NOTICE AND CALL OF COUNCIL MEETING

Governmental Body:	The City Council of City of Orange City, Iowa
Date of Meeting:	November 2, 2026
Time of Meeting:	4:30 o'clock P.M.
Place of Meeting:	Council Chambers, City Hall, 125 Central Ave SE Orange City, Iowa

PUBLIC NOTICE IS HEREBY GIVEN that the above mentioned governmental body will meet at the date, time and place above set out. The tentative agenda for said meeting is as follows:

1. Meeting called to order
2. Opening ceremonies
3. Approval of agenda
4. Citizen comments
5. Approval of minutes
6. Ordinance No. 875, an ordinance regulating stormwater drainage
7. North Weiland Fourth Addition
    - Set date for public hearing for the approval of the Final Plat of North Weiland Fourth Addition and rezoning district
8. Evensong Acres First Addition
    - Set date for public hearing for the approval of the Final Plat of Evensong Acres First Addition and rezoning district
9. Electric Lineman position

10. Retail alcohol license renewal application

11. Administrative reports

12. Council comments

13. Adjournment

This notice is given at the direction of the Mayor pursuant to Chapter 28A, Iowa Code, as amended, and the local rules of said governmental body.

Janet Brown, City Clerk of the
City of Orange City, Iowa

COUNCIL MEETING
AGENDA NOTES
November 2, 2026

1. The meeting will be called to order by Mayor Deb De Haan at 4:30 o'clock P.M.

2. Opening ceremonies. Pledge of Allegiance to our flag and a moment of silent prayer.

3. The agenda was prepared, posted and distributed in accordance with requirements of the Iowa Open Meeting Act.

4. This time is provided for citizen comments. It is suggested that if someone wishes to speak, we also ask for their residence. This time is intended for residents in the City limits.

5. The minutes of the October 19, 2026 council meeting are enclosed for your review. Exhibit 1

6. This will be the second reading of proposed Ordinance No. 875, an ordinance regulating stormwater drainage requirements. Exhibit 2

7. The City Council needs to set the date of November 16, 2026 for a public hearing to rezone North Weiland Fourth Addition from A-1 (Agricultural) to R-1 (Low-Density Residential), along with approval of the final plat. The proposed subdivision consists of six residential lots located along Frankfort Avenue NE, with access from 7th Street NE and 9th Street NE. The final plat identifies lot boundaries, street access, and utility and drainage easements. Exhibit 3

8. The City Council needs to set the date of November 16, 2026 for a public hearing to rezone Evensong Acres First Addition from A-1 (Agricultural) to RS-1 (Residential Suburban), along with approval of the final plat. The proposed development consists of six residential lots with access from Olympia Avenue SE, including a cul-de-sac. The plat establishes lot boundaries, street access, and utility and drainage easements. This development will provide additional residential housing opportunities in Orange City. Exhibit 4

9. We will present a recommendation for hiring for the Electric Lineman position at the meeting.

10. We have received a renewal application for a Class B Retail Alcohol License from Family Dollar.

11. Administrative reports:

Scheduled Meetings/Important Dates:

November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.
January 4	Council Meeting, 4:30 P.M.

If you would like additional information about an agenda item or another issue, that would help you or the Council as a whole, please feel free to let me know so I can either get it to you by email or by report at the meeting.

Matt Van Schouwen
City Office **712-707-4885**
Cell phone **712-737-7701**
Email **mattvs@orangecityiowa.com**

Council Meeting
October 19, 2026

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on October 19, 2026. A quorum was declared by Mayor Deb De Haan. The meeting was held in the Council Chambers, City Hall, 125 Central Ave SE, Orange City, Iowa.

Members Present: Council members Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon, and Bret Walinga

Members Absent: None

Staff: Matt Van Schouwen, Ryan Mc Ewen, and Kent Anderson

Guests: Sarah Weber, Ruth Roghair, Doug Calsbeek, Jennie Droog, and Dan Roghair

Agenda: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong; NAYS: None.

