

NOTICE AND CALL OF SPECIAL COUNCIL MEETING

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

Date of Meeting: August 26, 2022

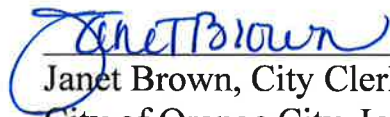
Time of Meeting: **12:00 o'clock P.M.**

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. Resolution to accept final plat – Canals First Addition
5. Resolution to accept final plat – Excel 1<sup>st</sup> Addition
6. Planning and Zoning Commission appointment
7. 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

SPECIAL COUNCIL MEETING  
AGENDA NOTES  
August 26, 2022

1. The meeting will be called to order by Mayor Deb De Haan at 12:00 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. Planning and Zoning is recommending that the Council approve the Final Plat of the Canals First Addition. Zoning of the Plat will be 10 Lots of R-2, Medium to High Density Residential and 23 lots R-1, Low Density Residential. Exhibit 1
5. Planning and Zoning is recommending that the Council approve the Final Plat of the Excel 1st Addition. Zoning of the Plat will be 5 Lots of C-2, Highway Commercial. Exhibit 2
6. Scott Heemstra resigned from the Planning and Zoning Commission on 8-24-22. Bruce Vander Stelt is willing to fill the vacated position with the Mayor's recommendation to Council for final approval.

**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.**

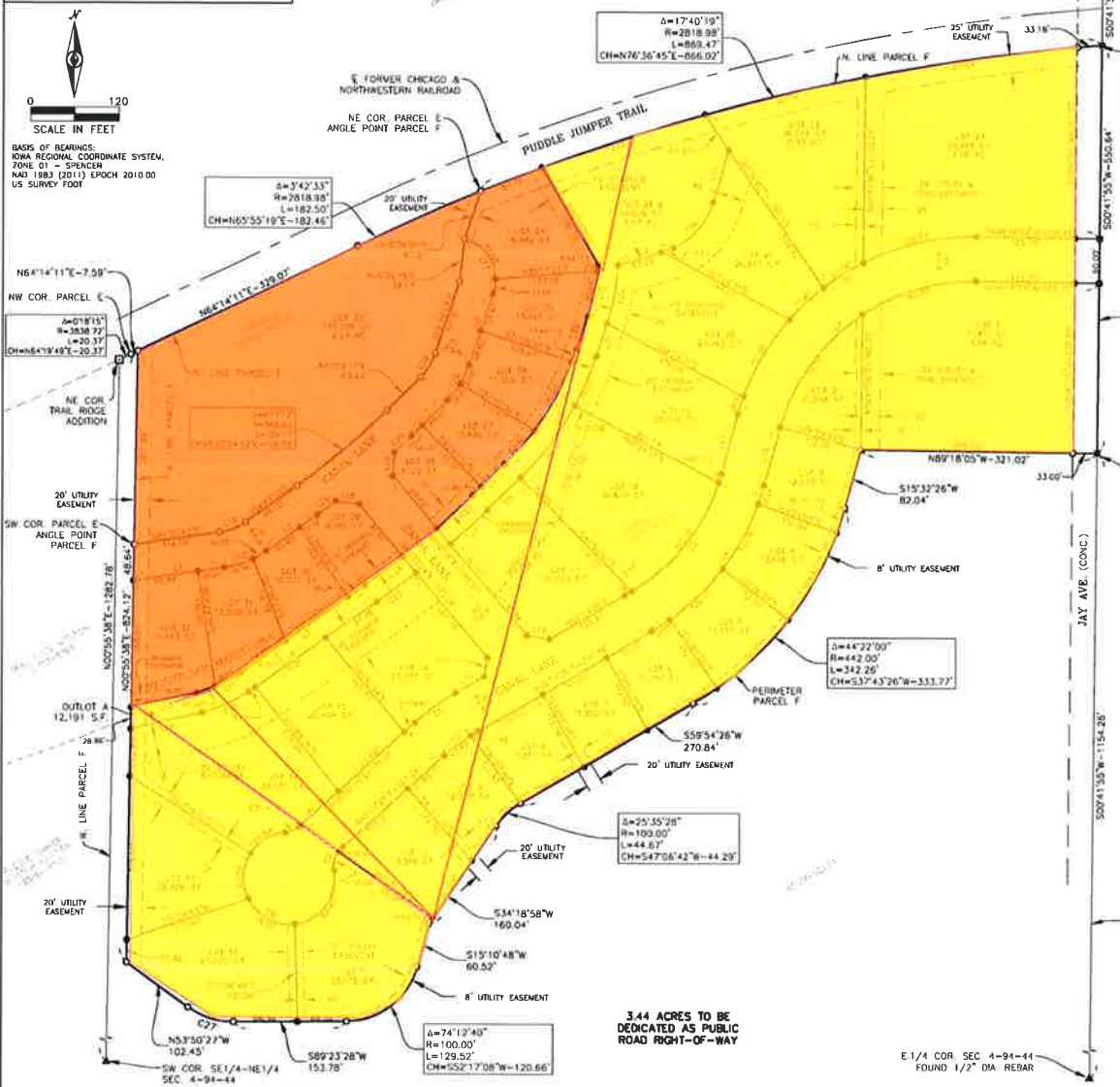
**Earl Woudstra**  
**City Office**        **712-707-4885**  
**Cell phone**       **712-737-7115**  
**Email**               **earlw@orangecityiowa.com**

