

NOTICE AND CALL OF COUNCIL MEETING

Governmental Body: The City Council of the
City of Orange City, Iowa

Date of Meeting: October 18, 2021

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. Financial report
7. Monthly bills
8. North Weiland Second Addition
 - Public hearing
 - Resolution to accept final plat
 - Rezoning
9. Employee recognition dinner
10. Closed session per Iowa Code Section 21.5.1(j) real estate

Council Meeting
October 18, 2021
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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
October 18, 2021

1. The meeting will be called to order by Mayor Pro-Tempore Steve Roesner 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 4, 2021 council meeting are enclosed for your review. Exhibit 1
6. The monthly financial report represents cash balances for all funds. Exhibit 2
7. A Summary of Warrants report listing bills from September 21, 2021 through October 18, 2021 is enclosed for your review. Exhibit 3
8. This is the published time and place to hold a public hearing before considering approval of the proposed final plat of the North Weiland Second Addition. Planning and Zoning is recommending that the Council approve the final plat of this subdivision and is recommending that the Council rezone the property from the existing A-1, Agriculture District. Lots 11-15 will need to be rezoned from its current zoning of A-1, Agricultural to R-1, Low Density Residential District. Exhibit 4
9. The Iowa State Code requires that we document a public purpose for employee recognition when something of value is given to an employee. The Council can indicate by motion that in recognition of efforts of employees to the City of Orange City you would like to hold an employee recognition dinner and give a gift of appreciation. The date of the event is December 9.
10. We will discuss a potential property purchase.
11. Administrative reports:

Scheduled Meetings:

November 1	Council Meeting, 4:30 P.M.
November 15	Council Meeting, 4:30 P.M.
December 6	Council Meeting, 4:30 P.M.
December 9	Employee Recognition Dinner
December 20	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.

Earl Woudstra
City Office 712-707-4885
Cell phone 712-737-7115
Email earlw@orangecityiowa.com

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on October 4, 2021. 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 Aaron Beadner, Rod De Boer, Daron De Jong, and Tony Vande Brake

Members Absent: Council member Steve Roesner

Staff: Earl Woudstra, Janet Brown, Kurt Frederes, Mark Gaul, Jim Pottebaum, and Matt Van Schouwen

Guests: Mike Hofman and Doug Calsbeek

Agenda: A motion was made by Council member Tony Vande Brake and duly seconded by Council member Rod De Boer approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Rod De Boer, Aaron Beadner, Daron De Jong; NAYS: None.

Citizen Comments: This time was provided for citizen comments and none were heard.

Approval of Minutes: The minutes of the September 20, 2021 and September 29, 2021 council meetings were presented. A motion was made by Council member Rod De Boer and duly seconded by Council member Aaron Beadner approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Aaron Beadner, Daron De Jong, Tony Vande Brake; NAYS: None.

Set Date for Public Hearing for the Approval of the Final Plat of North Weiland Second Addition and Rezoning District: A motion was made by Council member Daron De Jong and duly seconded by Council member Aaron Beadner setting 4:30 o'clock P.M. on October 18, 2021 as the time for a public hearing to consider the final plat of the North Weiland Second Addition and rezoning of the area from its current zoning of A-1, Agriculture to R-1, Low Density Residential. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Aaron Beadner, Rod De Boer, Tony Vande Brake; NAYS: None.

Property Purchase: Management is recommending the option to purchase real estate for a well from Mark Chapman south of town. A test well would be placed first and if the site proves to be a suitable site, the City would purchase 4.5 acres from Mark at \$30,000/acre. A motion was made by Council member Tony Vande Brake and duly seconded by Council member Daron De Jong approving the option to purchase real estate from Mark Chapman at \$30,000/acre. On call of the roll motion carried. The vote was as follows: AYES: Tony Vande Brake, Daron De Jong, Aaron Beadner, Rod De Boer; NAYS: None.

Beer Permit Application: A motion was made by Council member Rod De Boer and duly seconded by Council member Tony Vande Brake approving the application for a Class B Beer Permit as submitted by City View Golf. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Aaron Beadner, Tony Vande Brake; NAYS: None.