Citizen Comments: This time was provided for citizen comments. Ruth Roghair gave an update on work the volunteers completed in the cemetery over the past year.

Council Member Mark Scallon entered the meeting at 4:37 P.M.

Approval of Minutes: The minutes of the October 5, 2026 council meeting were presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None.

Financial Report: The monthly financial report for September 2026, representing cash balances for all funds was presented, whereupon it was therefore moved by Council member Daron De Jong and duly seconded by Council member Andrew Bloemendaal approving the monthly financial report as published. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon, Bret Walinga; NAYS: None.

Monthly Bills: A Summary of Warrants report listing bills from September 22, 2026 through October 19, 2026 was presented. A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman approving the monthly bills, subject to audit. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None.

Public Hearing on the Matter of Adoption of Plans, Specifications, Form of Contract and Estimate of Costs for the Construction of the North Weiland Phase 4 Street Project: This being the time and place as advertised a public hearing was held to consider the North Weiland Phase 4 Street Project. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed project. No written objections were filed. The Mayor then closed the time for the public hearing.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong adopting the plans, specifications, form of contract and estimate of costs. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

The council reviewed the bids that were opened on October 15, 2026.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong awarding the contract to Vander Pol Excavating LLC in the amount of $712,672.73. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Ordinance No. 874, an Ordinance Creating a Stormwater Drainage Utility: A motion was made by Council member Olivia Chapman and duly seconded by Council member Bret Walinga approving the third reading of proposed Ordinance No. 874, an ordinance creating a stormwater drainage utility. On call of the roll motion carried. The vote was as follows: AYES: Olivia

Chapman, Bret Walinga, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None

A motion was made by Council member Daron De Jong and duly seconded by Council member Mark Scallon adopting Ordinance No. 874. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Mark Scallon, Andrew Bloemendaal, Olivia Chapman, Bret Walinga; NAYS: None.

Ordinance No. 875, an Ordinance Regulating Stormwater Drainage: A motion was made by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal approving the first reading of proposed Ordinance No. 875, an ordinance regulating stormwater drainage. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Daron De Jong, Olivia Chapman, Mark Scallon; NAYS: None.

Health Insurance Renewal: A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman approving the health insurance renewal with Wellmark for 2027. The renewal reflects a decrease of 1.24%. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Olivia Chapman, Andrew Bloemendaal, Daron De Jong, Mark Scallon; NAYS: None.

Northwestern College Korver Stadium Project: Northwestern College is continuing the next phase of their athletic field improvements. Along with expanded grandstand seating, larger restroom facilities, and electronic improvements, they plan to replace the artificial turf and resurface the track. As these spaces are generally open to and used by the public, NWC has requested a City of Orange City contribution of $100,000 on this portion of the project. The overall project cost is $10.9 million. A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving the $100,000 contribution, over three years, towards the Northwestern College Korver Stadium Project. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Andrew Bloemendaal, Olivia Chapman, Mark Scallon; NAYS: None.

Administrative Reports:

November 2	Council Meeting, 4:30 P.M.
November 16	Council Meeting, 4:30 P.M.
December 7	Council Meeting, 4:30 P.M.
December 21	Council Meeting, 4:30 P.M.
January 4	Council Meeting, 4:30 P.M.

Oral reports: Matt provided an update on tulip planting this weekend; met with Alton reps to review water, police, projects, and development; plan to conduct strategic planning within the next 1 to 2 months.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Bret thanked the fire department for their open house; rec football has gone well thanks to Noah and staff and NWC players. Daron reported on the Landsmeer separation of employment agreements, jobs will be posted soon. Mayor De Haan has received several positive comments from citizens and officers on the new police department office.

Adjournment: No further business appearing it was therefore moved by Council member Bret Walinga and duly seconded by Council member Andrew Bloemendaal to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Andrew Bloemendaal, Olivia Chapman, Daron De Jong, Mark Scallon; NAYS: None. Adjournment time was 5:02 o'clock P.M.

