- BUILDING SETBACK LINE
- EXISTING FENCE
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- RED PLASTIC CAP
- YELLOW PLASTIC CAP



RPC  
YPC



OWNER/DEVELOPER  
JODIE PUFF  
1747 150TH STREET  
PO BOX 119  
HAZLETON, IA 50641

ENGINEER/SURVEYOR  
LYLE G. TEKIPPE, PE & PLS  
128 SOUTH VINE STREET  
WEST UNION, IA 52175

CENTER  
SEC. 4-90-9  
FD. 1/2"Ø REBAR  
W/YPC#7474

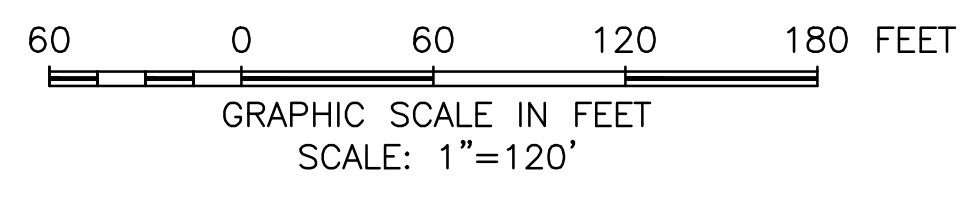
### NOTE:

TRACT A AND TRACT B ARE PRIVATE ROADS.

E1/4 CORNER  
SEC. 4-90-9  
FD. 3/4"Ø IRON PIN

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	259.37'	7486.00'	S 00°41'10" W	259.36'
C2	46.87'	980.00'	N 02°54'12" E	46.87'
C3	66.47'	980.00'	N 06°13'00" E	66.46'
C4	183.66'	980.00'	N 13°31'43" E	183.39'
C5	41.62'	50.00'	N 42°44'36" E	40.43'

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C6	165.74'	60.00'	N 12°32'43" W	117.85'
C7	107.55'	60.00'	S 36°58'03" W	93.72'
C8	29.04'	50.00'	S 02°15'22" W	28.64'
C9	63.14'	1046.00'	S 17°10'06" W	63.13'
C10	253.87'	1046.00'	S 08°29'10" W	253.24'



JOB NUMBER:  
19-677

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