FINAL PLAT OF
Puddle Jumper Trail, Fifth Addition
CITY OF ORANGE CITY, SIOUX COUNTY, IOWA

DESCRIPTION OF PUDDLE JUMPER TRAIL, FIFTH ADDITION:

Those portions of the southeast quarter of the northwest quarter (SE1/4-NW1/4) and the southwest quarter of the northeast quarter (SW1/4-NE1/4) of Section 4, Township 94 North, Range 44 West of the 5th P.M., Orange City, Sioux County, Iowa, described as follows:
Beginning at the northeast corner of Lot 5, Industrie Centrum 3rd Addition to said City of Orange City; thence North 00°30'35" East for a distance of 158.39 feet, thence North 81°27'18" West for a distance of 622.17 feet; thence westerly along a curve to the left having a radius of 267.00 feet, through a central angle of 9°46'30", for a distance along the arc of 45.55 feet, the chord of which bears North 86°20'33" West a distance of 45.50 feet; thence South 88°46'12" West for a distance of 102.01 feet to the east line of Frankfort Avenue, thence North 00°42'08" East along said east line for a distance of 66.03 feet to the southeast corner of Lot 7, Industrie Centrum 2nd Addition to said City of Orange City; thence North 88°46'12" East for a distance of 99.78 feet; thence easterly along a curve to the right having a radius of 333.00 feet, through a central angle of 9°46'30", for a distance along the arc of 56.81 feet, the chord of which bears South 86°20'33" East a distance of 56.74 feet; thence South 81°27'18" East for a distance of 612.85 feet; thence North 00°30'35" East for a distance of 131.12 feet, thence South 81°08'57" East for a distance of 323.26 feet; thence South 88°52'14" East for a distance of 170.10 feet; thence North 00°19'15" East for a distance of 431.37 feet; thence northeasterly along a curve to the right having a radius of 530.00 feet, through a central angle of 23°58'16", for a distance along the arc of 221.74 feet, the chord of which bears North 12°18'24" East a distance of 220.13 feet, thence North 24°17'32" East for a distance of 9.31 feet; thence northerly along a curve to the left having a radius of 470.00 feet, through a central angle of 9°26'31", for a distance along the arc of 77.45 feet, the chord of which bears North 19°34'16" East a distance of 77.37 feet to the southerly projection of the west line of Lot 2, Beterschap Addition to said City of Orange City; thence North 00°42'50" East along said projected west line for a distance of 6.81 feet to the southwest corner of said Lot 2; thence easterly along the south line of said Lot 2 and along a non-tangent curve to the left having a radius of 3735.13 feet, through a central angle of 0°59'58", for a distance along the arc of 65.15 feet, the chord of which bears North 83°50'25" East a distance of 65.15 feet; thence southwesterly along a non-tangent curve to the right having a radius of 530.00 feet, for a distance along the arc of 117.31 feet, the chord of which bears South 17°57'04" West a distance of 117.07 feet; thence South 24°17'32" West for a distance of 9.31 feet, thence southerly along a curve to the left having a radius of 470.00 feet, through a central angle of 23°58'16", for a distance along the arc of 196.64 feet, the chord of which bears South 12°18'24" West a distance of 195.21 feet; thence South 00°19'15" West for a distance of 157.63 feet; thence North 74°03'06" East for a distance of 152.87 feet; thence easterly along a curve to the right having a radius of 800.00 feet, through a central angle of 14°49'32", for a distance along the arc of 207.00 feet, the chord of which bears North 81°27'52" East a distance of 206.43 feet; thence North 88°52'37" East for a distance of 220.23 feet; thence easterly along a curve to the left having a radius of 2000.00 feet, through a central angle of 10°17'55", for a distance along the arc of 359.49 feet, the chord of which bears North 83°43'40" East a distance of 359.00 feet; thence South 00°19'15" West for a distance of 434.93 feet; thence South 83°26'30" West for a distance of 162.67 feet; thence South 09°26'13" East for a distance of 66.08 feet; thence South 00°19'15" West for a distance of 154.60 feet to the south line of the SW1/4-NE1/4 of said Section 4; thence South 89°01'44" West along said south line for a distance of 111.13 feet; thence South 88°52'10" West along said south line for a distance of 651.31 feet to the center corner of said Section 4; thence South 88°51'13" West along the south line of the SE1/4-NW1/4 of said Section 4 for a distance of 566.09 feet to the Point of Beginning, containing 18.87 acres, subject to easements, if any, of record or apparent.