Administrative Reports:

Scheduled Meetings:

October 18	Council Meeting, 4:30 P.M.
November 1	Council Meeting, 4:30 P.M.
November 15	Council Meeting, 4:30 P.M.
December 6	Council Meeting, 4:30 P.M.
December 20	Council Meeting, 4:30 P.M.

Oral reports: Earl shared Diamond Vogel Innovation Center is holding a groundbreaking on October 13 from 3 to 4 PM; thank you from Mid Sioux for the donation and project share monies; thank you and reminder of pledge to Prairie Woods Nature Center; moving the water restrictions to the water watch level.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Daron asked if there is a special pickup for bigger items coming up. Janet responded that is just held in the Spring. Earl shared there is an E-recycling event in a

couple weeks. Tony welcomed Doug Calsbeek back.

Adjournment: No further business appearing it was therefore moved by Council member Daron De Jong and duly seconded by Council member Tony Vande Brake to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Tony Vande Brake, Aaron Beadner, Rod De Boer; NAYS: None. Adjournment time was 4:39 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk

TREASURER'S MONTHLY REPORT

Exhibit 2

City of Orange City, Iowa

Month Ended SEPTEMBER 30, 2021

	On Hand Last Report	Received	Disbursed	Clerk's Balance	O/S Checks	Treas. Balance
General	\$ 1,174,446.29	\$716,934.62	\$378,869.72	\$ 1,512,511.19	\$104,121.58	\$1,616,632.77
Library	292,862.72	\$59,633.65	\$45,407.73	307,088.64	\$1,320.96	\$308,409.60
USDA- IRP Loan	59,412.95	\$2,230.85		61,643.80		61,643.80
Cemetery Fund	43,468.58	8,193.51	5,975.00	45,687.09		45,687.09
Cemetery Fund- Perpetual Care	118,902.06			118,902.06		118,902.06
USDA- Revolving Loan Fund	322,542.53	50,336.31		372,878.84		372,878.84
Road Use Tax	1,186,678.86	104,273.26		1,290,952.12		1,290,952.12
Hotel/Motel Sales Tax	158,289.62			158,289.62		158,289.62
Tax Increment Financing						
Event Center TIF	381,260.02			381,260.02		381,260.02
Housing TIF	(271,074.54)	61,057.44	1,135.74	(211,152.84)		(211,152.84)
Industrial Park TIF	(210,980.84)	24,042.80		(186,938.04)		(186,938.04)
Hawkeye TIF	149,747.66	5,468.04		155,215.70		155,215.70
Debt Service	335,666.74	184,592.96		520,259.70		520,259.70
Capital Projects:						
School Project- MOC-FV	(785,523.91)		405,103.87	(1,190,627.78)		(1,190,627.78)
Stoplight Project- Hwy 10	(163,024.22)		70,188.91	(233,213.13)		(233,213.13)
Payroll Clearing	52,542.14	109,038.22	116,988.75	44,591.61	730.40	45,322.01
Electric	3,510,846.21	976,096.68	957,807.26	3,529,135.63	6,877.98	3,536,013.61
Water	754,544.68	135,403.98	123,216.09	766,732.57		766,732.57
Sale of OC Comm.	275,111.60			275,111.60		275,111.60
Sewer	2,125,704.21	123,563.40	59,948.79	2,189,318.82		2,189,318.82
Gas	947,961.11	72,686.97	112,222.11	908,425.97		908,425.97
Total	\$ 10,459,384.47	\$2,633,552.69	\$2,276,863.97	\$10,816,073.19	\$113,050.92	\$10,929,124.11

INVESTMENTS		
FUND	This Report	Last Report
General	\$40,000	40,000
Library	-	-
Debt Service	-	-
Road Use Tax	-	-
Event Center	-	-
Electric:		
Bond & Interest Sinking Fund	270,000	270,000
Bond & Interest Reserve Fund	275,000	275,000
Capital Reserve Fund	455,000	455,000
Water:		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		
Sewer:		
Bond & Interest Sinking Fund	20,000	20,000
Bond & Interest Reserve Fund		
Capital Reserve Fund		
Gas:		
Bond & Interest Sinking Fund		
Bond & Interest Reserve Fund		
Capital Reserve Fund		
Total	\$1,060,000	\$1,060,000

