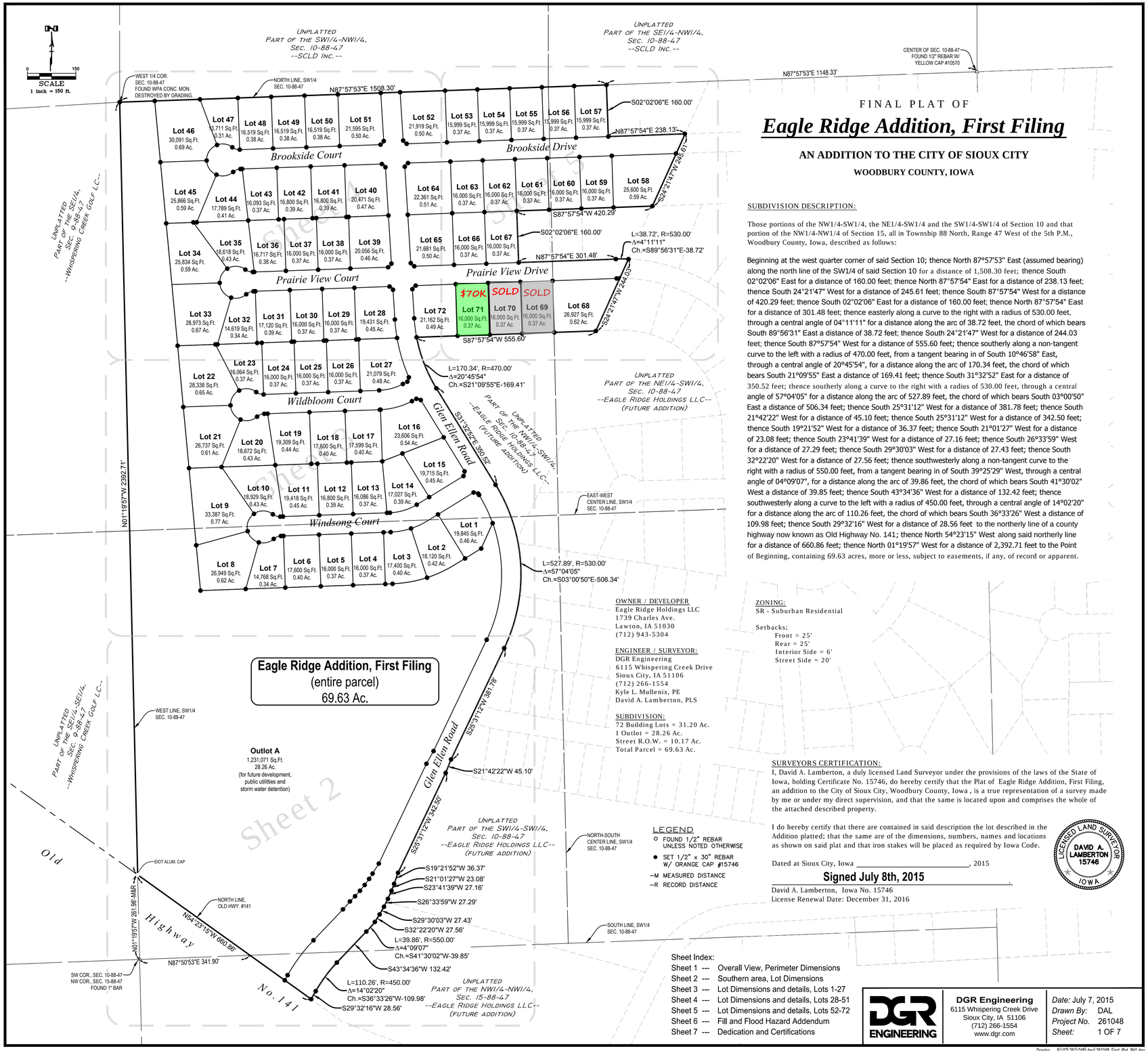

FINAL PLAT OF

Eagle Ridge Addition, First Filing

AN ADDITION TO THE CITY OF SIOUX CITY

WOODBURY COUNTY, IOWA

SUBDIVISION DESCRIPTION:

Those portions of the NW1/4-SW1/4, the NE1/4-SW1/4 and the SW1/4-SW1/4 of Section 10 and that portion of the NW1/4-NW1/4 of Section 15, all in Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the west quarter corner of said Section 10; thence North 87°57'53" East (assumed bearing) along the north line of the SW1/4 of said Section 10 for a distance of 1,508.30 feet; thence South 02°02'06" East for a distance of 160.00 feet; thence North 87°57'54" East for a distance of 238.13 feet; thence South 24°21'47" West for a distance of 245.61 feet; thence South 87°57'54" West for a distance of 420.29 feet; thence South 02°02'06" East for a distance of 160.00 feet; thence North 87°57'54" East for a distance of 301.48 feet; thence easterly along a curve to the right with a radius of 530.00 feet, through a central angle of 04°11'11" for a distance along the arc of 38.72 feet, the chord of which bears South 89°56'31" East a distance of 38.72 feet; thence South 24°21'47" West for a distance of 244.03 feet; thence South 87°57'54" West for a distance of 555.60 feet; thence southerly along a non-tangent curve to the left with a radius of 470.00 feet, from a tangent bearing in of South 10°46'58" East, through a central angle of 20°45'54", for a distance along the arc of 170.34 feet, the chord of which bears South 21°09'55" East a distance of 169.41 feet; thence South 31°32'52" East for a distance of 350.52 feet; thence southerly along a curve to the right with a radius of 530.00 feet, through a central angle of 57°04'05" for a distance along the arc of 527.89 feet, the chord of which bears South 03°00'50" East a distance of 506.34 feet; thence South 25°31'12" West for a distance of 381.78 feet; thence South 21°42'22" West for a distance of 45.10 feet; thence South 25°31'12" West for a distance of 342.50 feet; thence South 19°21'52" West for a distance of 36.37 feet; thence South 21°01'27" West for a distance of 23.08 feet; thence South 23°41'39" West for a distance of 27.16 feet; thence South 26°33'59" West for a distance of 27.29 feet; thence South 29°30'03" West for a distance of 27.43 feet; thence South 32°22'20" West for a distance of 27.56 feet; thence southwesterly along a non-tangent curve to the right with a radius of 550.00 feet, from a tangent bearing in of South 39°25'29" West, through a central angle of 04°09'07", for a distance along the arc of 39.86 feet, the chord of which bears South 41°30'02" West a distance of 39.85 feet; thence South 43°34'36" West for a distance of 132.42 feet; thence southwesterly along a curve to the left with a radius of 450.00 feet, through a central angle of 14°02'20" for a distance along the arc of 110.26 feet, the chord of which bears South 36°33'26" West a distance of 109.98 feet; thence South 29°32'16" West for a distance of 28.56 feet to the northerly line of a county highway now known as Old Highway No. 141; thence North 54°23'15" West along said northerly line for a distance of 660.86 feet; thence North 01°19'57" West for a distance of 2,392.71 feet to the Point of Beginning, containing 69.63 acres, more or less, subject to easements, if any, of record or apparent.

OWNER / DEVELOPER
Eagle Ridge Holdings LLC
1739 Charles Ave.
Lawton, IA 51030
(712) 943-5304

ENGINEER / SURVEYOR:
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
Kyle L. Mullenix, PE
David A. Lamberton, PLS

SUBDIVISION:
72 Building Lots = 31.20 Ac.
1 Outlot = 28.26 Ac.
Street R.O.W. = 10.17 Ac.
Total Parcel = 69.63 Ac.

ZONING:
SR - Suburban Residential

Setbacks;
Front = 25'
Rear = 25'
Interior Side = 6'
Street Side = 20'

LEGEND
○ FOUND 1/2" REBAR UNLESS NOTED OTHERWISE
● SET 1/2" x 30" REBAR W/ ORANGE CAP #15746
–M MEASURED DISTANCE
–R RECORD DISTANCE

SURVEYORS CERTIFICATION:

I, David A. Lamberton, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of Eagle Ridge Addition, First Filing, an addition to the City of Sioux City, Woodbury County, Iowa , is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lot described in the Addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa _____, 2015

Signed July 8th, 2015

David A. Lamberton, Iowa No. 15746
License Renewal Date: December 31, 2016

LICENSED LAND SURVEYOR
DAVID A. LAMBERTON
15746
IOWA

Sheet Index:
Sheet 1 --- Overall View, Perimeter Dimensions
Sheet 2 --- Southern area, Lot Dimensions
Sheet 3 --- Lot Dimensions and details, Lots 1-27
Sheet 4 --- Lot Dimensions and details, Lots 28-51
Sheet 5 --- Lot Dimensions and details, Lots 52-72
Sheet 6 --- Fill and Flood Hazard Addendum
Sheet 7 --- Dedication and Certifications

DGR ENGINEERING

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

Date: July 7, 2015
Drawn By: DAL
Project No. 261048
Sheet: 1 OF 7

1JHomes Built
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SOLD

1 HOMES

Phone: 605-232-4000
Email: info@1JHomes.com