Basis of Bearings:
The east line of the NE1/4 of said Section 4 is assumed to bear North 00°04'20" East for the purposes of this project.

CERTIFICATE OF SURVEY

I, David A. Lamberton of DeWild Grant Reckert and Associates Co., authorized to practice in the State of Iowa, do hereby certify that I am a licensed Land Surveyor under the laws of the State of Iowa, Iowa license No. 15746, that at the instance and request of the City of Orange City, I surveyed the tract of real estate located in Sioux County, Iowa, described hereon for the purpose of subdividing and platting said real estate into an addition to be known as Industrie Centrum, 3rd Addition, City of Orange City, Sioux County, Iowa the plat of which is attached hereto and made a part of this certificate; that the real estate was surveyed under my direction and that the plat is a true and correct plat of said addition and that it sets forth the boundaries thereof with the size and dimensions of all lots in accordance with said survey. I further certify that the corners of all lots are marked with 1/2"x30" orange capped rebar and that all dimensions of said plat are shown in feet and decimals thereof.

IN WITNESS WHEREOF, I have hereunto signed my name this _____ day of _____, 2013.

LICENSED LAND SURVEYOR
DAVID A. LAMBERTON
15746
IOWA

David A. Lamberton, License No. 15746
DeWild Grant Reckert and Associates Co.
My license renewal date is December 31, 2014

SUBDIVISION

43 LOTS = 13.42 ACRES
PUBLIC R.O.W. = 5.45
TOTAL PARCEL = 18.87 ACRES
MINIMUM LOT SIZE = 9345 S.F.

EXISTING ZONING CLASSIFICATION:
R-1, LOW DENSITY RESIDENTIAL DISTRICT

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

OWNERS / DEVELOPERS

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

ENGINEER / SURVEYOR

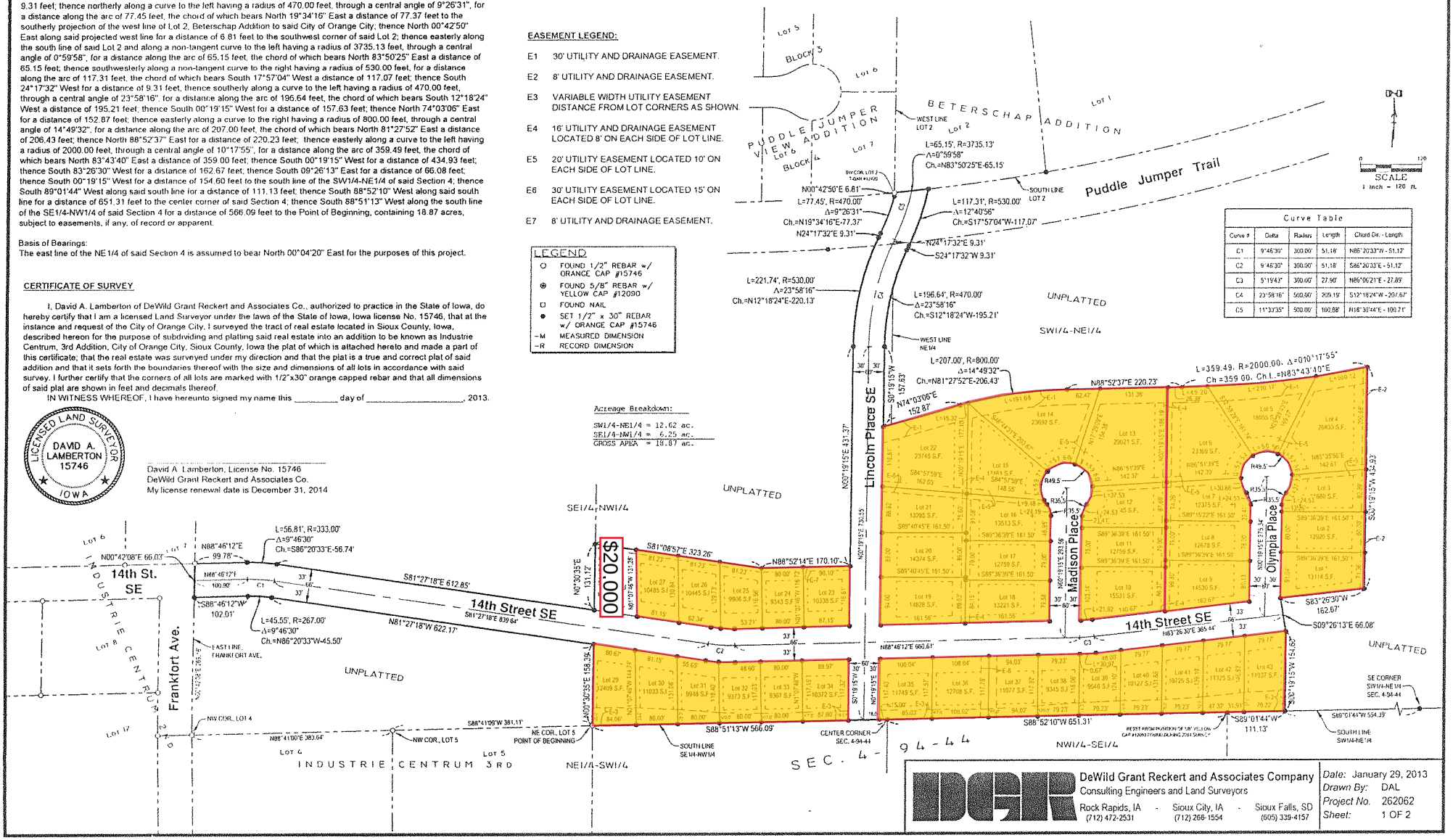
DEWILD GRANT RECKERT AND ASSOC. CO.
6115 WHISPERING CREEK DRIVE.
SIOUX CITY, IOWA 51106
PHONE: (712) 266-1554
BRIAN K. MASTBERGEN, PE.
DAVID A. LAMBERTON, PLS.