LOCATION:  
NE 1/4 SEC. 4-94-44

PREPARED BY AND RETURN TO:  
TIM M. LAEMAN, PLS.  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51248  
PHONE: 712-472-2531

SURVEY REQUESTED BY: VISION BUILDERS  
CURRENT PROPRIETOR: VISION BUILDERS

**CANALS FIRST ADDITION  
TO THE CITY OF ORANGE CITY  
SIOUX COUNTY, IOWA**



CURVE TABLE				
CURVE	Δ	RADIUS	LENGTH	CHORD
C1	75°09'30"	330.00'	433.86'	N53°07'11"E-402.51'
C2	75°09'30"	270.00'	354.17'	N53°07'11"E-329.33'
C3	44°22'00"	270.00'	209.07'	N37°43'26"E-203.89'
C4	44°22'00"	330.00'	255.53'	N37°43'26"E-249.20'
C5	11°52'01"	330.00'	68.33'	N53°58'25"W-68.23'
C6	11°52'01"	270.00'	55.92'	S53°58'25"W-55.82'
C7	18°26'10"	33.00'	10.62'	N57°15'27"E-10.57'
C8	27°58'41"	82.00'	297.70'	S52°38'47"E-83.66'
C9	58°14'35"	33.00'	33.55'	N18°55'08"E-32.12'
C10	19°29'08"	218.00'	74.14'	N84°41'42"E-73.78'
C11	19°18'31"	190.00'	64.03'	N64°36'24"E-63.73'
C12	27°02'28"	130.01'	61.36'	N88°04'26"E-60.79'
C13	26°48'30"	418.00'	195.58'	N31°48'52"E-193.80'
C14	27°01'41"	390.00'	183.97'	N31°55'27"E-182.27'
C15	34°52'18"	130.00'	56.43'	N31°00'14"E-55.98'
C16	14°28'15"	286.00'	72.07'	N17°11'29"E-71.68'
C17	63°01'01"	57.00'	92.54'	S27°58'26"E-82.70'
C18	53°57'38"	100.00'	84.18'	N43°57'16"E-80.74'
C19	28°52'13"	82.00'	38.46'	N68°09'38"E-38.10'
C20	14°37'56"	314.00'	80.19'	N11°05'38"E-79.97'
C21	31°59'58"	1133.00'	88.23'	N47°06'18"E-88.22'
C22	37°24'24"	1145.00'	66.06'	N47°05'29"E-66.07'
C23	37°51'01"	1133.00'	88.54'	N53°19'38"E-88.53'
C24	31°21'18"	1145.00'	64.04'	N53°21'09"E-64.03'
C25	17°41'08"	1030.00'	31.20'	N53°48'18"E-31.20'
C26	17°48'30"	1030.00'	32.51'	N48°24'14"E-32.51'
C27	38°46'05"	100.00'	84.17'	N72°12'29"W-83.08'
C28	28°52'11"	82.00'	38.46'	N32°00'10"E-38.10'

