

FINAL PLAT
NORTHERN VALLEY CROSSING, 4TH FILING
A REPLAT OF LOT 4, NORTHERN VALLEY CROSSING, 2ND FILING,
AN ADDITION TO THE CITY OF SIOUX CITY, WOODBURY COUNTY, IOWA

DEDICATION

THE CITY OF SIOUX CITY, IOWA, A MUNICIPAL CORPORATION, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF THE LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TIMOTHY J. LAMPRECHT, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS NORTHERN VALLEY CROSSING, 4TH FILING, A REPLAT OF LOT 4, NORTHERN VALLEY CROSSING, 2ND FILING, AN ADDITION TO THE CITY OF SIOUX CITY, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT THE CITY OF SIOUX CITY, IOWA, THE _____ DAY OF _____, 2019.

BY: _____
 ROBERT E. SCOTT, MAYOR

STATE OF IOWA, WOODBURY COUNTY, ss:
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON
 THE _____ DAY OF _____, 2019, BY
 ROBERT E. SCOTT OF THE CITY OF SIOUX CITY.

NOTARY PUBLIC

TITLE OPINION
 NO TITLE OPINION AT THIS TIME

DATED _____, 2019

CITY COUNCIL RESOLUTION NO. _____
 RESOLUTION ACCEPTING AND APPROVING THE PLAT OF NORTHERN VALLEY CROSSING, 4TH FILING, A REPLAT OF LOT 4, NORTHERN VALLEY CROSSING, 2ND FILING, AN ADDITION TO THE CITY OF SIOUX CITY, WOODBURY COUNTY, IOWA

NOW THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THAT SAID PLAT OF NORTHERN VALLEY CROSSING, 4TH FILING, A REPLAT OF LOT 4, NORTHERN VALLEY CROSSING, 2ND FILING, AN ADDITION TO THE CITY OF SIOUX CITY, WOODBURY COUNTY, IOWA AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED _____
 ROBERT E. SCOTT, MAYOR

APPROVED _____
 ATTEST: LISA McCARDLE, CITY CLERK

STATE OF IOWA }
 WOODBURY COUNTY } ss

I, LISA McCARDLE, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF NORTHERN VALLEY CROSSING, 4TH FILING, A REPLAT OF LOT 4, NORTHERN VALLEY CROSSING, 2ND FILING, AN ADDITION TO THE CITY OF SIOUX CITY, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON

THE _____ DAY OF _____, 2019 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK

DATED _____, 2019

ROBERT E. SCOTT, MAYOR

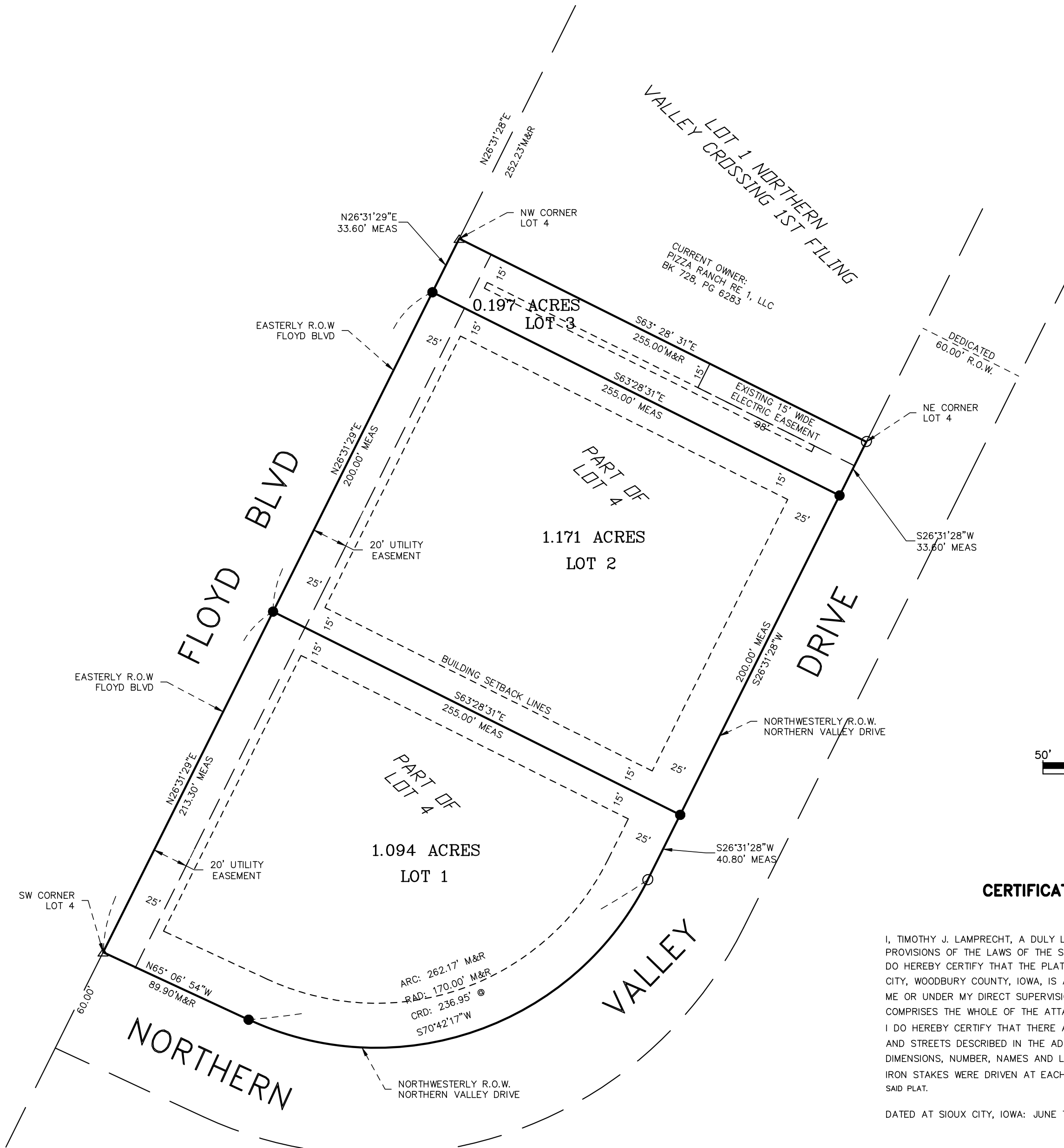
ATTEST: LISA McCARDLE, CITY CLERK

CITY ENGINEER'S CERTIFICATE

I, THE UNDERSIGNED, ENGINEER FOR THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE; THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, STREETS, AND EASEMENTS ARE SHOWN.

DATED THIS _____ DAY OF _____, 2019,

GORDON PHAIR, P.E.
 ENGINEER FOR THE CITY OF SIOUX CITY



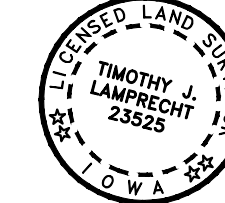
CERTIFICATION

I, TIMOTHY J. LAMPRECHT, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 23525, DO HEREBY CERTIFY THAT THE PLAT OF INDIAN HILLS COURT SUBDIVISION TO 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 LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBER, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA: JUNE 7, 2019

TIMOTHY J. LAMPRECHT IOWA NO. 23525
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 THIS SHEET COVERED BY THIS SEAL



LEGAL DESCRIPTION

LOT 4, NORTHERN VALLEY CROSSING, SECOND FILING, AN ADDITION TO THE CITY OF SIOUX CITY, WOODBURY COUNTY IOWA

LEGEND

- INDICATES FOUND CAP #8659 UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" IRON PIN W/ YELLOW CAP #23525
- △ INDICATES SET PK NAIL

NOTES

PARCEL IS PRESENTLY ZONED GC (GENERAL COMMERCIAL)
 PROPOSED ZONING: CG (GENERAL COMMERCIAL)
 MINIMUM LOT AREA: 15,000 SF
 MINIMUM LOT WIDTH: 50.00 FT
 MAXIMUM HEIGHT OF BUILDING: 65 FT
 MINIMUM FRONT YARD: 25 FT
 MINIMUM REAR YARD: 25 FT
 MINIMUM SIDE YARD: 15 FT
 MINIMUM SIDE YARD ON STREET SIDE OF CORNER: 20 FT
 OTHER REGULATIONS MAY APPLY. SEE ZONING ORDINANCES FOR DETAILS
 TOTAL AREA IN ADDITION: 2.462 ACRES

OWNER & SUBDIVIDER:
 CITY OF SIOUX CITY
 405 6TH STREET
 SIOUX CITY, IOWA, 51101

LAND SURVEYOR:
 TIMOTHY J. LAMPRECHT, LS
 CIVIL ENGINEERS & CONSTRUCTORS, LLC
 1270 S. DERBY LANE
 NORTH SIOUX CITY SD 57049
 712-222-1452

AUDITOR & RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA } DOCKET NO: _____ FILED FOR
 WOODBURY COUNTY } RECORD, THIS _____ DAY OF _____, 2019,
 AT _____ O'CLOCK _____ M. RECORDED IN PLAT ENVELOPE _____
 INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____, 2019

PATRICK F. GILL
 WOODBURY COUNTY AUDITOR & RECORDER

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2)

DATED _____, 2019

PATRICK F. GILL
 WOODBURY COUNTY AUDITOR

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, MICHAEL R. CLAYTON, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____, 2019

MICHAEL R. CLAYTON
 TREASURER, WOODBURY COUNTY, IOWA

CERTIFICATE OF CITY ASSESSOR

I, JOHN LAWSON, HEREBY CERTIFY THAT
 ON THE _____ DAY OF _____, 2019, A COPY OF THIS PLAT WAS FILED IN THE CITY ASSESSOR'S OFFICE

DATED _____, 2019

JOHN LAWSON, CITY ASSESSOR

Civil Engineers & Constructors, LLC

PO Box 195, NSC, SD 57049

Phone
 712.222.1452

Fax
 855.492.9920

Website
 ceconstructors.com

PROJECT: NORTHERN VALLEY CROSSING 4TH FILING			
TITLE: FINAL PLAT			
DESIGN	TL	FILE NO.	19508
CADD	TL	SCALE	AS SHOWN
REVIEW		REV.	0
PROJECT NO.	19508		
DRAWING: 1			