EASEMENT LEGEND:

E1 30' UTILITY AND DRAINAGE EASEMENT.
E2 8' UTILITY AND DRAINAGE EASEMENT.
E3 VARIABLE WIDTH UTILITY EASEMENT DISTANCE FROM LOT CORNERS AS SHOWN.
E4 16' UTILITY AND DRAINAGE EASEMENT LOCATED 8' ON EACH SIDE OF LOT LINE.
E5 20' UTILITY EASEMENT LOCATED 10' ON EACH SIDE OF LOT LINE.
E6 30' UTILITY EASEMENT LOCATED 15' ON EACH SIDE OF LOT LINE.
E7 8' UTILITY AND DRAINAGE EASEMENT.

LEGEND
- FOUND 1/2" REBAR w/ ORANGE CAP #15746
- FOUND 5/8" REBAR w/ YELLOW CAP #12090
- FOUND NAIL
- SET 1/2" x 30" REBAR w/ ORANGE CAP #15746
- M MEASURED DIMENSION
- R RECORD DIMENSION

Acreage Breakdown:
SW1/4-NE1/4 = 12.62 ac.
SE1/4-NW1/4 = 6.25 ac.
GROSS AREA = 18.87 ac.



Curve Table				
Curve #	Delta	Radius	Length	Chord Dir. - Length
C1	9°46'30"	300.00'	51.18'	N86°20'33"W - 51.12'
C2	9°46'30"	300.00'	51.18'	S86°20'33"E - 51.12'
C3	5°15'43"	300.00'	27.90'	N86°00'21"E - 27.89'
C4	23°58'16"	500.00'	209.19'	S12°18'24"W - 207.67'
C5	11°33'35"	500.00'	100.88'	N18°30'44"E - 100.71'

DGR
DeWild Grant Reckert and Associates Company
Consulting Engineers and Land Surveyors
Rock Rapids, IA (712) 472-2531 - Sioux City, IA (712) 266-1554 - Sioux Falls, SD (605) 339-4157

Date: January 29, 2013
Drawn By: DAL
Project No. 262062
Sheet: 1 OF 2