FUNDS INVESTED IN:		Amount	%	Max. %
0.4500	Certificates of Deposit	1,000,000	94.3	100
0.0100	IA Public Agency Investment Trust	60,000	5.7	50
	Total Funds Invested	\$1,060,000	100.0	
MATURITIES:		Amount	%	Min. %
	Under 40 days	60,000	5.7	10.0
	Under 90 days	60,000	5.7	20.0
	Under 270 days	1,060,000	100.0	50.0
	Under 1 year	1,060,000	100.0	90.0
	*Under 18 months	1,060,000	100.0	100.0

*Bond reserve funds - invested as required or allowed by bond indentures.


City Treasurer

Vendor Name	Description	Net Invoice Amount
A & M LAUNDRY	Laundry Supplies	30.00
Ag Partners Inc	Fuel	2,567.85
AHLERS COONEY DORWEILER	Labor Relations	150.00
Alex Air Apparatus Inc.	Annual Inspection & Testing of Extrication Tools- OCFD	585.00
AMERICAN FAMILY LIFE ASSUR CO	Group Insurance	130.52
AMERICAN PUBLIC GAS ASSOCIATIO	Membership dues	2,021.19
Aramark Inc	Supplies for Event Center	1,274.38
Aramark Inc	Supplies for Event Center	286.94
Aramark Inc	Supplies for Event Center	286.94
ARNOLD MOTOR SUPPLY	Vehicle Maintenance Supplies	464.85
Beck Engineering Inc.	Misc Engineering Services	7,211.25
BOMGAARS SUPPLY	Supplies- Light Account # 14-380-0	402.77
BOMGAARS SUPPLY	Supplies - Account 14-002-0	1,067.75
BORDER STATES INDUSTRIES INC	3/4" Interduct Wire- Light	4,439.50
BORDER STATES INDUSTRIES INC	Supplies	225.18-
BORDER STATES INDUSTRIES INC	Credit- Marking Stick- Light	18.56-
BORDER STATES INDUSTRIES INC	Locate Paint for Light Department	251.18
BSN Sports	Volleyball Net	87.19
Cannon Technologies Inc.	AMI Electric Meters	12,420.00
Catalyst Solutions Inc.	Firewall Renewal at Water Plant and Event Center	1,139.00
Catalyst Solutions Inc.	IT Support	2,752.90
CERTIFIED TESTING SERVICES INC	Concrete Testing for School - MOC-FV	4,711.50
CERTIFIED TESTING SERVICES INC	Concrete Testing for Stoptlight Project	78.00
CHAMBER OF COMMERCE	Bonus Bucks	200.00
CITY OF SIOUX CENTER	Gas Pipe- 6" Inch for MOC-Elem. Project	19,607.75
Cleveringa Excavating LLC	Lift Station Pay Est # 1	20,998.66
CONNECTIONS INC EAP	Employee Assistance Program	436.92
CULLIGAN WATER CONDITIONING	Water for Cooler at City Hall	33.75
Cummins Sales & Service	Service Call to Wastewater Treatment Plant- Generator	1,386.86
D & L PLUMBING & HEATING	Supplies for Gas Department	67.67
DGR Engineering	Traffic Signal - Hwy 10 & Lincoln	1,474.88
DGR Engineering	School Project- MOC Elem.	31,009.54
DGR Engineering	PJ 10th Add. Housing	332.00
DIAMOND VOGEL PAINT	Paint Supplies	170.71
DON'S FOOD CENTER	Supplies	150.33
DUTCH BAKERY	Supplies	54.90
Dykstra, Terry	Ditch Cleaning on West side of Town	3,080.00
ED M FELD EQUIPMENT CO INC	LED Lights for Aerial Ladder - OCFD	2,118.90