LINE TABLE	
LINE	BEARING-DISTANCE
L1	N81°25'42"E-122.15'
L2	N54°43'29"E-85.66'
L3	N54°57'08"E-207.24'
L4	N54°57'08"E-207.24'
L5	N45°26'17"E-80.02'
L6	N45°26'17"E-81.87'
L7	N45°26'17"E-88.30'
L8	N18°34'04"E-102.08'
L9	N73°02'01"E-69.56'
L10	N15°32'26"E-82.20'
L11	N16°58'27"E-73.40'
L12	N15°32'26"E-82.20'
L13	N78°35'23"E-89.97'
L14	N78°55'23"E-97.38'
L15	N59°54'26"E-44.18'
L16	N09°52'08"E-25.69'
L17	S80°07'54"E-30.86'
L18	N83°08'57"W-31.65'
L19	N03°05'20"E-31.53'
L20	N18°24'37"E-46.71'
L21	N18°24'37"E-46.71'

I hereby certify that this land surveying document was prepared and the related survey work was performed in whole or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Tim M. Laeman, S.S. License No. 31992 (SIN)

My license renewal date is December 31, 2023 (REVISED FOR BID)

Sheets created by PLS. SEE TOOL SHEET ONLY

DESCRIPTION - CANALS FIRST ADDITION TO THE CITY OF ORANGE CITY

Parcels E and F in the Fractional Northeast Quarter (Frac. NE1/4) of Section Four (4), Township 84 North, Range 44 West of the 5th P.M., Sioux County, Iowa, as shown on the Plat of Survey recorded in Book 2022, Page 4365.

\*\*\*MONUMENTS SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THE SUBDIVISION IS RECORDED

LEGEND

- ▲ SPLITTER CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
- FOUND 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
- FOUND 1/2" DIA. REBAR WITH ORANGE SURVEYOR'S I.D. CAP NO. 3746
- FOUND 1/2" DIA. REBAR
- SET MAG NAIL

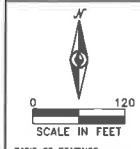
DATE OF FIELD WORK-7-20-22

LOCATION:  
NE 1/4 SEC. 4-94-44

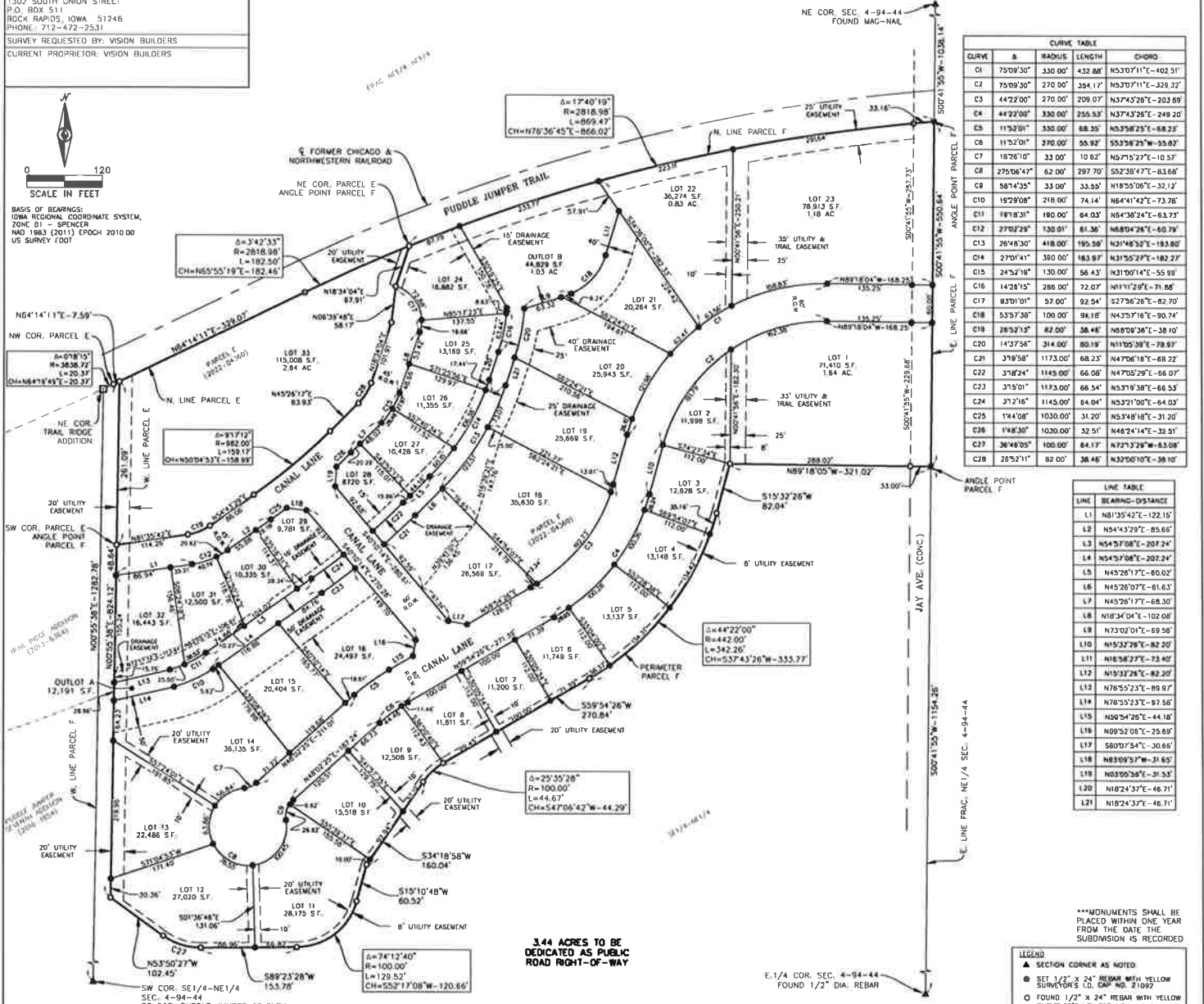
PREPARED BY AND RETURN TO:  
T.M. LALEMAN, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: VISION BUILDERS  
CURRENT PROPRIETOR: VISION BUILDERS

