

PLANNING COMMISSION AGENDA
Wednesday, October 23, 2024
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER

2. ROLL CALL

3. OPEN MEETING ACT

A current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a Federal Grant requirement. It is strictly voluntary to complete the sign-in sheet.

4. MINUTES

Approve the minutes of the October 9, 2024 Planning Commission meeting.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

a) **Harvest Meadows First Addition Preliminary Plat.** This is a residential subdivision located in the northwest corner of Old US Highway 20 and Lake Avenue legally described as follows:

PART OF LOT 1, HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY DATED NOVEMBER 10TH, 2023, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HANS ADDITION, THENCE S01°32'27"E (ASSUMED BEARING) ON THE EAST LINE OF SAID HANS ADDITION, A DISTANCE OF 676.20 FEET TO THE SOUTHEAST CORNER OF SAID HANS ADDITION; THENCE S56°12'51"W ON THE SOUTH LINE OF SAID HANS ADDITION, A DISTANCE OF 423.30 FEET; THENCE N01°31'31"W, A DISTANCE OF 913.12 FEET TO THE NORTH LINE OF SAID HANS ADDITION; THENCE S89°46'10"E ON SAID NORTH LINE, A DISTANCE OF 357.94 FEET TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES MORE OR LESS.

b) **Public Hearing Harvest Meadows First Addition Final Plat.** This is a residential subdivision located in the northwest corner of Old US Highway 20 and Lake Avenue legally described as follows:

PART OF LOT 1, HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY DATED NOVEMBER 10TH, 2023, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HANS ADDITION, THENCE S01°32'27"E (ASSUMED BEARING) ON THE EAST LINE OF SAID HANS ADDITION, A DISTANCE OF 676.20 FEET TO THE SOUTHEAST CORNER OF SAID HANS ADDITION; THENCE S56°12'51"W ON THE SOUTH LINE OF SAID HANS ADDITION, A DISTANCE OF 423.30 FEET; THENCE N01°31'31"W, A DISTANCE OF 913.12 FEET TO THE NORTH LINE OF SAID HANS ADDITION; THENCE S89°46'10"E ON SAID NORTH LINE, A DISTANCE OF 357.94 FEET TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES MORE OR LESS.

- c) **Public Hearing Bracht Commercial Park Phase 2.** This is a heavy commercial one lot subdivision located in the 1500 block of Gateway Drive legally described as follows:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 0°13'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR 141.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°13'12" WEST ALONG SAID EAST LINE FOR 371.94 FEET; THENCE NORTH 89°46'48" WEST FOR 369.96 FEET; THENCE NORTH 0°12'47" EAST FOR 184.22 FEET; THENCE SOUTH 89°26'48" EAST FOR 28.78 FEET; THENCE NORTH 0°29'37" EAST FOR 193.87 FEET TO THE SOUTH LINE OF OUTLOT 1 OF BRACHT COMMERCIAL PARK, PHASE 1 TO THE CITY OF SOUTH SIOUX CITY; THENCE SOUTH 88°46'21" EAST ALONG SAID SOUTH LINE FOR 217.83 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE FOR 42.50 FEET ON A 50.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 41.23 FEET, BEARING SOUTH 64°25'21" EAST; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE FOR 104.75 FEET ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A LONG CHORD OF 86.62 FEET, BEARING NORTH 79°54'33" EAST TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 3.000 ACRES, MORE OR LESS WHICH INCLUDES 0.139 ACRES IN ROADWAY AND UTILITY EASEMENT.

7. ANNOUNCEMENTS
8. ADJOURNMENT

**CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
10/9/2024**

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 10/9/2024.

CALL TO ORDER

Gotch called the meeting to order at 4:00 o'clock P.M.