_____
Deb De Haan, Mayor

ATTEST:_____
Janet Brown, City Clerk

ORDINANCE NO. 875

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ORANGE CITY, IOWA, BY ADDING A NEW CHAPTER CREATING CONTROL OF STORMWATER DRAINAGE

BE IT ENACTED by the City Council of the City of Orange City, Iowa:

SECTION 1. NEW CHAPTER. The Code of Ordinances of the City of Orange City, Iowa, is amended by adding a new Chapter 161, entitled CONTROL OF STORMWATER DRAINAGE, which is hereby adopted to read as follows:

161.01 PURPOSE. The purpose of this chapter is to set requirements for the control of stormwater drainage in connection with the construction of impervious surface areas such as hard surface parking, driveways, building roofs, etc. It must be recognized that the flow of surface water is greatly increased with the construction of impervious surface area as compared to the original vegetation ground cover. It must also be recognized that stormwater facilities, including underground stormwater facilities shall comply with the adopted Iowa Statewide Urban Design and Specifications (SUDAS) Design Manual (Current Edition), Iowa Stormwater Management Manual (Current Edition) and adopted local standards, including major-storm overflow requirements, decided by City Staff at the time the site plan is submitted.

161.02 THREE LEVELS OF SURFACE DRAINAGE REQUIREMENTS. Three levels of surface drainage requirements apply. The level is determined by the total impervious area, existing and proposed, remaining on the contiguous site after construction. A contiguous site is a site not separated by a public right-of-way. Related phases of a common development plan are considered together. Impervious surface replaced within the same footprint is not new impervious area but counts toward the site total. Changes to grading, drainage direction, or discharge points are subject to review regardless of the level determined. Drainage requirements apply only to new or altered impervious areas, and the drainage features it affects.

1. Level 1: 0 – 10,000 square feet of impervious surface area. Submit a drainage plan showing runoff direction, discharge points, and swales. Improvements shall not worsen flooding or erosion on neighboring property.

2. Level 2: 10,001 – 30,000 square feet of impervious surface area. Stormwater calculations, design storms, and rainfall data shall be performed in accordance with the SUDAS Design Manual, current edition. Allowable discharge from a site shall not exceed the discharge from the site in its existing condition during a 5-year storm event. Calculations shall identify storage volume, existing along with proposed site discharge and maximum water elevations. Detention must be designed to detain outlet site runoff at a rate that is 50% the allowable runoff and a 100-year storm event. Also, the site plan must clearly describe where storm water that is not detained will flow off site. A partial or full variance may be granted, with conditions, by the City Staff only if detention is determined to be unnecessary or impractical. Calculations shall be prepared by a professional engineer, licensed land surveyor, licensed landscape architect, or other person approved by the City Staff as qualified to prepare them.

3. Level 3: Above 30,000 square feet impervious surface area. Stormwater calculations, design storms, and rainfall data shall be performed in accordance with the SUDAS Design Manual, current edition. Allowable discharge from a site shall not exceed the discharge from the site in its existing condition during a 5-year storm event. Calculations shall identify storage volume, existing along with proposed site discharge and maximum water elevations Detention must be designed to detain outlet site runoff at a rate that is 100% the allowable runoff and a 100-year storm event. Also, the site plan must clearly describe where stormwater that is not detained will flow off site. A partial or full variance may be granted, with conditions, by the City Staff only if detention is determined to be unnecessary or impractical. Calculations must be certified by a professional engineer licensed in the State of Iowa and familiar with stormwater detention calculations.

161.03 ACCEPTABLE TEMPORARY DETENTION. Temporary stormwater detention may be provided through one or more of the following methods, subject to review and approval by the City: (1) a shared or off-site detention facility, if the applicant demonstrates that the facility has sufficient available capacity and provides enforceable drainage rights, access rights, and recorded maintenance agreements; (2) an infiltration facility, if site-specific evidence demonstrates suitable soil and groundwater conditions; or (3) a detention facility designed to serve an entire subdivision.

