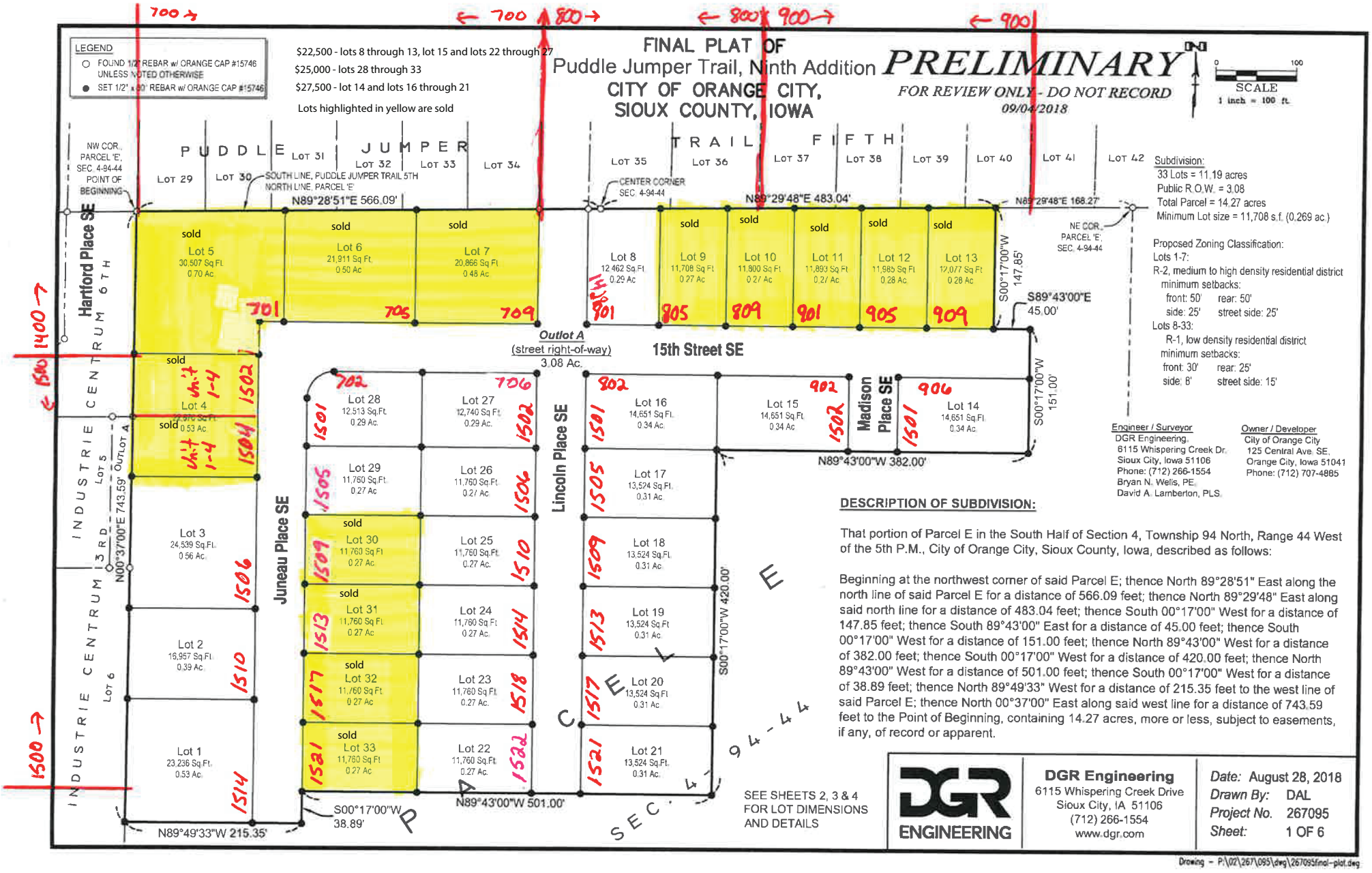
LEGEND
FOUND 1/2" REBAR w/ ORANGE CAP #15746 UNLESS NOTED OTHERWISE
SET 1/2" x 30" REBAR w/ ORANGE CAP #15746
$22,500 - lots 8 through 13, lot 15 and lots 22 through 27
$25,000 - lots 28 through 33
$27,500 - lot 14 and lots 16 through 21
Lots highlighted in yellow are sold
FINAL PLAT OF
Puddle Jumper Trail, Ninth Addition
CITY OF ORANGE CITY,
SIOUX COUNTY, IOWA
PRELIMINARY
FOR REVIEW ONLY - DO NOT RECORD
09/04/2018
SCALE
1 inch = 100 ft.
PUDDLE JUMPER TRAIL FIFTH
NW COR., PARCEL 'E', SEC. 4-94-44 POINT OF BEGINNING
SOUTH LINE, PUDDLE JUMPER TRAIL 5TH NORTH LINE, PARCEL 'E'
N89°28'51"E 566.09'
CENTER CORNER SEC. 4-94-44
N89°29'48"E 483.04'
N89°29'48"E 168.27'
NE COR., PARCEL 'E', SEC. 4-94-44
S00°17'00"W 147.85'
S89°43'00"E 45.00'
Hartford Place SE
INDUSTRIE CENTRUM 6TH
INDUSTRIE CENTRUM 3RD
Outlot A
(street right-of-way)
3.08 Ac.
15th Street SE
Juneau Place SE
Lincoln Place SE
Madison Place SE
Lot 1 23,236 Sq.Ft. 0.53 Ac.