ROLL CALL	Present	Absent
Arlan Kuehn Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Rapp	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Lounsbury	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Wojcik	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Hohenstein	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gary Ogden	<input type="checkbox"/>	<input checked="" type="checkbox"/> Arrived at 4:09
Brett Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tim Pickinpaugh	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jared Langel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Amber Munoz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staff in attendance: Joe Conley, Elizabeth Reyes

NOTICE OF PUBLICATION

Notice of the meeting was given in advance by advertising in the Dakota County Star as certified in the attached affidavit of printer. Notice of the meeting and agenda were simultaneously given to the Chairman and members of the Commission. All proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

OPEN MEETINGS ACT

Bret Gotch stated that a current copy of the Open Meetings Act is posted on the north wall in the rear of the Council Chambers and is available for review by all citizens in attendance.

A sign-in sheet is available at the entrance to the Council Chambers. We ask your assistance by signing in as this is a federal grant requirement. It is strictly voluntary to complete the sign-in sheet.

APPROVE MINUTES

Robert Rapp moved Tim Pickinpaugh seconded to approve the minutes of the August 28, 2024 Planning Commission meeting. Motion carried with Kuehn, Rapp, Lounsbury, Munoz, Wojcik, Hohenstein, Ogden, and Pickinpaugh voting aye.

◆ *Sign minute book*

AGENDA ITEM: 6a) Public Hearing Rezoning 448 Golf Road from R2b to C4.

Bret Gotch opened the public hearing to comment. Thomas Hinds from 508 Covered Wagon Circle, son of Carl Hinds, spoke to the commission on the proposed project pending zoning change approval.

Robert Rapp moved Tim Pickinpaugh seconded to approve rezoning of 448 Golf Road from R2b to C4 to allow the construction of a storage building addition for Hinds Hardwood. Motion Carried with Rapp, Lounsbury, Ogden, Gotch, Pickinpaugh, and Munoz voting aye.

AGENDA ITEM: 7 Announcements:

Discussion was held regarding the possibility of adding two alternates to make sure quorum is made when not all members in attendance.

ADJOURNMENT

There being no further business to come before the Commission, Robert Rapp moved and Bret Gotch seconded to adjourn the meeting at 4:18'clock P.M. Motion carried with Rapp, Lounsbury, Ogden, Gotch, Pickinpaugh, and Munoz voting aye.

CHAIRMAN

VICE CHAIRMAN

I, the undersigned Secretary of the Planning Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for inspection within ten (10) working days and prior to the next convened meeting.