Vendor Name	Description	Net Invoice Amount
EMC NATIONAL LIFE COMPANY	Life Insurance	730.40
Emergency Apparatus Maintenance	Aerial Ladder Repairs-	3,403.48
Emergency Apparatus Maintenance	Rebuild Meter Discharge Valve- OCFD	961.92
Family Eye Care	Eye Exsm for New Police Officer- Harmelink	109.00
FAREWAY STORES INC	Supplies Prairie Winds Event Center	287.31
FAREWAY STORES INC	Supplies on City of Orange City Acct	33.46
Felsburg Holt & Ullevig Inc.	Traffic Signal on Hwy 10 & Lincoln	262.50
Foundation Analytical Laboratory Inc.	Water Testing	300.00
Foundation Analytical Laboratory Inc.	Water Testing	238.75
Foundation Analytical Laboratory Inc.	Water Testing	184.00
FRANK DUNN INC	35 Bags High Performance Mix-	560.00
GCC Alliance Concrete	Patchwork- Industrial Road	1,152.00
GCC Alliance Concrete	Patchwork- Hwy 10 & Florida SW	512.00
GCC Alliance Concrete	Patchwork at 14th Street SE	548.00
Gnewuch, Richard	Return Credit Balance	107.68
Goodland Pump & Supply Co.	Gold Well - Pump Test	8,526.25
Goodland Pump & Supply Co.	Golf Well - Pump	39,048.07
Goodland Pump & Supply Co.	High Service Pump Replacement in Water Plant	51,605.23
GROEBNER & ASSOCIATES	Gas - Locate Wire	82.57
GROEBNER & ASSOCIATES	Gas Meter Supplies	187.31
GROEBNER & ASSOCIATES	Gas Meter Supplies	231.94
GROEBNER & ASSOCIATES	Fertilizer for Tulip Beds	989.89
Ground Effects Inc	Manage Health Plan	515.00
Group Resources of Iowa LLC	Waterwater Equipment- Probes	5,401.21
Gurney & Associates Inc.	Electrical Work at Hwy 10 & Albany Ave	3,512.00
H&D Underground Inc.	Electrical Work at 6th Street & Arizona Ave	43,270.35
H&D Underground Inc.	Electrical Work at Michigan Ave SW	1,680.00
H&D Underground Inc.	Water Line - Bore at Ironwood Ave	637.50
H&D Underground Inc.	Water Line- Bore - Louisiana Ave NW	425.00
HAWKINS INC.	Chemicals	3,861.89
HAWKINS INC.	Chemicals	1,543.14
Hernandez, Yolanda	Library Program	150.00
HIEMSTRA LAWN CARE	Weed Control at Cemetry and Mowing	2,220.00
IA DEPT. OF NATURAL RESOURCES	Annual Water Supply Fee for FY 22	95.00
IOWA INFORMATION INC.	Advertising- Acct 1314	39.50
IOWA INFORMATION INC.	OC Magazine- Advertising- Acct 5132	210.00
JACK'S UNIFORMS AND EQUIPMENT	Police Uniforms	25.20
JANITORS CLOSET	Dish Washer at Event Center	95.00