161.04 WHEN A DETENTION VARIANCE IS GRANTED. If the City grants a partial or full variance from the detention requirements of this chapter, the applicant shall pay a stormwater drainage improvement fee to compensate the City for costs associated with managing the additional surface runoff authorized by the variance. The fee shall equal two dollars ($2.00) for each square foot of added impervious area permitted by the variance and shall be paid upon completion of construction.

161.05 BUILDING CONSTRUCTION. When a building is proposed on property located within or adjacent to a natural surface-water drainage area or swale, the site shall be designed to safely convey excess surface-water flow. The finished grade immediately adjoining the building shall be at least six inches above the controlling downstream elevation that restricts surface drainage. A swale or other approved overland overflow route shall be constructed and maintained on the property to convey excess runoff around the building without obstructing or unreasonably restricting flow through the natural drainage area.

161.06 MAINTENANCE AND OBSTRUCTIONS. Owners shall maintain private drainage facilities according to approved plans and agreement. No fill, structure, fence, or landscaping may impair an approved facility or overflow route without written city approval.

161.07 APPROVAL, ADMINISTRATION, ENFORCEMENT, AND APPEALS.
Drainage approval shall be obtained before work begins. Completed improvements shall be inspected, and required as-built information shall be submitted before final approval is granted.
Administration and technical review of this chapter shall be performed by the official designated by the City, with engineering review provided by the designated City Engineer when required.
Violations of this chapter may be enforced pursuant to Chapter 4, Municipal Infractions, of the Orange City Code of Ordinances.

Where a property or proposed development is subject to the floodplain requirements of Chapter 160, those requirements shall apply in addition to the requirements of this chapter.
Zoning matters and zoning appeals governed by Chapter 165 shall continue to be administered pursuant to Chapter 165.
Appeals or requests for variances arising solely from the requirements of this chapter shall be submitted to and decided by Code Enforcement Officer in accordance with procedures established by the City.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council the ____ day of _____, 20__.

_____
Mayor

ATTEST:

_____
City Clerk

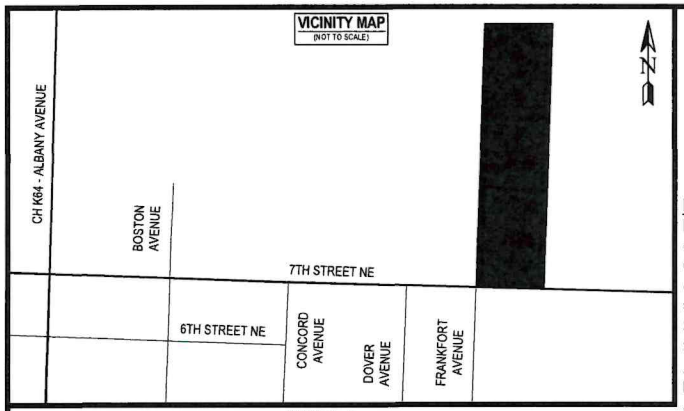
First Reading: October 19, 2026
Second Reading:
Third Reading:

I certify that the foregoing was published as Ordinance No. 875 on the ____day of _____, 20__.

_____
City Clerk

FINAL PLAT
NORTH WEILAND, FOURTH ADDITION
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