SECRETARY

"PRELIMINARY PLAT" HANS ADDITION

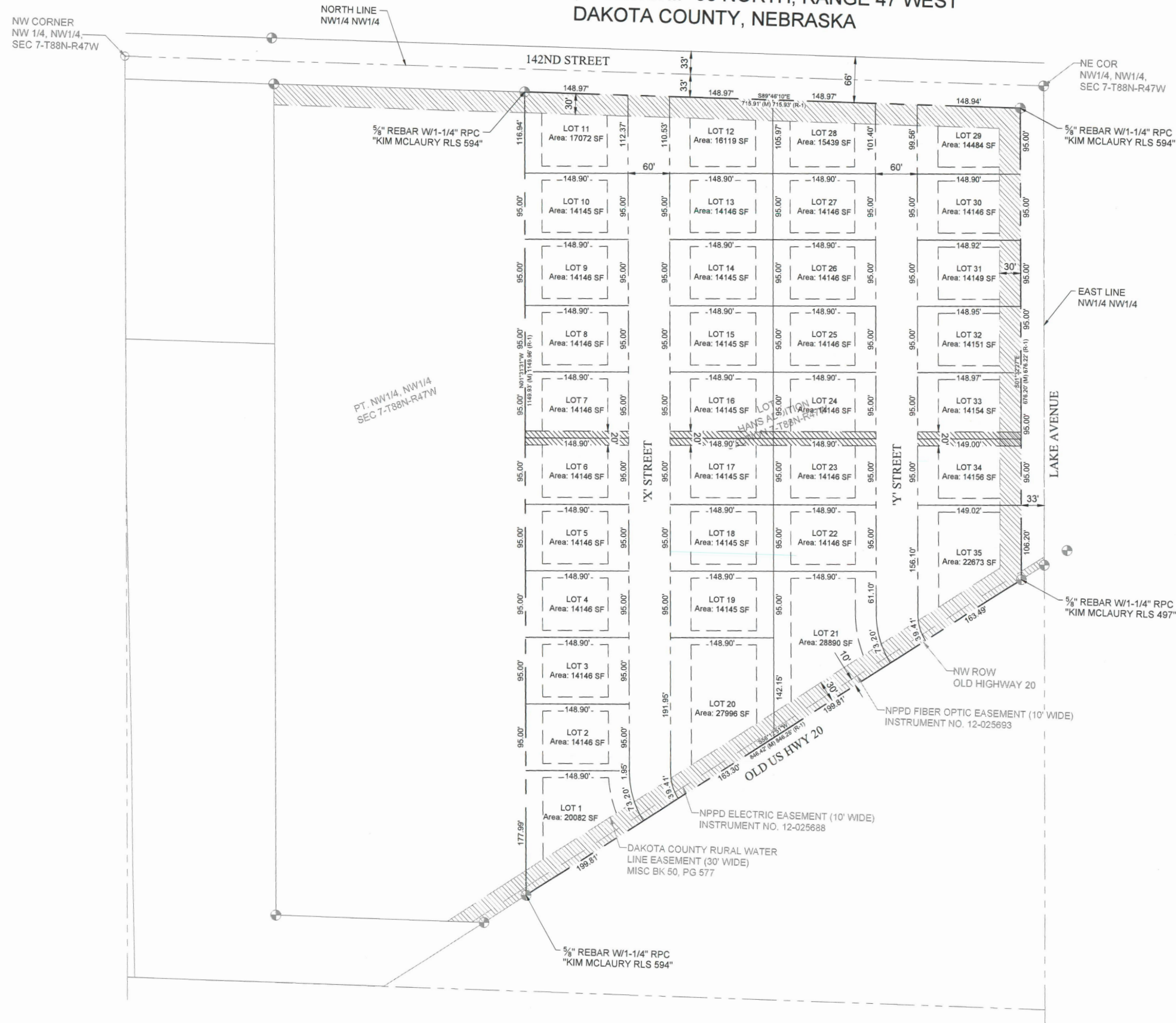
A RE-PLAT OF LOT 1 HANS ADDITION
PART OF THE EAST HALF OF THE NORTHEAST QUARTER
SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST
DAKOTA COUNTY, NEBRASKA

OWNER/APPLICANT: DALE AND MELISSA HANS
ENGINEER/SURVEYOR: JEO CONSULTING GROUP, INC.



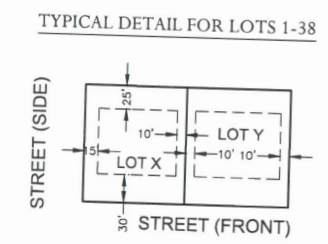
LEGAL DESCRIPTION:

A REPLAT OF LOT 1, HANS ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA.



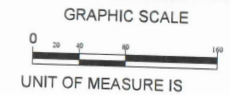
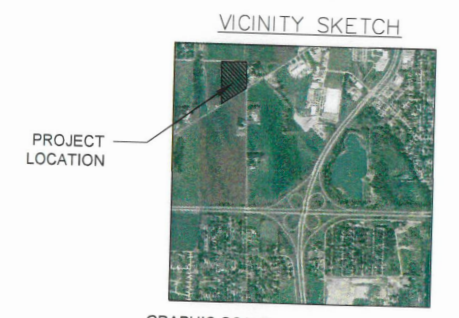
ZONING
CURRENT ZONING: C4
PROPOSED ZONING: RIC (CONDITIONAL USE PERMIT)

BUILDING SETBACK RESTRICTIONS
FRONT YARD - 30 FEET
STREET SIDE YARD - 15 FEET
INTERIOR SIDE YARD - 10 FEET
REAR YARD - 25 FEET



UTILITY EASEMENTS

- PROPOSED UTILITY EASEMENT (WIDTH AS SHOWN)
- EXISTING UTILITY EASEMENT (WIDTH AS SHOWN)



NOTE: ALL BEARINGS ARE ASSUMED.