Vendor Name	Description	Net Invoice Amount
JELLEMA CONSTRUCTION	Intersection of Juneau and 5th Ave SE	58,247.00
JOES TV & APPLIANCE	Service Call to Scout house	109.29
KLAY VELDHUIZEN BINDNER DEJONG	Legal Services	1,758.75
Koons Gas Measurement	Gas Meter Supplies	150.95
Koons Gas Measurement	Gas Meter for Dollar Fresh	5,123.93
Kopetsky's Ace Hardware	Supplies- Acct 6001	210.41
Kopetsky's Ace Hardware	Supplies- Acct 6000	621.22
Long Lines	Event Center Telephone	392.89
Long Lines	Telephone	1,951.83
MARVS OUTDOOR POWER EQUIPMENT	Supplies.	94.19
Matheson Tri Gas Inc.	Carbon Dioxide Cylinder 10LB	43.80
MIDAMERICAN ENERGY	Utilities	445.57
MIDAMERICAN ENERGY	Utilities	26.38
MIDAMERICAN ENERGY	Utilities	273.71
MIDWEST RADAR & EQUIPMENT	Radar Certification	160.00
Midwest Safety Counselors Inc.	Service Call - Calibrate Gas Detector	80.00
MISSOURI RIVER ENERGY SERVICES	AMI Meter count fee	427.20
Mulder Auto Tire & Lube	Service 2019 Chevy Pickup- Police Department	87.70
Mulder Auto Tire & Lube	Service 2019 Ford Explorer- Police Department	8.37
MUNICIPAL SUPPLY INC	Water Meter Supplies	444.53
MUNICIPAL SUPPLY INC	Water- 6 ft Curb Box, 8" Saddle, Curb Stop, Valves	4,680.40
MUNICIPAL SUPPLY INC	Water- 6 ft Curb Box, 8" Saddle, Curb Stop, Valves	698.16
NAPA Truck & Auto	Hose Clamps for Street Poles	157.25
NEAL CHASE LUMBER	supplies	431.34
Nelson Technologies Inc.	Gas Supplies for Town Border Station	235.65
NORTH WEST RURAL ELECTRIC COOP	Street Light Usage PJ 5th	398.49
NOTEBOOM ELECTRIC	Service Call to Event Center	148.24
NOTEBOOM ELECTRIC	LED Lights at Vets Shelter House	3,242.73
NOTEBOOM OIL COMPANY	Fuel- Orange City Firemen Account	17.02
NOTEBOOM OIL COMPANY	Tires and Brakes on Police Vehicle- Police Acct	1,437.64
NOTEBOOM OIL COMPANY	Tires and Brake Line Repairs on Utility Account	1,568.99
OLDENKAMP, KEN & MARY	Boarding of Animals for Sept	304.00
ONE OFFICE SOLUTION	Office Supplies	154.04
Open Gate Bake Shoppe	Cupcakes for Library Program	36.00
ORANGE CITY HEALTH SYSTEM	Event Center Housekeeping Hours and Maintenance Hours	1,713.50
ORANGE CITY HEALTH SYSTEM	Lab Work - Police Officer Harmelink	21.15
ORANGE CITY HEALTH SYSTEM	Senior Rent	2,266.67
ORANGE CITY MUNICIPAL UTILITY	Utility Rebate for Total Motors - 2nd Year	3,268.42

Vendor Name	Description	Net Invoice Amount
ORANGE CITY MUNICIPAL UTILITY	Utility Rebate for The Roadhouse - 1st Year	6,950.88
ORANGE CITY MUNICIPAL UTILITY	Utility Rebate for Zweethamer712 - 1st Year	760.50
ORANGE CITY SANITATION	Refuse Hauling Charges	27,459.40
ORANGE CITY SANITATION	Extra Pickups- Acct 420757	78.00
ORANGE CITY SANITATION	Event Center Dumpster	85.00
PIZZA RANCH	Meeting Expense- Strategic Planning Session	129.44
PLUIM PUBLISHING	Advertising and Supplies	1,134.28
Premier Communications	Telephone City Hall	453.51
RANDY'S IRON WORKS INC.	Repair Door at Scout House	144.56
Sioux County Conservation Foundation	Annual Support for Nature Center - 2020 & 2021 Payments	20,000.00
SIoux COUNTY ENGINEER	Install Pipe- Culverst by OC Sanitation	2,680.00
SIoux COUNTY RECORDER	Recording Fees	36.00
SIoux COUNTY RECORDER	Recording Fees	17.00
SIoux OIL COMPANY	Fuel	965.71
SIoux OIL COMPANY	Fuel	3,511.05
Snieder, Don	Safety Glasses	100.00
Southern Sioux Co. Rural Water	Customer Hookups & Charges	1,140.60
Spireworks	Website & Social Media Management for Sept 21	2,900.00
Super Hi-Tech	Flash Drive for OCPD	22.99
SWIFT AIR INC.	Service A/C at City Hall	1,433.64
Thompson Automation & Specialty Services	Service Call - IT Support	150.00
Town & Country Implement Inc.	2021 Mini Excavator - Kubota U35	51,362.14
Tri-State Ready Mix	Patchwork on Michigan Ave NW	285.00
TWO-WAY RADIO	New Pagers for OCFD (4)	1,878.99
TWO-WAY RADIO	Pager Belt Clip, and Battery- OCFD	128.93
U.S. BANK INC	Meeting Expense	4,440.59
USA BLUEBOOK	Supplies	38.80
USA BLUEBOOK	Supplies	264.87
Van Holland Lawn Service	Seed grass along Delaware regarding Street Project	1,187.34
VAN MAANEN'S	Office Supplies	40.98
VAN MAANEN'S	Office Supplies- Police Account	5.99
VANDEGRIEND, RANDY	Expense REimbursement	10.23
VANDER POL EXCAVATING	Rebar - Street	94.80
VANDER POL EXCAVATING	MOC School Project- Pay Est # 6	423,062.57
VANDER POL EXCAVATING	Rebar - Street	66.00
VANDER POL EXCAVATING	Rebar - Street	67.00
Vogel, Deb	Library Program	107.00
WESCO DISTRIBUTION INC	Primary Wire 15KV	25,128.05