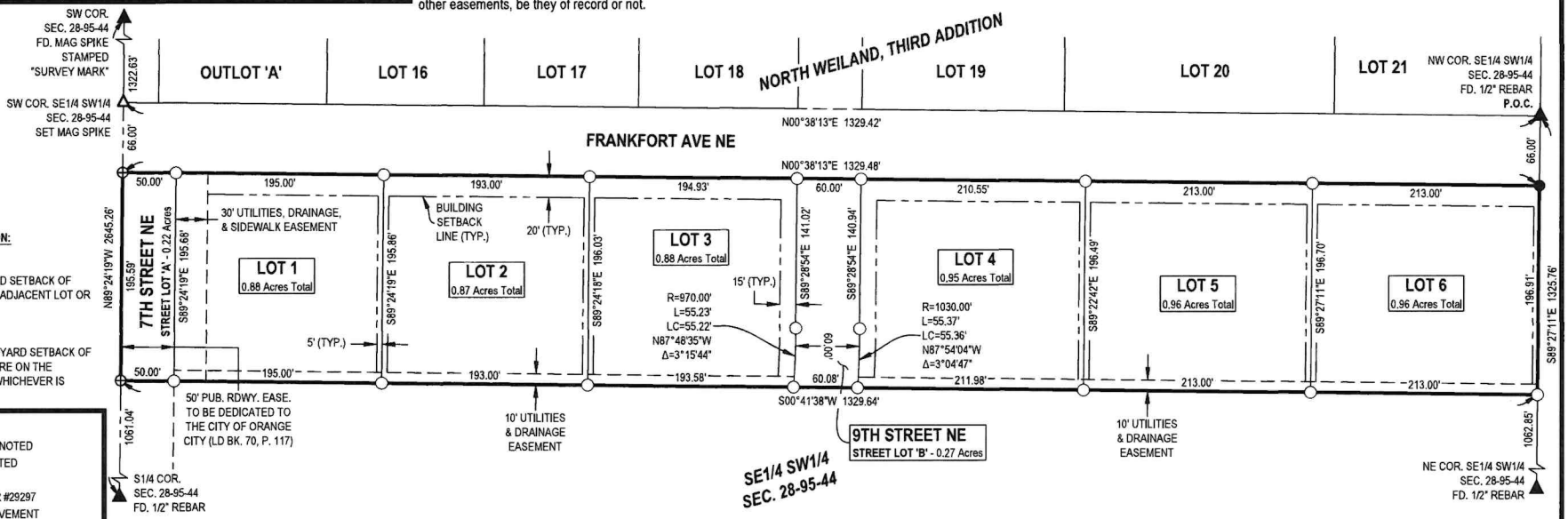
A SUBDIVISION OF PART OF THE SE1/4 OF THE SW1/4 OF SECTION 28, TOWNSHIP 95 NORTH, RANGE 44 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA.



Legal Description of North Weiland, Fourth Addition:

Part of the SE1/4 of the SW1/4 of Section 28, Township 95 North, Range 44 West of the 5th P.M., Sioux County, Iowa, more particularly described as follows:

COMMENCING at the NW Corner of said SE1/4 of the SW1/4; thence S89°27'11"E on the North line of said SE1/4 of the SW1/4 a distance of 66.00 feet to the NE Corner of North Weiland, Third Addition as shown on the Final Plat thereof recorded as Instr. #2024-04972, located in the Sioux County Recorder's Office, said point being the POINT OF BEGINNING; thence continuing S89°27'11"E on said North Line a distance of 196.91 feet; thence S00°41'38"W a distance of 1,329.64 feet to the South line of said SE1/4 of the SW1/4; thence N89°24'19"W on said South line a distance of 195.59 feet to the SE Corner of said North Weiland, Third Addition; thence N00°38'13"E on the East line of said North Weiland, Third Addition a distance of 1,329.48 feet to the POINT OF BEGINNING, containing a total of 5.99 acres inclusive of 0.22 acres of Public Roadway Easement, and being subject to any and all other easements, be they of record or not.