**CANALS FIRST ADDITION  
TO THE CITY OF ORANGE CITY  
SIOUX COUNTY, IOWA**



BASIS OF BEARINGS:  
IOWA REGIONAL COORDINATE SYSTEM,  
ZONE 01 - SPRINGER  
NAD 1983 (2011) EPOCH 2010.00  
US SURVEY FOOT



CURVE TABLE				
CURVE	B	RADIUS	LENGTH	CHORD
C1	7509.30"	330.00'	432.88'	N5307.11"E-402.51'
C2	7509.30"	270.00'	354.17'	N5307.11"E-329.32'
C3	4422.00"	270.00'	209.07'	N3743.26"E-203.89'
C4	4422.00"	330.00'	255.53'	N3743.26"E-249.20'
C5	1152.01"	330.00'	88.35'	N5358.23"E-88.23'
C6	1152.01"	270.00'	55.82'	S5358.23"W-55.82'
C7	1826.10"	33.00'	10.62'	N5715.27"E-10.57'
C8	275.0641"	62.00'	297.70'	S5238.47"E-63.68'
C9	5874.35"	33.00'	33.55'	N1855.08"E-32.12'
C10	1929.08"	218.00'	74.14'	N6441.42"E-73.76'
C11	1878.31"	180.00'	64.03'	N6436.24"E-63.73'
C12	2702.28"	130.01'	61.36'	N6804.28"E-60.79'
C13	2648.30"	418.00'	195.58'	N3148.33"E-183.80'
C14	2701.41"	380.00'	183.97'	N3155.27"E-182.27'
C15	2452.19"	130.00'	56.43'	N3100.14"E-55.59'
C16	1426.15"	286.00'	72.07'	N1111.29"E-71.66'
C17	8301.01"	57.00'	92.54'	S2726.26"E-82.70'
C18	5357.38"	100.00'	94.18'	N4357.16"E-80.74'
C19	2852.15"	82.00'	58.46'	N6808.38"E-58.10'
C20	1437.58"	314.00'	80.19'	N1105.38"E-79.89'
C21	379.58"	1173.00'	68.23'	N4706.18"E-68.22'
C22	378.24"	1143.00'	66.08'	N4705.29"E-66.07'
C23	375.01"	1143.00'	66.54'	N5319.38"E-65.53'
C24	372.16"	1143.00'	64.04'	N5321.00"E-64.03'
C25	144.08"	1030.00'	31.20'	N5348.18"E-31.20'
C26	148.30"	1030.00'	32.51'	N4824.14"E-32.51'
C27	3648.05"	100.00'	84.17'	N7273.28"E-83.08'
C28	2652.11"	82.00'	38.46'	N3200.10"E-38.10'