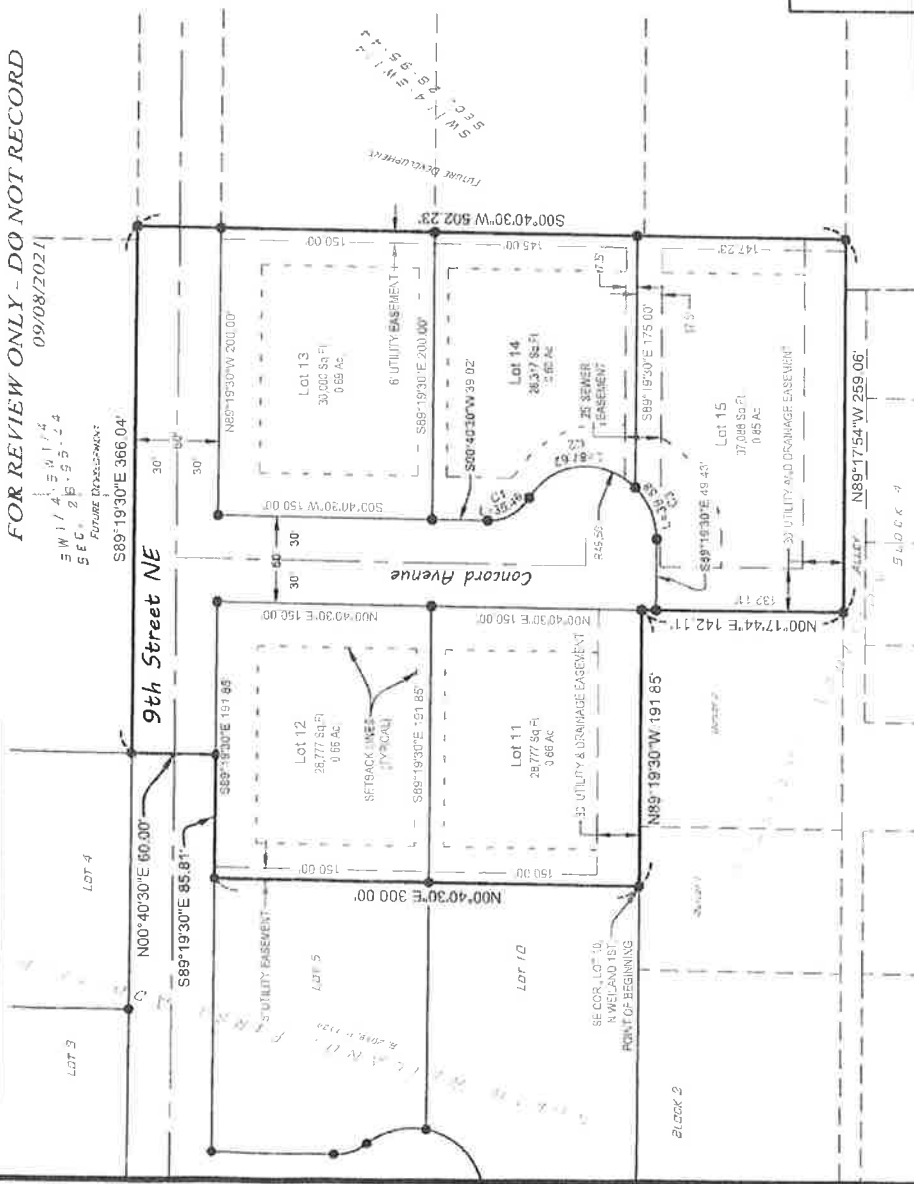
Vendor Name	Description	Net Invoice Amount
WESCO DISTRIBUTION INC WILLIAMS & CO	Supplies Audit Services	114.00 4,000.00
Grand Totals:		<u>970,853.64</u>