PROPOSED ZONING CLASSIFICATION:
LOW-DENSITY RESIDENTIAL (R-1)
MINIMUM SETBACKS:
FRONT - EQUAL TO THE FRONT YARD SETBACK OF PRINCIPAL STRUCTURE ON EITHER ADJACENT LOT OR 20 FEET, WHICHEVER IS GREATER
REAR - 10'
SIDE - 5'
STREET SIDE - EQUAL TO THE SIDE YARD SETBACK OF THE EXISTING PRINCIPAL STRUCTURE ON THE ADJACENT PROERTY OR 15 FEET, WHICHEVER IS GREATER

LEGEND

- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER AS NOTED
- ● FOUND 1/2" REBAR
- ○ SET BLUE CAPPED 1/2" REBAR #29297
- ⊕ SET MAG NAIL IN ASPHALT PAVEMENT
- ◆ COMPUTED POINT - NOTHING FOUND OR SET
- ( ) RECORD DIMENSION

PROFESSIONAL LAND SURVEYOR
SAMUEL M. BASSETT
29297
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 Professional Land Surveyor under the laws of the State of Iowa.

FOR COUNCIL REVIEW ONLY
10-08-2026

Date: _____ S. #29297
License renewal date: 12/31/2027
Pages covered by this seal: X

OWNER / SUBDIVIDER
CITY OF ORANGE CITY

SURVEYOR
SAMUEL M. BASSETT
BECK ENGINEERING, INC.
806 HARTFORD PL. SE
ORANGE CITY, IOWA 51041

PROPOSED ZONING DISTRICT:
CITY OF ORANGE CITY
LOW-DENSITY RESIDENTIAL (R-1)

SURVEYOR'S NOTES:
1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1: SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. ANY DOCUMENTS REFERENCED ON THIS FINAL PLAT ARE LOCATED IN THE SIOUX COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.

GRAPHIC SCALE
0 50 100
(1" = 100')