A RE-PLAT OF LOT 1
HANS ADDITION, AN ADDITION TO THE
CITY OF SOUTH SIOUX CITY
DAKOTA COUNTY, NEBRASKA

PRELIMINARY PLAT
HANS ADDITION

PROJECT NO.	230614
DATE	1/16/2024
DRAWN BY	TBD
FILE NAME	SV-231822-PRELIM PLAT.dwg
FIELD BOOK	TBD
FIELD CREW	TBD
SURVEY FILE NO.	TBD
REVISIONS	

FINAL PLAT HARVEST MEADOWS FIRST ADDITION

AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA
LOT 1 THROUGH LOT 17,
BEING A REPLAT OF LOT 1 HANS ADDITION,
LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER,
SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M.,
SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA

OWNER/APPLICANT: DALE HANS
ENGINEER/SURVEYOR: JEO CONSULTING GROUP, INC.

LEGAL DESCRIPTION:

PART OF LOT 1, HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY DATED NOVEMBER 10TH, 2023, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID HANS ADDITION, THENCE S01°32'27"E (ASSUMED BEARING) ON THE EAST LINE OF SAID HANS ADDITION, A DISTANCE OF 676.20 FEET TO THE SOUTHEAST CORNER OF SAID HANS ADDITION; THENCE S56°12'51"W ON THE SOUTH LINE OF SAID HANS ADDITION, A DISTANCE OF 423.30 FEET; THENCE N01°31'31"W, A DISTANCE OF 913.12 FEET TO THE NORTH LINE OF SAID HANS ADDITION; THENCE S89°46'10"E ON SAID NORTH LINE, A DISTANCE OF 357.94 FEET TO THE POINT OF BEGINNING, CONTAINING 6.53 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Troy Panning
TROY PANNING, LS 760



OWNERS WAIVER:

DALE HANS, OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTIONS, HEREBY HOLD THE CITY OF SOUTH SIOUX CITY, NEBRASKA, HARMLESS FOR ANY DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO THE GRADES AS ESTABLISHED.

IN WITNESS WHEREOF, I HAVE AFFIXED BY SIGNATURE HERETO, AT SOUTH SIOUX CITY, NEBRASKA, THIS _____ DAY OF _____, 20____.

(OWNER SIGNATURE)

(PRINTED NAME)

ACKNOWLEDGEMENT:

STATE OF NEBRASKA))
COUNTY OF DAKOTA))
ON THE _____ DAY OF _____, 20____, BEFORE ME,
_____, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY,
PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN TO BE
THE IDENTICAL PERSON WHOSE SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE
EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES: _____
NOTARY SIGNATURE: _____

ASSESSOR'S CERTIFICATION:

STATE ASSESSOR FOR DAKOTA COUNTY CERTIFICATION OF FILING, FILED IN MY OFFICE AND ENTERED OF RECORD IN ACCORDANCE WITH THE LAWS, COMPRISED IN THE SAID PLAT AND ADDITION TO SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, LISTED FOR TAXATION AS
PROVIDED BY LAW ON THIS _____ DAY OF _____, 20____.

