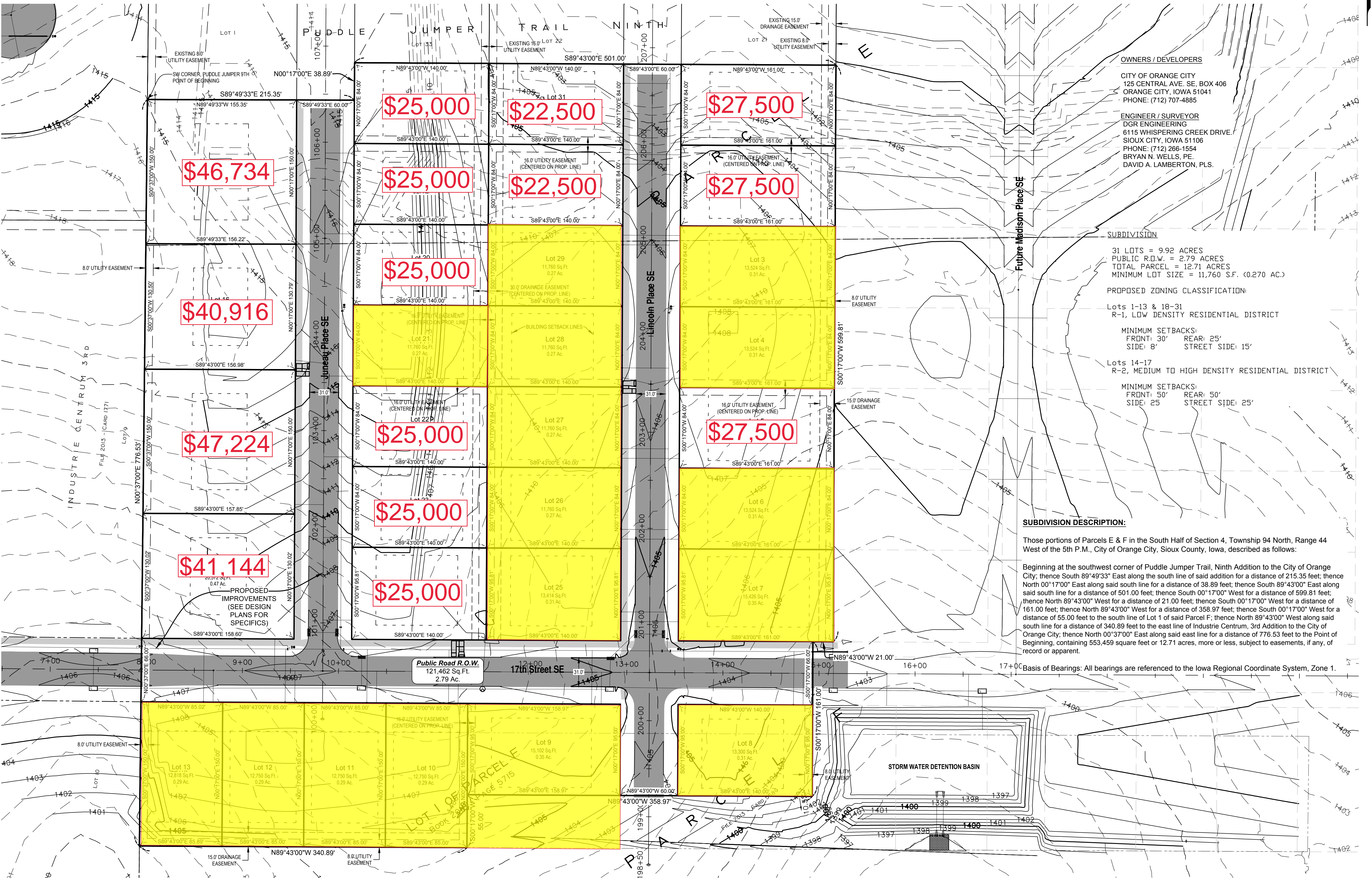
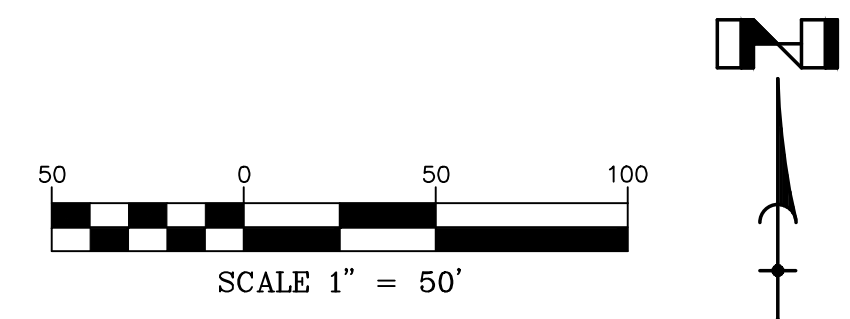


PRELIMINARY PLAT OF
Puddle Jumper Trail, Tenth Addition
CITY OF ORANGE CITY,
SIOUX COUNTY, IOWA



OWNERS / DEVELOPERS
CITY OF ORANGE CITY
125 CENTRAL AVE. SE, BOX 406
ORANGE CITY, IOWA 51041
PHONE: (712) 707-4885

ENGINEER / SURVEYOR
DGR ENGINEERING
6115 WHISPERING CREEK DRIVE,
SIOUX CITY, IOWA 51106
PHONE: (712) 266-1554
BRYAN N. WELLS, PE.
DAVID A. LAMBERTON, PLS.

SUBDIVISION
31 LOTS = 9.92 ACRES
PUBLIC R.O.W. = 2.79 ACRES
TOTAL PARCEL = 12.71 ACRES
MINIMUM LOT SIZE = 11,760 S.F. (0.270 AC.)

PROPOSED ZONING CLASSIFICATION:
Lots 1-13 & 18-31
R-1, LOW DENSITY RESIDENTIAL DISTRICT

MINIMUM SETBACKS:
FRONT: 30' REAR: 25'
SIDE: 8' STREET SIDE: 15'

Lots 14-17
R-2, MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

MINIMUM SETBACKS:
FRONT: 50' REAR: 50'
SIDE: 25' STREET SIDE: 25'

SUBDIVISION DESCRIPTION:

Those portions of Parcels E & 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 553,459 square feet or 12.71 acres, more or less, subject to easements, if any, of record or apparent.

Basis of Bearings: All bearings are referenced to the Iowa Regional Coordinate System, Zone 1.

PUDDLE JUMPER TRAIL
TENTH ADDITION
ORANGE CITY, IOWA

PRELIMINARY PLAT
PRELIMINARY
FOR REVIEW ONLY 02/11/2020

NO.	DESCRIPTION
1	
2	
3	

Project Manager: B. WELLS
Designer: D. LAMBERTON
Project Number: 269061
Phone: (712) 266-1554