BEI PROJECT #: E26063

BEI
Civil Engineering - Land Surveying
Landscape Architecture - Architecture

Exhibit 3

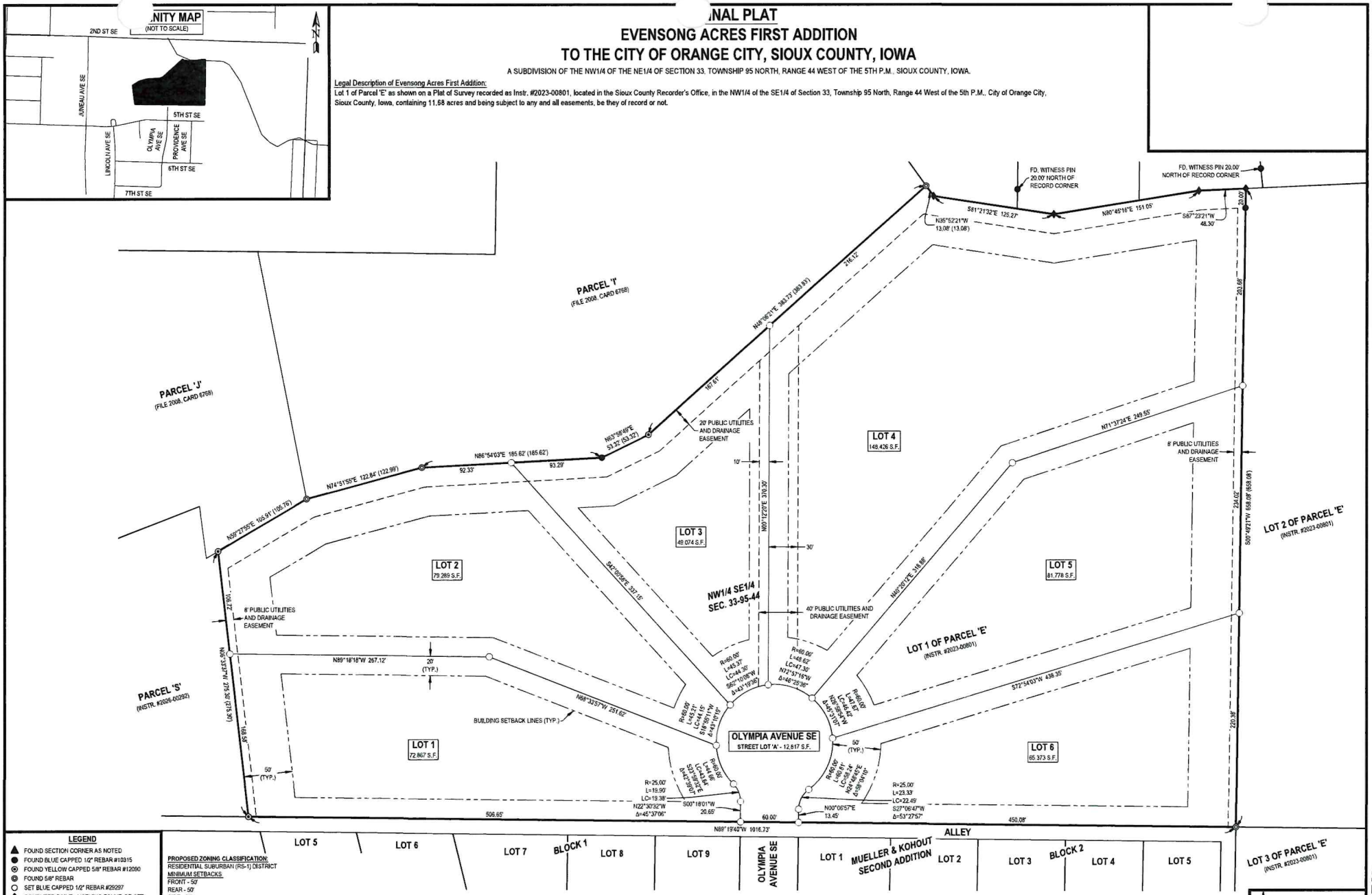

VICINITY MAP
(NOT TO SCALE)
2ND ST SE
JUNEAU AVE SE
5TH ST SE
OLYMPIA AVE SE
PROVIDENCE AVE SE
LINCOLN AVE SE
6TH ST SE
7TH ST SE
FINAL PLAT
EVENSONG ACRES FIRST ADDITION
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA
A SUBDIVISION OF THE NW1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 95 NORTH, RANGE 44 WEST OF THE 5TH P.M., SIOUX COUNTY, IOWA.
Legal Description of Evensong Acres First Addition:
Lot 1 of Parcel 'E' as shown on a Plat of Survey recorded as Instr. #2023-00801, located in the Sioux County Recorder's Office, in the NW1/4 of the SE1/4 of Section 33, Township 95 North, Range 44 West of the 5th P.M., City of Orange City, Sioux County, Iowa, containing 11.58 acres and being subject to any and all easements, be they of record or not.
FD. WITNESS PIN 20.00' NORTH OF RECORD CORNER
FD. WITNESS PIN 20.00' NORTH OF RECORD CORNER
S81°21'32"E 125.27'
N80°45'16"E 151.05'
S87°23'21"W 48.30'
N35°52'21"W 13.08' (13.08')
20.00'
PARCEL 'I' (FILE 2008, CARD 6768)
N16°05'2"E 383.73' (383.85')
216.12'
283.68'
N57.61'
PARCEL 'J' (FILE 2008, CARD 6768)
N63°58'49"E 53.32' (53.22')
20' PUBLIC UTILITIES AND DRAINAGE EASEMENT
LOT 4 148,426 S.F.
N71°37'24"E 249.55'
8' PUBLIC UTILITIES AND DRAINAGE EASEMENT
N86°54'03"E 185.62' (185.62')
92.33'
93.29'
N74°51'55"E 122.84' (122.99')
N59°27'55"E 105.91' (105.76')
10'
N00°12'20"E 370.30'
30'
LOT 3 48,074 S.F.
LOT 2 79,289 S.F.
LOT 5 81,778 S.F.
LOT 2 OF PARCEL 'E' (INSTR. #2023-00801)
S00°49'21"W 658.08' (658.08')
234.02'
S42°10'08"E 337.15'
NW1/4 SE1/4 SEC. 33-95-44
N40°20'2"E 316.68'
8' PUBLIC UTILITIES AND DRAINAGE EASEMENT
40' PUBLIC UTILITIES AND DRAINAGE EASEMENT
LOT 1 OF PARCEL 'E' (INSTR. #2023-00801)
N89°18'18"W 267.12'
20' (TYP.)
S72°54'03"W 438.35'
PARCEL 'S' (INSTR. #2026-00292)
N00°33'0"W 276.36' (276.36')
148.56'
N69°33'57"W 251.62'
BUILDING SETBACK LINES (TYP.)
OLYMPIA AVENUE SE
STREET LOT 'A' - 12,817 S.F.