CHRISTY ABTS, STATE ASSESSOR FOR DAKOTA COUNTY
DAKOTA COUNTY, NEBRASKA

CITY COUNCIL RESOLUTION: RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF HARVEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, BEING A REPLAT OF LOT 1, HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY DATED NOVEMBER 10TH, 2023, BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, WHEREAS, THE PLANNING COMMISSION OF SOUTH SIOUX CITY, NEBRASKA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA THAT SAID PLAT OF HARVEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIOUX CITY, BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH P.M., DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED. THE MAYOR AND THE CITY CLERK ARE HEREBY DIRECTED TO FURNISH TO THE DAKOTA COUNTY REGISTER OF DEEDS A CERTIFIED COPY OF THIS RESOLUTION, AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 20____.

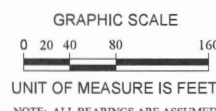
APPROVED: _____
ROD KOCH, CITY MAYOR

ATTEST: _____
NANCY WALSH, CITY CLERK DATE _____

LEGEND

- MONUMENT FOUND
- MONUMENT SET, 5/8" REBAR WITH 1-1/4" RPC "T.PANNING LS 760"
- CALCULATED POINT
- M MEASURED DISTANCE
- R-1 RECORDED DISTANCE PER K. McLAURY SURVEY 11-10-2023
- RPC RED PLASTIC CAP

CURVE DATA TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	38.41'	70.00'	32°15'38"	20.24'	N17°39'20"W	38.90'
C2	73.20'	130.00'	32°15'38"	37.60'	N17°39'20"W	72.23'



PROJECT LOCATION



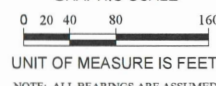
REPOSITORY STAMP



VICINITY SKETCH



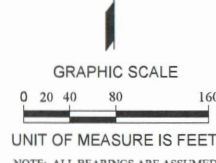
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PROJECT LOCATION

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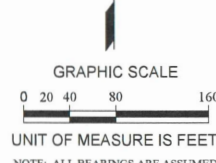
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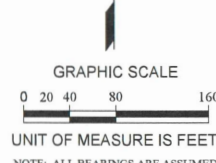
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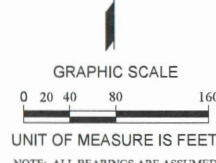
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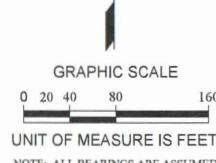
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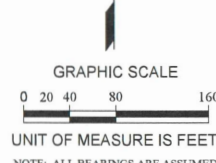
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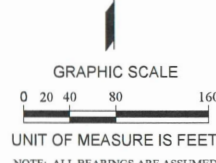
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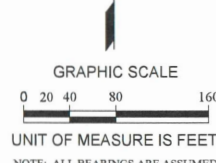
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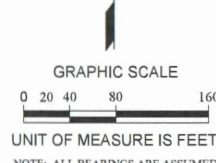
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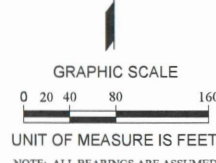
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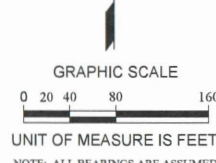
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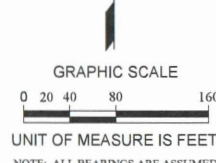
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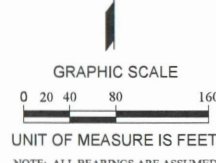
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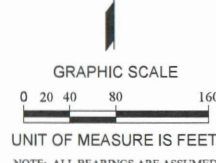
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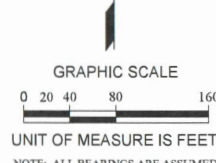
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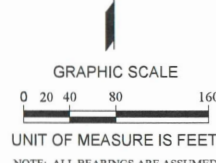
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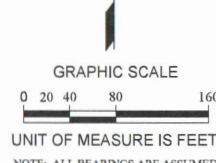
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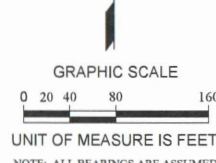
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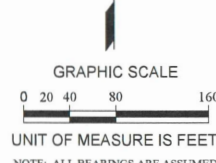
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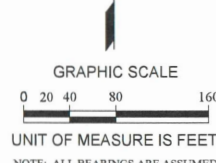
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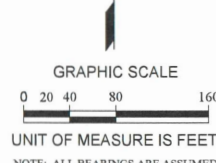
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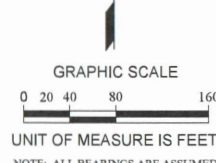
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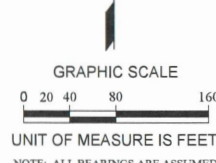
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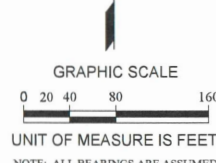
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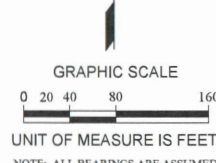
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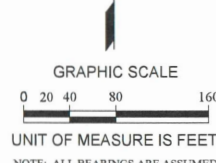
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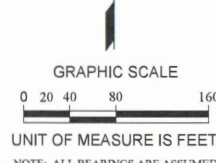
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PROJECT LOCATION

