



FINAL PLAT OF
Puddle Jumper Trail, Tenth Addition
CITY OF ORANGE CITY,
SIoux COUNTY, IOWA

Instrument #: 2020-03723 B: 2020 P: 3723
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 0808 DEDICATION PLAT
 Recording Fee: \$ 87.00
 Jessica Kooiker, Recorder, Sioux County Iowa

SUBDIVISION DESCRIPTION:

Those portions of Parcels E & F (including Lot 1 of Parcel F) 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 southwest corner of Puddle Jumper Trail, Ninth Addition to the City of Orange City; thence South 89°49'33" East along the south line of said addition for a distance of 215.35 feet; thence North 00°17'00" East along said south line for a distance of 38.89 feet; thence South 89°43'00" East along said south line for a distance of 501.00 feet; thence South 00°17'00" West for a distance of 599.81 feet; thence North 89°43'00" West for a distance of 21.00 feet; thence South 00°17'00" West for a distance of 161.00 feet; thence North 89°43'00" West for a distance of 358.97 feet; thence South 00°17'00" West for a distance of 55.00 feet to the south line of Lot 1 of said Parcel F; thence North 89°43'00" West along said south line for a distance of 340.89 feet to the east line of Industrie Centrum, 3rd Addition to the City of Orange City; thence North 00°37'00" East along said east line for a distance of 776.53 feet to the Point of Beginning, containing 12.71 acres, more or less, subject to easements, if any, of record or apparent.

Subdivision:
 31 Lots = 9.92 acres
 Public R.O.W. = 2.79
 Total Parcel = 12.71 acres
 Minimum Lot size = 11,760 s.f. (0.270 ac.)

Owner / Developer
 City of Orange City
 125 Central Ave. SE,
 Orange City, Iowa 51041
 Phone: (712) 707-4885

Engineer / Surveyor
 DGR Engineering,
 6115 Whispering Creek Dr.
 Sioux City, Iowa 51106
 Phone: (712) 266-1554
 Bryan N. Wells, PE.
 David A. Lamberton, PLS.

Proposed Zoning Classification:
 Lots 14-17:
 R-2, medium to high density residential district
 minimum setbacks:
 front: 50' rear: 50'
 side: 25' street side: 25'
 Lots 1-13 & 18-31:
 R-1, low density residential district
 minimum setbacks:
 front: 30' rear: 25'
 side: 8' street side: 15'

LEGEND
 ○ FOUND 1/2" REBAR w/ ORANGE CAP #15746 UNLESS NOTED OTHERWISE
 ● SET 1/2" x 30" REBAR w/ ORANGE CAP #15746

ACREAGE BREAKDOWN:
 PARCEL E = 2.87 AC.
 PARCEL F = 8.37 AC.
 LOT 1 OF F = 1.47 AC.
 TOTAL AREA = 12.71 AC.

SEE SHEETS 2 & 3 FOR LOT DIMENSIONS AND DETAILS



DGR Engineering
 6115 Whispering Creek Drive
 Sioux City, IA 51106
 (712) 266-1554
 www.dgr.com

Date: April 24, 2020
Drawn By: DAL
Project No. 269061
Sheet: 1 OF 5

V. MAINTENANCE:

The title holder of each lot or tract, vacant or improved, shall keep said lot or tract free of weeds, grasses longer than 8" and debris and shall maintain and keep free of snow and debris all sidewalks adjacent upon said lot or tract.

VI. LOT PRICE:

In order to achieve the announced goal of establishing available, affordable housing for the residents of the municipality, the following lot pricing schedule is established for the recovery of municipal subsidy used to provide the opportunity for affordable housing:

All residential units built in the R-1; Low Density Residential District shall be no smaller than 1000 square feet on the main floor. All lots in the R-1. Low Density Residential District shall be allowed to construct the initial residential unit no larger than 1400 square feet on the main floor. Any covered porch, covered deck, or covered patio on the sides or rear of the structure shall be considered as part of the main floor square footage area when calculating residential unit size. If the proposed unit has a second story, second story square footage shall be considered part of the main floor square footage when calculating the total allowable square footage of the unit. Finished basement square footage shall not be included when calculating total allowable square footage of the unit. The City shall not grant initial construction permits to build residential units larger than the square footage stated above. Expansion of future existing residential units in the addition shall be allowed after the 36-month period explained in Point VI-B has expired and if the proposed expansion meets all other applicable City rules and requirements. See VI.(B) for details.

R-2 Multi-Family Lot Pricing:

Lot 14- \$41,144.00
Lot 15- \$47,224.00
Lot 16- \$40,916.00
Lot 17- \$46,734.00

R-1 Low Density Residential Lot Pricing:

The price of **Lots 1-8** shall be **\$27,500.00**.
The price of **Lots 9 and 25-31** shall be **\$22,500.00**.
The price of **Lots 10-13** shall be **\$20,000.00**.
The price of **Lots 18-24** shall be **\$25,000.00**.

A. Each parcel shall be reserved with a down payment of \$3,000.00. If construction is not begun within 24 months of the date of down payment reservation, all rights shall be forfeited by the purchaser and the City shall re-offer the parcel to the public. If after 24 months the proposed purchaser has not begun construction, the City shall reimburse the purchaser 50% of the purchasers' down payment when the City again offers the parcel to the public. Final payment of the cost for each lot shall be due