FINAL PLAT OF
North Weiland, Second Addition
TO THE CITY OF ORANGE CITY,
SIOUX COUNTY, IOWA

PRELIMINARY

FOR REVIEW ONLY - DO NOT RECORD
09/08/2021

Curve #	Delta	Radius	Length	Chord Dir. - Length
C1	57°44'40"	35.50'	35.46'	S27°58'38"E 34.81'
C2	101°25'14"	48.50'	87.52'	S65°51'02"E 10.02'
C3	45°49'56"	48.50'	38.58'	N67°46'02"E 38.54'



Subdivision Data:
5 Lots = 3.465 Acres
Public R.O.W. = 0.988
Total Parcel = 4.463 Acres
Minimum Lot Size = 26,317 S.F. (0.604 AC.)

Proposed Zoning Classification:
R-1, Low Density Residential District
Minimum Setbacks:
Front: 30'
Side: 10'
Street Side: 30'
Rear: 25'

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

Owner / Developer:
Vollink Enterprises Inc.
902 Arizona Ave. NW,
Orange City, Iowa 51041
Phone: (712) 707-5758

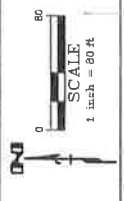
DESCRIPTION OF NORTH WEILAND, SECOND ADDITION:

That portion of the southwest quarter of the southwest quarter (SW1/4-SW1/4) of Section 28, Township 95 North, Range 44 West of the 5th P.M., and portions of vacated Outlots 1 and 2 in Williams' Addition to Orange City, Sioux County, Iowa, described as follows:
Beginning at the southeast corner of Lot 10 in North Weiland, First Addition; thence North 00°40'30" East, along the east line of said First Addition, for a distance of 300.00 feet; thence South 89°19'30" East, along said east line, for a distance of 85.81 feet; thence North 00°40'30" East, along said east line, for a distance of 60.00 feet; thence South 89°19'30" East, for a distance of 366.04 feet; thence South 00°40'30" West, for a distance of 502.23 feet to the north line of the east-west alley adjacent to Block 4 in said Williams Addition; thence North 89°17'54" West, along said north line, for a distance of 259.06 feet to the southeast corner of said Outlot 2; thence North 00°17'44" East, along the east line of said Outlot 2, for a distance of 142.11 feet to the south line of the north eight feet of said Outlot 2; thence North 89°19'30" West, along said south line and the westerly extension thereof, for a distance of 191.85 feet to the Point of Beginning, containing 4.463 acres more or less. Subject to easements, if any, of record or apparent.