VICINITY SKETCH

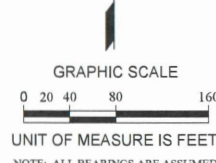
GRAPHIC SCALE



PROJECT LOCATION

VICINITY SKETCH

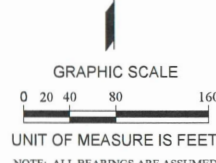
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PROJECT LOCATION

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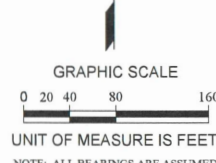
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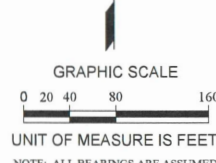
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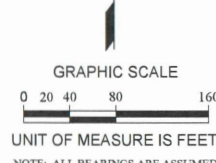
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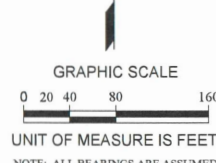
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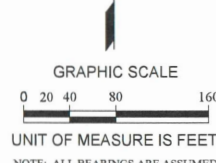
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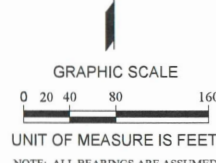
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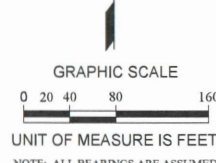
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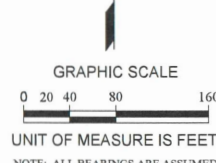
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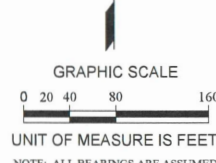
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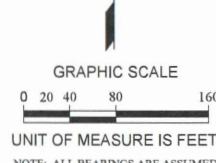
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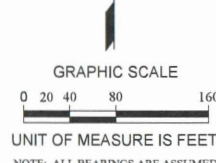
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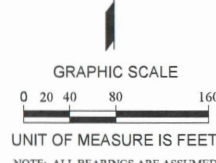
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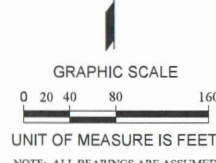
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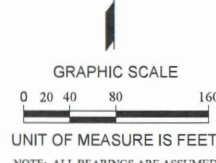
GRAPHIC SCALE



