

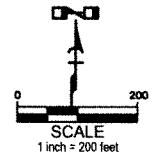
NW CORNER, SEC. 3-94-44  
FOUND 'MAG' NAIL IN PAVEMENT  
(INST. # 2018-01003)

WEST LINE, NW1/4, SEC. 3-94-44

**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 apparent.

**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, PE.  
David A. Lamberton, PLS.

N00°41'51"E 2512.70'  
Jay Avenue

N00°41'51"E 230.00'

WEST 1/4 CORNER, SEC. 3-94-44  
FOUND 1/2" REBAR  
(FILE 1994 - CARD 556)

**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

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