

PRELIMINARY PLAT
**TIMBER RIDGE ESTATES
SUBDIVISION**

(Previously described as: Lot 1 of 1 in the Northwest Quarter of the Northwest, Lot 1 in the East Half of the Southwest Quarter of the Northwest Quarter, Lot 1 in the Southeast Quarter of the Northwest Quarter, Lot 1 in the East Half of the Southwest Quarter of the Southwest Quarter, Lot 1 in the Northwest Quarter of the Southwest Quarter, Lot 1 in the Southeast Quarter of the Southwest Quarter of Section 9 and Lot 1 in the Northeast Quarter of the Northwest Quarter of Sections 16, all in Township 95 North, Range 3 West of the 5th P.M. in Clayton County, Iowa.)

OWNER-DEVELOPER:

Robert P. Denning and Cathy J. Denning
15502 Imperial Drive P.O. Box 427
McGregor, Iowa 52157
Ph. (563) 873-2161

PREPARED BY:

Erdman Engineering, P.C.
708 Commerce Drive
Decorah, Iowa 52101
Ph. (563) 382-4194

UTILITY EASEMENTS:

Utility Easements are defined as an unobstructed public utility easement for the installation and maintenance of all city utilities and all utilities franchised by the city. Additional Easements identified by final design will be added to the Final Plat. This will include a 5' wide Utility Easement on each side of oil street and cul-de-sac right-of-way.

CURRENT ZONING: ADJACENT ZONING:

A-1 Agricultural A-1 Agricultural

BUILDING SETBACKS—Minimum:

FRONT YARD: 35'
REAR YARD: 30'
SIDE YARD: 10'

SUBDIVISION AREA:

Total Area of Subdivision = 142.44 Acres which includes 1.79 acres of County Road ROW.

STORM WATER DRAINAGE:

Storm drainage structures and culverts will be designed as part of street storm water management plans. Surface Water Drainage Easements are shown where culverts are planned at the time.

EROSION and SEDIMENT CONTROL:

Detailed plans will be developed as part of project design.

LOT AREAS ALONG PLEASANT RIDGE ROAD:

Lot areas along Pleasant Ridge Road include County Road Right-of-Way based on 50' wide easement from centerline.

BASIS OF BEARING:

The west line of the Northwest Quarter of Section 9, Township 95 North, Range 3 West is assumed to bear North 02 degrees 07 minutes 16 Seconds West.

PARCEL K:

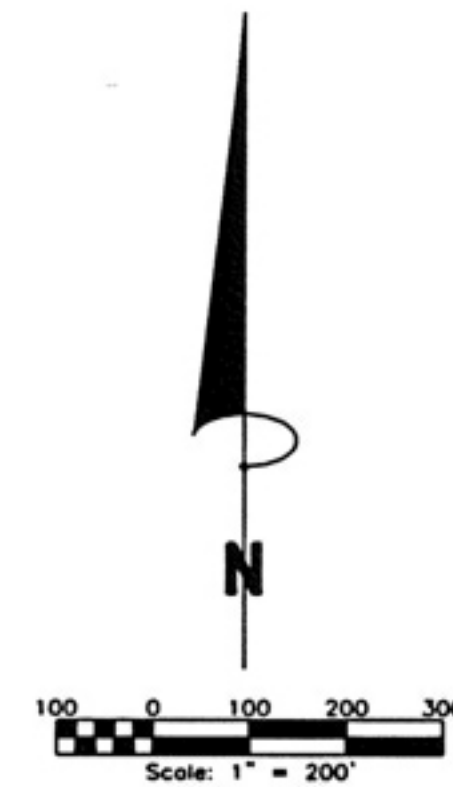
Parcel K is intended for dedication as the proposed road right-of-way and contains a total area of 12.74 acres. This includes all cul-de-sacs. There are 0.8 acres of the 12.74 acres, in County Road B-45 Right-of-Way.

PARCELS A, B, C, D, E, F, G, J, and K:

These parcels are intended to be dedicated to the City of Marquette for utility purposes, storm water management and related uses as deemed necessary by the City of Marquette.

**SUBDIVISION PERIMETER
DIMENSION TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 00°49'32" E	146.05'
L2	S 58°20'08" E	279.87'
L3	S 80°09'54" E	156.52'
L4	S 65°10'50" E	200.34'
L5	S 52°07'47" E	85.63'
L6	S 13°18'03" W	140.75'
L7	N 89°14'52" E	22.20'
L8	S 27°37'16" W	126.69'
L9	S 83°32'24" W	247.34'
L10	S 07°49'24" E	211.27'
L11	N 89°14'52" E	320.29'
L12	S 04°34'16" W	170.44'
L13	S 56°19'11" E	207.74'
L14	S 35°13'07" E	170.74'
L15	S 08°23'09" E	305.09'
L16	S 60°51'59" E	255.84'
L17	S 14°25'46" E	221.43'
L18	S 00°58'48" W	224.37'
L19	S 19°12'40" W	221.52'
L20	S 32°57'28" E	545.53'
L21	S 32°57'28" E	587.81'
L22	S 32°57'28" E	72.20'



LEGEND

- = Found 1/2" diameter steel bar with yellow plastic cap #11442
- = Found Mag-nail with 1 1/2" stainless steel washer #11442
- = Found steel bar with orange plastic cap #10165
- R. = Recorded dimension
- ch. = Chains
- = Subdivision Boundary
- = Easement Line
- = Existing fence line
- = Centerline Street
- = Right-of-Way line County Road

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.

Lindsay Erdman, P.E. and P.L.S. Date
My license renewal date is December 31, 2006
Pages or sheets covered by this seal:
1 of 3, 2 of 3, 3 of 3

**ERDMAN
ENGINEERING, P.C.**

CIVIL ENGINEERING & LAND SURVEYING
708 Commerce Drive P.O. Box 246
Decorah, Iowa 52101
Ph: 563-382-4194 Fax: 563-382-3623