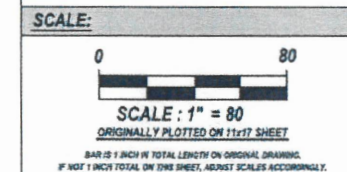
PROJECT LOCATION

VICINITY SKETCH

GRAPHIC SCALE



PROJECT:
BRACHT COMMERCIAL PARK, PHASE 2



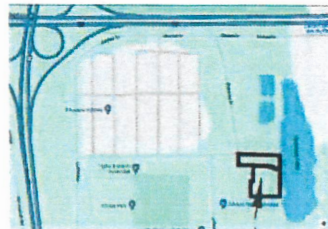
- LEGEND**
- INDICATES FOUND CAP #589 UNLESS OTHERWISE INDICATED
 - FOUND MAG NAIL
 - SET 'MAG' NAIL IN CONCRETE
 - SET 1/2" x 30" REBAR W/ YELLOW CAP #589
 - M MEASURED DIMENSION
 - R RECORD DIMENSION

JOB NO.	245111A	
MANAGER:	--	
CADD:	--	
PLOT DATE:	10/01/2024	
REVISIONS:		
R#	DESCRIPTION	DATE
--	--	--
--	--	--
--	--	--
--	--	--
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SHEET NUMBER:
 1 OF 2

FINAL PLAT OF BRACHT COMMERCIAL PARK, PHASE 2

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 9 EAST, 6TH P.M. DAKOTA COUNTY, NEBRASKA (LOT 1)



BASIS OF BEARING

NEBRASKA LOW DISTORTION PROJECTION (DAKOTA COUNTY)

AREA IN SUBDIVISION: 3.000 ACRES.
 AREA USED FOR PUBLIC R.O.W: 0.139 ACRES.

SET BACK REQUIREMENTS:

MINIMUM LOT WIDTH: 50'
 MINIMUM LOT DEPTH: 75'
 MAXIMUM BUILDING HEIGHT: 100'
 **MAXIMUM BUILDING HEIGHT MAY BE OTHER THAN STATED ABOVE WITH CITY COUNCIL APPROVAL.

OWNER & SUBDIVIDER:

BRACHT PROPERTIES, LLC
 747 155TH STREET, DAKOTA CITY, NE 68731

SURVEYOR:

TIMOTHY J. LAMPRECHT
 1270 S DERBY LANE, PO BOX 195
 NORTH SIOUX CITY, SD 57049

CURRENT ZONING: M1
 FEMA ZONE X & ZONE AE
 FIRM PANEL: 31043C0108D

CERTIFICATION BLOCK

I, TIMOTHY J. LAMPRECHT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA, THAT THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT ALL MONUMENTS SHOWN ON THIS PLAT ACTUALLY EXIST AS DESCRIBED.

TIMOTHY J. LAMPRECHT
 LICENSE NUMBER 589
 MY LICENSE REWAL DATE IS: APRIL 1, 2025
 THIS SHEET COVERED BY THIS SEAL
 PLOT DATE: OCTOBER 1, 2024

DATE



RICHARD & WENDY WINTERS
 PID 220162387

LEGAL DESCRIPTION

N89°46'48"W - 369.96' MEAS
 ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 0°13'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR 141.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°13'12" WEST ALONG SAID EAST LINE FOR 371.94 FEET; THENCE NORTH 89°46'48" WEST FOR 369.96 FEET; THENCE NORTH 0°12'47" EAST FOR 184.22 FEET; THENCE SOUTH 89°26'48" EAST FOR 28.78 FEET; THENCE NORTH 0°29'37" EAST FOR 193.87 FEET TO THE SOUTH LINE OF OUTLOT 1 OF BRACHT COMMERCIAL PARK, PHASE 1 TO THE CITY OF SOUTH SIOUX CITY; THENCE SOUTH 88°46'21" EAST ALONG SAID SOUTH LINE FOR 217.83 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE FOR 42.50 FEET ON A 50.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 41.23 FEET, BEARING SOUTH 64°25'21" EAST; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE FOR 104.75 FEET ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY, HAVING A LONG CHORD OF 86.62 FEET, BEARING NORTH 79°54'33" EAST TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 3.000 ACRES, MORE OR LESS WHICH INCLUDES 0.139 ACRES IN ROADWAY AND UTILITY EASEMENT.