LOT 1 72,867 S.F.
LOT 6 65,373 S.F.
50' (TYP.)
R=60.00' L=45.37' LC=44.28' S62°10'08"W Δ=43°19'36"
R=60.00' L=48.62' LC=47.50' N71°57'15"W Δ=46°25'36"
R=60.00' L=44.62' LC=43.59' N25°58'54"W Δ=42°37'07"
R=60.00' L=23.31' LC=23.17' S16°55'11"W Δ=22°15'15"
R=60.00' L=44.66' LC=43.66' S23°56'02"E Δ=42°39'01"
R=60.00' L=60.81' LC=58.24' N24°40'45"E Δ=58°04'10"
R=25.00' L=19.90' LC=19.38' N22°30'32"W Δ=45°37'06"
R=25.00' L=23.33' LC=22.49' S27°06'47"W Δ=53°27'57"
S00°18'01"W 20.65'
N00°06'57"E 13.45'
506.65'
60.00'
450.08'
N89°19'40"W 1016.73'
ALLEY
LOT 5
LOT 6
LOT 7
BLOCK 1
LOT 8
LOT 9
OLYMPIA AVENUE SE
LOT 1
MUELLER & KOHOUT SECOND ADDITION
LOT 2
LOT 3
BLOCK 2
LOT 4
LOT 5
LOT 3 OF PARCEL 'E' (INSTR. #2023-00801)
LEGEND
FOUND SECTION CORNER AS NOTED
FOUND BLUE CAPPED 1/2" REBAR #10315
FOUND YELLOW CAPPED 5/8" REBAR #12090
FOUND 5/8" REBAR
SET BLUE CAPPED 1/2" REBAR #29297
COMPUTED POINT - NOTHING FOUND OR SET
( ) RECORD DIMENSION
PROPOSED ZONING CLASSIFICATION:
RESIDENTIAL SUBURBAN (RS-1) DISTRICT
MINIMUM SETBACKS
FRONT - 50'
REAR - 50'
SIDE - 20'
STREET SIDE - 35'
GRAPHIC SCALE
0 30 60
(1" = 60')
BEI PROJECT #: E22083
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 Professional Land Surveyor under the laws of the State of Iowa.
SAMUEL M. BASSETT 29297
IOWA
FOR CITY COUNCIL REVIEW ONLY
10-08-2026
Pages or sheets covered by this seal: 1
OWNER / SUBDIVIDER
MARK C. & JANELLE R. VOLKERS
SURVEYOR
SAMUEL M. BASSETT
BECK ENGINEERING, INC.
806 HARTFORD PL. SE
ORANGE CITY, IOWA 51041
PROPOSED ZONING DISTRICT:
CITY OF ORANGE CITY
RESIDENTIAL SUBURBAN (RS-1)
SURVEYOR'S NOTES:
1. BEARINGS ARE ASSUMED TO BEAR AS SHOWN FROM THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 1: SPENCER. ALL DISTANCES MEASURED USING THE U.S. SURVEY FOOT.
2. ANY DOCUMENTS REFERENCED ON THIS FINAL PLAT ARE LOCATED IN THE SIOUX COUNTY RECORDER'S OFFICE UNLESS NOTED OTHERWISE.
3. MONUMENTS WILL BE PLACED AT ALL CORNERS AS SHOWN WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
BEI
Civil Engineering - Land Surveying
Landscape Architecture - Architecture

Exhibit 4