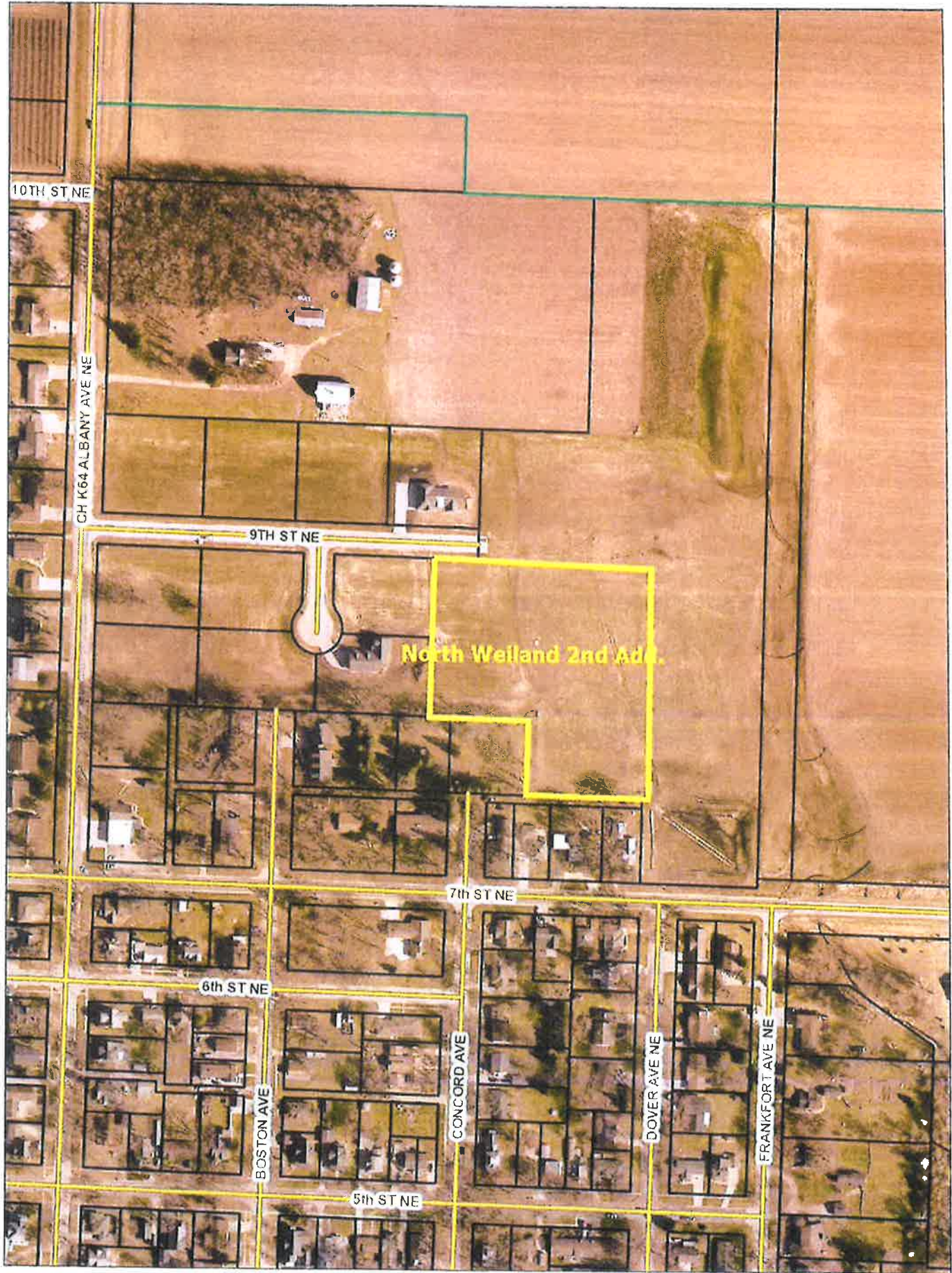


DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: September 8, 2021
Drawn By: DAL
Project No: 271018
Sheet: 1 OF 3



LEGEND
○ FOUND 10" REBAR w/ CAP #15748
● SET 1/2" X 36" REBAR w/ ORANGE CAP #15746



10TH ST NE

CH K64 ALBANY AVE NE

9TH ST NE

North Welland 2nd Add.

7TH ST NE

6TH ST NE

BOSTON AVE

CONCORD AVE

DOVER AVE NE

FRANKFORT AVE NE

5TH ST NE