LINE TABLE	
LINE	BEARING-DISTANCE
L1	N8135.42"E-122.15'
L2	N5443.29"E-85.65'
L3	N5437.08"E-207.24'
L4	N5437.08"E-207.24'
L5	N4526.17"E-60.02'
L6	N4526.07"E-61.63'
L7	N4526.17"E-60.02'
L8	N1834.04"E-102.08'
L9	N3302.01"E-69.56'
L10	N1532.28"E-82.20'
L11	N1858.27"E-73.40'
L12	N1937.28"E-82.20'
L13	N7655.23"E-89.97'
L14	N7655.23"E-97.58'
L15	N5654.26"E-44.16'
L16	N0952.08"E-25.69'
L17	S8007.54"E-30.66'
L18	N8389.57"W-31.65'
L19	N0305.88"E-31.53'
L20	N1824.37"E-46.71'
L21	N1824.37"E-46.71'



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.

By: Tom M. Laleman, L.S. License No. 21092 (Date)  
My license renewed 05/10 to December 31, 2023  
RENEWAL NUMBER: 18811338881

Maples covered by this seal: THIS SCALE ONLY.

DESCRIPTION - CANALS FIRST ADDITION TO THE CITY OF ORANGE CITY  
Parcels E and F in the Fractional Northeast Quarter (Frac. NE 1/4) of Section Four (4), Township 94 North, Range 44 West of the 5th P.M., Sioux County, Iowa, as shown on the Plat of Survey recorded in Book 2022, Page 4360.



DGR ENGINEERING  
Rock Rapids, Iowa 712-472-2531  
Sioux City, Iowa  
Sioux Falls, South Dakota