Lot 2 16,957 Sq.Ft. 0.39 Ac.
Lot 3 24,539 Sq.Ft. 0.56 Ac.
Lot 4 22,976 Sq.Ft. 0.53 Ac.
Lot 5 30,507 Sq.Ft. 0.70 Ac.
Lot 6 21,911 Sq.Ft. 0.50 Ac.
Lot 7 20,866 Sq.Ft. 0.48 Ac.
Lot 8 12,462 Sq.Ft. 0.29 Ac.
Lot 9 11,708 Sq.Ft. 0.27 Ac.
Lot 10 11,800 Sq.Ft. 0.27 Ac.
Lot 11 11,893 Sq.Ft. 0.27 Ac.
Lot 12 11,985 Sq.Ft. 0.28 Ac.
Lot 13 12,077 Sq.Ft. 0.28 Ac.
Lot 14 14,651 Sq.Ft. 0.34 Ac.
Lot 15 14,651 Sq.Ft. 0.34 Ac.
Lot 16 14,651 Sq.Ft. 0.34 Ac.
Lot 17 13,524 Sq.Ft. 0.31 Ac.
Lot 18 13,524 Sq.Ft. 0.31 Ac.
Lot 19 13,524 Sq.Ft. 0.31 Ac.
Lot 20 13,524 Sq.Ft. 0.31 Ac.
Lot 21 13,524 Sq.Ft. 0.31 Ac.
Lot 22 11,760 Sq.Ft. 0.27 Ac.
Lot 23 11,760 Sq.Ft. 0.27 Ac.
Lot 24 11,760 Sq.Ft. 0.27 Ac.
Lot 25 11,760 Sq.Ft. 0.27 Ac.
Lot 26 11,760 Sq.Ft. 0.27 Ac.
Lot 27 12,740 Sq.Ft. 0.29 Ac.
Lot 28 12,513 Sq.Ft. 0.29 Ac.
Lot 29 11,760 Sq.Ft. 0.27 Ac.
Lot 30 11,760 Sq.Ft. 0.27 Ac.
Lot 31 11,760 Sq.Ft. 0.27 Ac.
Lot 32 11,760 Sq.Ft. 0.27 Ac.
Lot 33 11,760 Sq.Ft. 0.27 Ac.
sold
N89°43'00"W 382.00'
S00°17'00"W 151.00'
S00°17'00"W 420.00'
N89°43'00"W 501.00'
S00°37'00"E 743.59'
N89°49'33"W 215.35'
S00°17'00"W 38.89'
SEC. 4-94-44
Subdivision:
33 Lots = 11.19 acres
Public R.O.W. = 3.08
Total Parcel = 14.27 acres
Minimum Lot size = 11,708 s.f. (0.269 ac.)
Proposed Zoning Classification:
Lots 1-7:
R-2, medium to high density residential district
minimum setbacks:
front: 50' rear: 50'
side: 25' street side: 25'
Lots 8-33:
R-1, low density residential district
minimum setbacks:
front: 30' rear: 25'
side: 8' street side: 15'
Engineer / Surveyor
DGR Engineering
6115 Whispering Creek Dr.
Sioux City, Iowa 51106
Phone: (712) 266-1554
Bryan N. Wells, PE
David A. Lamberton, PLS
Owner / Developer
City of Orange City
125 Central Ave. SE
Orange City, Iowa 51041
Phone: (712) 707-4885
DESCRIPTION OF SUBDIVISION:
That portion of Parcel E in the South Half of Section 4, Township 94 North, Range 44 West of the 5th P.M., City of Orange City, Sioux County, Iowa, described as follows:
Beginning at the northwest corner of said Parcel E; thence North 89°28'51" East along the north line of said Parcel E for a distance of 566.09 feet; thence North 89°29'48" East along said north line for a distance of 483.04 feet; thence South 00°17'00" West for a distance of 147.85 feet; thence South 89°43'00" East for a distance of 45.00 feet; thence South 00°17'00" West for a distance of 151.00 feet; thence North 89°43'00" West for a distance of 382.00 feet; thence South 00°17'00" West for a distance of 420.00 feet; thence North 89°43'00" West for a distance of 501.00 feet; thence South 00°17'00" West for a distance of 38.89 feet; thence North 89°49'33" West for a distance of 215.35 feet to the west line of said Parcel E; thence North 00°37'00" East along said west line for a distance of 743.59 feet to the Point of Beginning, containing 14.27 acres, more or less, subject to easements, if any, of record or apparent.
SEE SHEETS 2, 3 & 4 FOR LOT DIMENSIONS AND DETAILS
DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com
Date: August 28, 2018
Drawn By: DAL
Project No. 267095
Sheet: 1 OF 6
Drawing - P:\02\267\095\dwg\267095final-plat.dwg