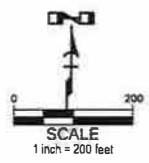


Subdivision Data:
 26 Residential Lots = 10.302 acres
 2 Reserved Outlots = 5.970 acres
 Public R.O.W. = 4.861 acres
 Total Parcel = 21.087 acres
 Minimum Lot size = 15,000 s.f. (0.345 ac.)

FINAL PLAT OF Gelderland First Addition, TO THE CITY OF ORANGE CITY, SIOUX COUNTY, IOWA



DESCRIPTION OF GELDERLAND FIRST ADDITION:

That portion of the South Half of the Northwest Quarter (S1/2-NW1/4) of Section 3, Township 94 North, Range 44 West of the 5th P.M., Sioux County, Iowa, described as follows:

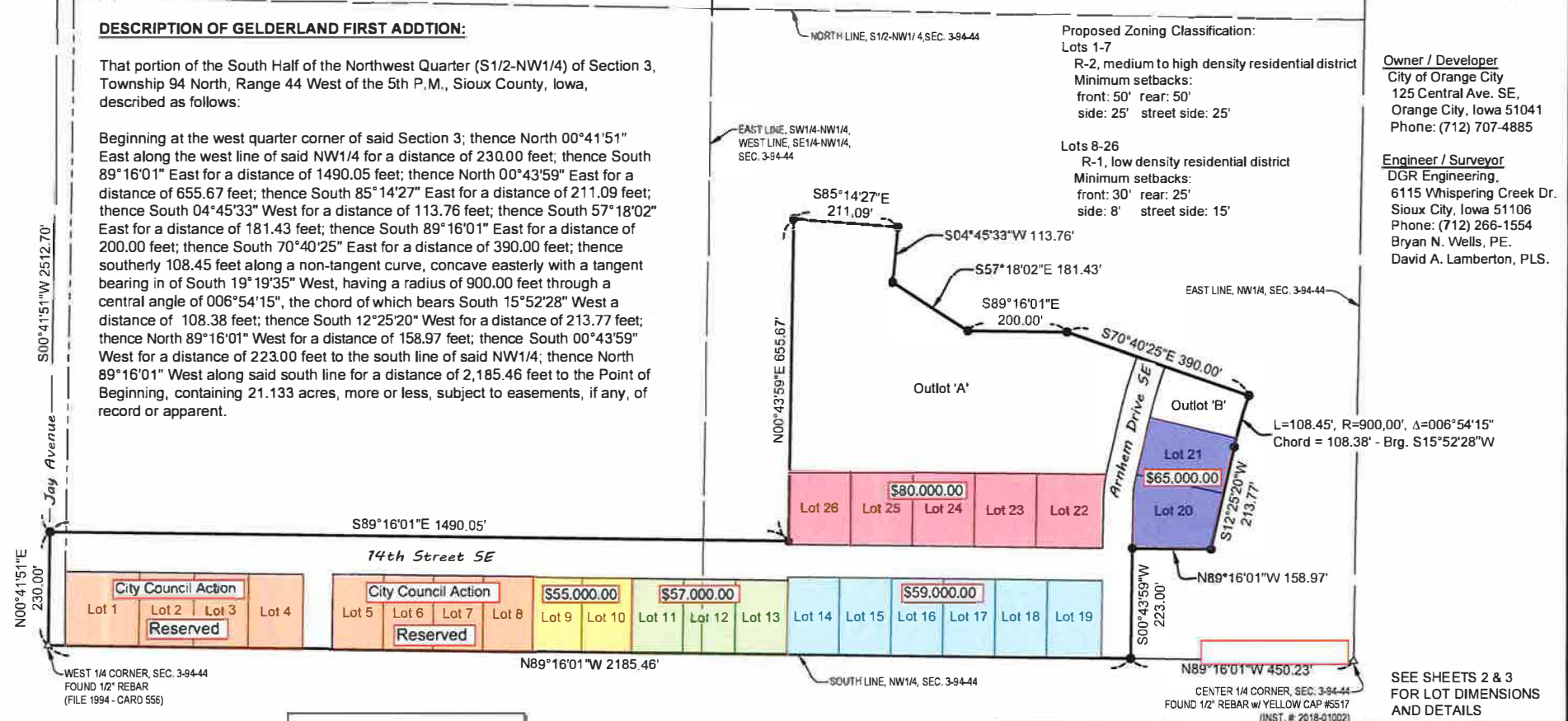
Beginning at the west quarter corner of said Section 3; thence North 00°41'51" East along the west line of said NW1/4 for a distance of 230.00 feet; thence South 89°16'01" East for a distance of 1490.05 feet; thence North 00°43'59" East for a distance of 655.67 feet; thence South 85°14'27" East for a distance of 211.09 feet; thence South 04°45'33" West for a distance of 113.76 feet; thence South 57°18'02" East for a distance of 181.43 feet; thence South 89°16'01" East for a distance of 200.00 feet; thence South 70°40'25" East for a distance of 390.00 feet; thence southerly 108.45 feet along a non-tangent curve, concave easterly with a tangent bearing in of South 19°19'35" West, having a radius of 900.00 feet through a central angle of 006°54'15", the chord of which bears South 15°52'28" West a distance of 108.38 feet; thence South 12°25'20" West for a distance of 213.77 feet; thence North 89°16'01" West for a distance of 158.97 feet; thence South 00°43'59" West for a distance of 223.00 feet to the south line of said NW1/4; thence North 89°16'01" West along said south line for a distance of 2,185.46 feet to the Point of Beginning, containing 21.133 acres, more or less, subject to easements, if any, of record or apparet.

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 8-26
 R-1, low density residential district
 Minimum setbacks:
 front: 30' rear: 25'
 side: 8' street side: 15'

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, P.E.
 David A. Lamberton, PLS.



ACREAGE BREAKDOWN:
 SW1/4-NW1/4 = 6.959 AC.
 SE1/4-NW1/4 = 14.174 AC.
 TOTAL AREA = 21.133 AC.

LEGEND
 ○ FOUND 1/2" REBAR w/ YELLOW CAP #15082 UNLESS NOTED OTHERWISE
 ● SET 1/2" x 30" REBAR w/ ORANGE CAP #15746

PRELIMINARY
 FOR REVIEW ONLY - DO NOT RECORD
 04/26/2022



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

SEE SHEETS 2 & 3
 FOR LOT DIMENSIONS
 AND DETAILS

Date: April 26, 2022
 Drawn By: DAL
 Project No. 269050
 Sheet: 1 OF 5