Date Drawn 8-12-22  
By DAR  
Reviewed ANW  
Approved TML

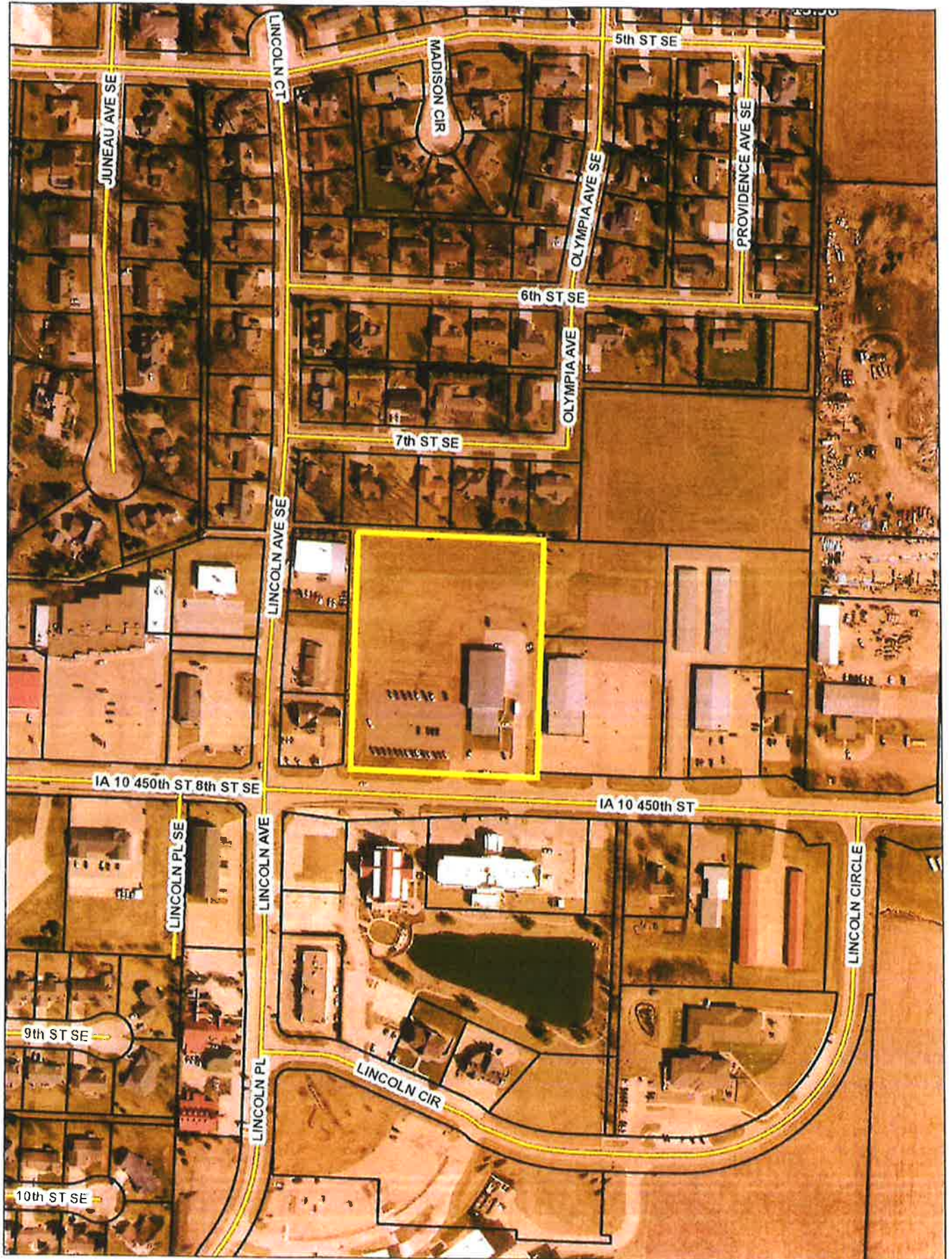
PROJECT NO. 371307

DWG. # P-10307|100737|100740|100737|100737|SUBDIVISION DWG

DATE OF FIELD WORK - 7-20-22

\*\*\*MONUMENTS SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THE SUBDIVISION IS RECORDED

- LEGEND
- ▲ SECTION CORNER AS NOTED
  - SET 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 1/2" X 24" REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21094
  - FOUND 1/2" DIA. REBAR WITH ORANGE SURVEYOR'S I.D. CAP NO. 15746
  - FOUND 1/2" DIA. REBAR
  - SET MAG. NAIL



LOCATION:  
SE 1/4 SECTION 33-95-44

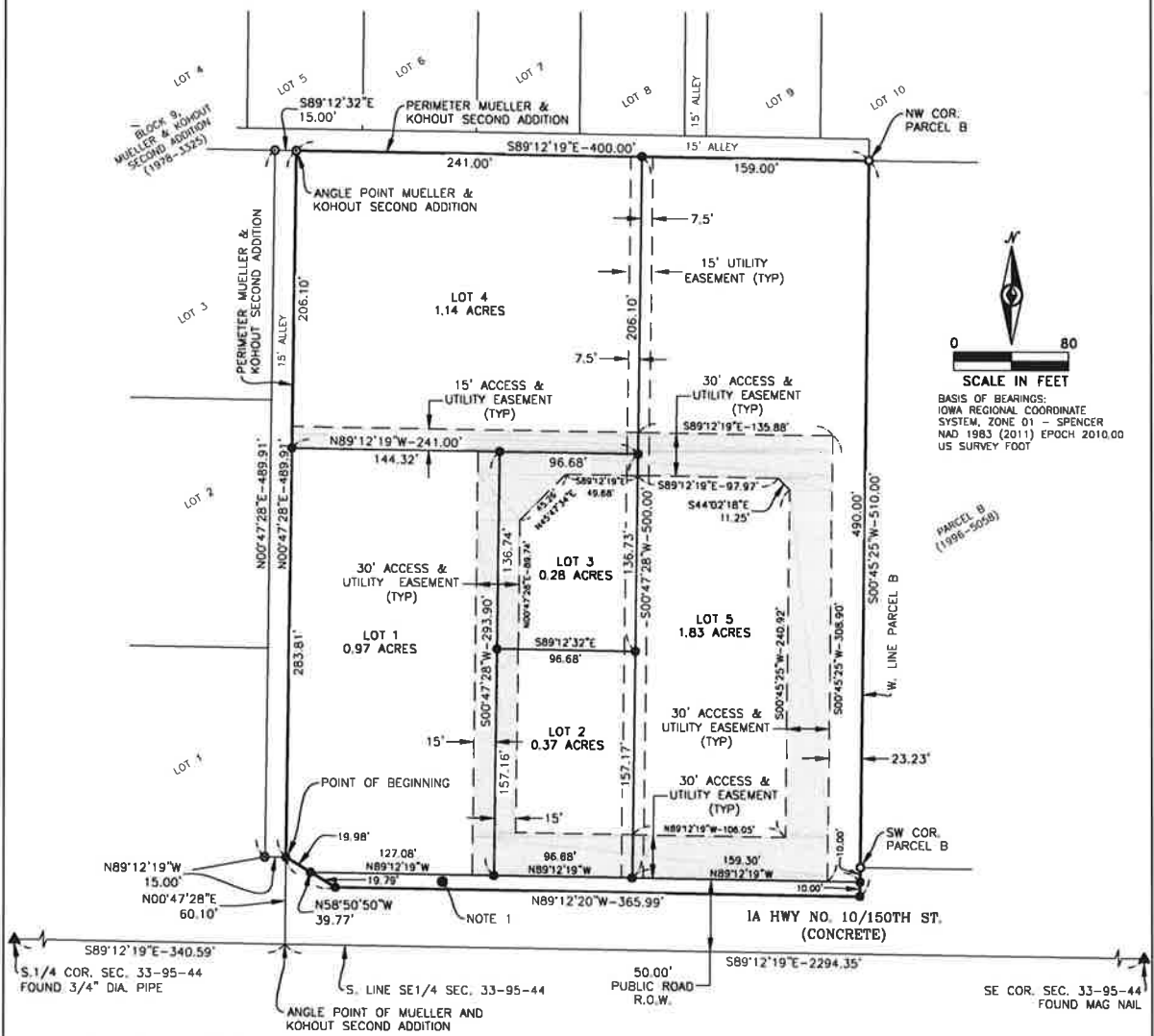
PREPARED BY AND RETURN TO:  
TIM M. LALEMAN, PLS  
DGR ENGINEERING  
1302 SOUTH UNION STREET  
P.O. BOX 511  
ROCK RAPIDS, IOWA 51246  
PHONE: 712-472-2531

SURVEY REQUESTED BY: VISION BUILDERS

CURRENT PROPRIETORS: OCDC, INC.

REVIEW DRAFT  
8-11-22

**EXCEL 1ST ADDITION  
TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA**



**DESCRIPTION - EXCEL 1ST ADDITION**

That part of the Southeast Quarter (SE1/4) of Section Thirty-three (Sec. 33), Township 95 North, Range 44 West of the 5th P.M., Sioux County, Iowa, described as follows:

Commencing at the South Quarter Corner of said Section 33; thence South 89°12'19" East along the south line of said SE1/4 for a distance of 340.59 feet to an angle point of Mueller and Kohout Second Addition in said SE1/4 (the Subdivision Plat of said Mueller and Kohout Second Addition being recorded in File 1978, Card 3325); thence North 00°47'28" East along the perimeter of said Mueller and Kohout Second Addition for a distance of 60.10 feet to the presently established public road right-of-way line and to the Point of Beginning; thence continuing North 00°47'28" East along said perimeter for a distance of 489.91 feet to an angle point of said Mueller and Kohout Second Addition; thence South 89°12'19" East along the perimeter of said Mueller and Kohout Second Addition for a distance of 400.00 feet to the Northwest Corner of Parcel B in said SE1/4 (the Plat of Survey of said Parcel B being recorded in File 1996, Card 5058); thence South 00°45'25" West along the west line of said Parcel B and along the southerly extension of said west line for a distance of 510.00 feet; thence North 89°12'20" West for a distance of 365.99 feet to the southeasterly extension of the presently established public road right-of-way line; thence North 58°50'50" West along said southeasterly extension and along the presently established public road right-of-way line for a distance of 39.77 feet to the Point of Beginning, containing 4.68 acres, inclusive of 0.09 acres of public road right-of-way along the south side thereof.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

\*\*\*MONUMENTS SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THE SUBDIVISION IS RECORDED



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.

By: Tim M. Laleman, L.S. License No. 21092 (Date)  
My license renewal date is December 31, 2023

Sheets covered by this seal: THIS SHEET ONLY

- NOTE 1**
- SECTION CORNER AS NOTED
  - SET 1/2" X 24" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 21092
  - FOUND 1/2" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 4753
  - FOUND 1/2" DIA. REBAR WITH ALUMINUM CAP
  - FOUND 1/2" DIA. REBAR
- DATE OF FIELD WORK - 5-13-22

**NOTE 1**  
3,746 S.F. TO BE DEDICATED AS PUBLIC ROAD RIGHT-OF-WAY. ACQUIRED AS EASEMENT BY THE CITY OF ORANGE CITY RECORDED IN FILE 2006, CARD 3738 AND BY THE STATE OF IOWA RECORDED IN FILE 2006, CARD 3737.