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 <u>Open Meetings Act</u> 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		
Robert Rapp		
John Lounsbury		
Mike Wojcik		
Martin Hohenstein		
Gary Ogden		
Brett Gotch	\boxtimes	annual annual menoran annual a
Tim Pickinpaugh		
Jared Langel	an market, and a size.	
Amber Munoz	$\overline{\square}$	

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 NORTH LINE -NW CORNER NW1/4 NW1/4 NW 1/4, NW1/4,—— SEC 7-T88N-R47W 142ND STREET NE COR NW1/4, NW1/4, SEC 7-T88N-R47W 5/8" REBAR W/1-1/4" RPC "KIM MCLAURY RLS 594" %" REBAR W/1-1/4" RPC "KIM MCLAURY RLS 594" LOT 12 Area: 16119 SF LOT 28 LOT 29 Area: 14484 SF Area: 17072 SF Area: 15439 SF -148.90'_ _148.90'_ LOT 10 LOT 13 Area: 14146 SF LOT 27 Area: 14146 SF LOT 30 -148.90'--148.90'-LOT 9 LOT 14 LOT 26 LOT 31 Area: 14145 SF Area: 14146 SF Area: 14146 SF EAST LINE NW1/4 NW1/4 __ _148.90'--148.90'-_148.90'-_148.95 LOT 15 Area: 14145 SF LOT 25 LOT 32 Area: 14146 SF Area: 14146 SF Area: 14151 SF _148.90'- _ -148.90'-__ _148.90'- __ __148.97'___ LOT 7 Area: 14146 SF LOT 16 Area: 14145 SF LOT 24 Area: 14146 SF LOT 17 LOT 23 Area: 14146 SF LOT 34 _148.90'--148.90'_ LOT 5 LOT 18 LOT 22 Area: 14145 SF Area: 14146 SF Area: 14146 SF LOT 35 Area: 22673 SF _148.90'-148.90' _ LOT 19 Area: 14145 SF %" REBAR W/1-1/4" RPC Area: 14146 SF "KIM MCLAURY RLS 497" LOT 21 _148.90'- _ -148.90'_ Area: 28890 SF NW ROW Area: 14146 SF OLD HIGHWAY 20 LOT 20 -NPPD FIBER OPTIC EASEMENT (10' WIDE) _148.90'-Area: 27996 SF INSTRUMENT NO. 12-025693 LOT 2 Area: 14146 SF LOT 1 -NPPD ELECTRIC EASEMENT (10' WIDE) INSTRUMENT NO. 12-025688 Area: 20082 SF -DAKOTA COUNTY RURAL WATER LINE EASEMENT (30' WIDE) MISC BK 50, PG 577 PROJECT LOCATION %" REBAR W/1-1/4" RPC

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



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

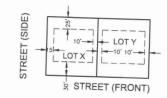
ZONING

CURRENT ZONING: C4
PROPOSED ZONING: R1C (CONDITIONAL USE PERMIT)

BUILDING SETBACK RESTRICTIONS

FRONT YARD — 30 FEET STREET SIDE YARD — 15 FEET INTERIOR SIDE YARD — 10 FEET REAR YARD — 25 FEET

TYPICAL DETAIL FOR LOTS 1-38



UTILITY EASEMENTS

PROPOSED UTILITY EASEMENT (WIDTH AS SHOWN)

EXISTING UTILITY EASEMENT (WIDTH AS SHOWN)

VICINITY SKETCH



NOTE: ALL BEARINGS ARE ASSUMED. UNIT OF MEASURE IS

1/16/2024 SV-231822-PRELIM PLAT.dwg

PRELIMINARY PLAT HANS ADDITION

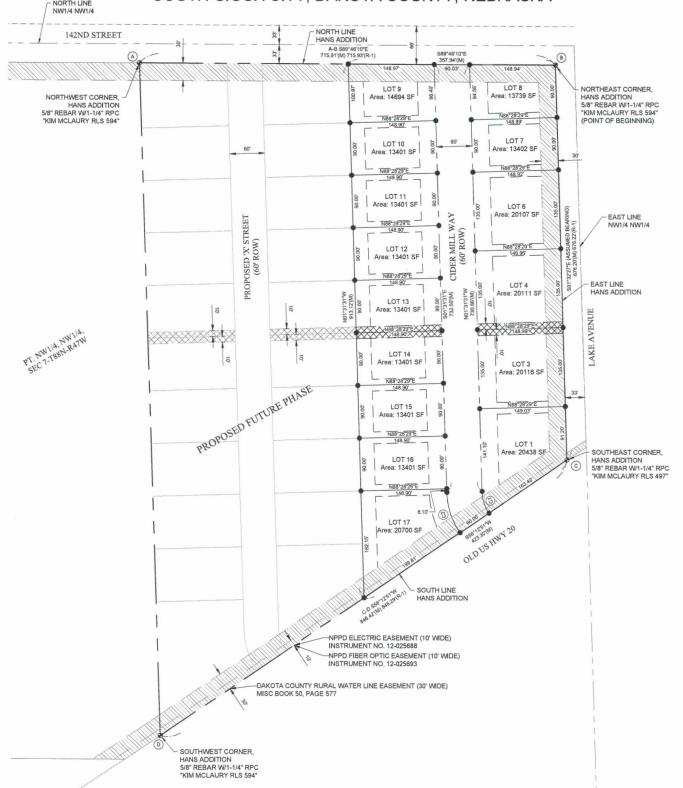
FINAL PLAT HARVEST MEADOWS FIRST ADDITION

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°3227"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 S58°12'51"W ON THE SOUTH LINE OF SAID HANS ADDITION, A DISTANCE OF 913.12 FEET TO THE NORTH LINE OF SAID HANS ADDITION; THENCE S89'48'10"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:

SORVETUR'S CERTIFY THAT IAM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASIKA: THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR 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 OWNERS AND ACCURATE TO THE BEST OF MY OWNERS AND ACCURATE TO THE BEST OF MY



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 SUFFACE OF ANY PORTION OF THE STREETS TO

	. 20			
				(OWNER SIGNATURE) (PRINTED NAME)
ACKNOWLEDGEN	MENT:			
STATE OF NEBRASKA) COUNTY OF DAKOTA)	ss			
ON THE DAY OF		20	DEEODE ME	

_, A NOTARY PUBLIC WITHIN AND FOR SAID COUNT

ASSESSOR'S CERTIFICATION:

NOTARY SIGNATURE:

STATE ASSESSOR FOR DAKOTA COUNTY CERTIFICATION OF FILING, FILED IN MY OFFICE AND ENTERED OF RECORD IN ACCORDANCE WITH THE LOTS, COMPRISED IN THE SAID PLAT AND ADDITION TO SOUTH SIOUX CITY, DAKOTA COUNTY, INSERASKA, LISTED FOR TAXATION AS

RESOLUTION NO.

72,23

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF MARVEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIDUX CITY, BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST. BEING LOCATED IN PART OF THE HORTHWEST QUARTER OF THE STHOP. BAKOTA COUNTY, NEBRASKA, BEING A REPLAT OF LOT I, HANS ADDITION, AS SHOWN ON A SURVEY BY WIM, MALQUIY DATED NOVEMBER 10TH, 2023, BEING LOCATED IN PART OF THE NORTHWEST QUARTER OF THE THE MORTHWEST QUARTER OF SECTION T, TOWNSHIP B8 NORTH, RANGE 4T WEST OF THE STH PM. DAKOTA COUNTY, NEBRASKA, WHEREAS, THE PLANNING COMMISSION OF SOUTH SIQUX CITY, NEBRASKA, HAS RECOMMENDED THE ACCEPTANCE AND PAPEN AND ASSOCIATED AND ADDITION OF THE CITY OF SOUTH SIQUX CITY, NEBRASKA THAT SAID PLAT OF MARWEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIQUX CITY, NEBRASKA THAT SAID PLAT OF MARVEST MEADOWS FIRST ADDITION, AN ADDITION TO THE CITY OF SOUTH SIQUX CITY, BEING LOCATED IN PART OF THE STH PM. DAKOTA COUNTY, NEBRASKA, AND RESOLUTION SIQUAL CITY, BEING LOCATED IN PART OF THE STH PM. DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING PART OF THE STORT OF THE STH PM. DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING PART OF THE SESOLUTION. RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF HARVEST MEADOWS FIRST ADDITION. AN MAYOR AND THE CITY CLERK ARE HEREBY DIRECTED TO FURNISH TO TH DEEDS A CERTIFIED COPY OF THIS RESOLUTION, AS REQUIRED BY LAW.

APPROVED:		
APPROVED	ROD KOCH, CITY MAYOR	_
ATTEST:		
ATTEST.	NANCI WALSH, CITY CLERK	DATE

LEGEND

R-1 RECORDED DISTANCE PER K.McLAURY SURVEY 11-10-2023 RPC RED PLASTIC CAP

73.20' 130.00' 32°15'38" 37.60'

CURVE # LENGTH RADIUS DELTA TANGENT CHORD BEARING CHORD LENGTH C1 39.41' 70.00' 32*15'38" 20.24' N17*39'20"W 38,90'

PROJECT



LOCATION

GRAPHIC SCALE UNIT OF MEASURE IS FEET

VICINITY SKETCH

KNOW ALL MEN BY THESE PRESENTS, THAT DALE HANS, BEING THE OWNER OF THE LAND DESCRIBED HEREON, HAD CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS HARMEST MEADOWS FIRST ADDITION, AN ADDITION TO TO THE CITY OF SOUTH SIDOUX CITY, DAKOTO COUNTY, DESPASKA, ABONG A REPLAT OF LOT1, HANS ADDITION, AN ADDITION TO DAKOTA COUNTY NEBRASKA, AS SHOWN ON THE ACCOMPANYING PLAT THEREOF, AND DO HEREBY DEDICATE THE STREETS AS SHOWN THEREON TO THE LOCATION, CONSTRUCTION AND THE PUBLIC FOR THEIR USE FOREVER, AND THE ASSEMENTS AS SHOWN THEREON FOR THE LOCATION, CONSTRUCTION AND

CERTIFICATION OF PLANNING COMMISSION (SOUTH SIOUX CITY):

PLANNING COMMISION CHAIRMAN	DATE
SOUTH SIOUX CITY, NEBRASKA	

CERTIFICATION OF PLANNING COMMISSION (DAKOTA COUNTY):

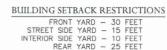
I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING COMMISSION DID ON THE ____DAY OF ______20___, RECOMMEND TO THE COUNTY BOARD OF COMMISSIONERS OF DAKOTA COUNTY, NEBRASKA THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID ADDITION.

REGISTER OF DEEDS CERTIFICATION

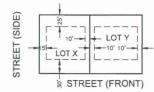
___ O'CLOCK ____.M AND A FEE OF \$

ZONING

CURRENT ZONING: C4 PROPOSED ZONING: R1C (CONDITIONAL USE PERMIT)



TYPICAL DETAIL FOR LOTS 1-38



UTILITY EASEMENTS

PROPOSED UTILITY EASEMENT (WIDTH AS SHOWN)

EXISTING UTILITY EASEMENT (WIDTH AS SHOWN)

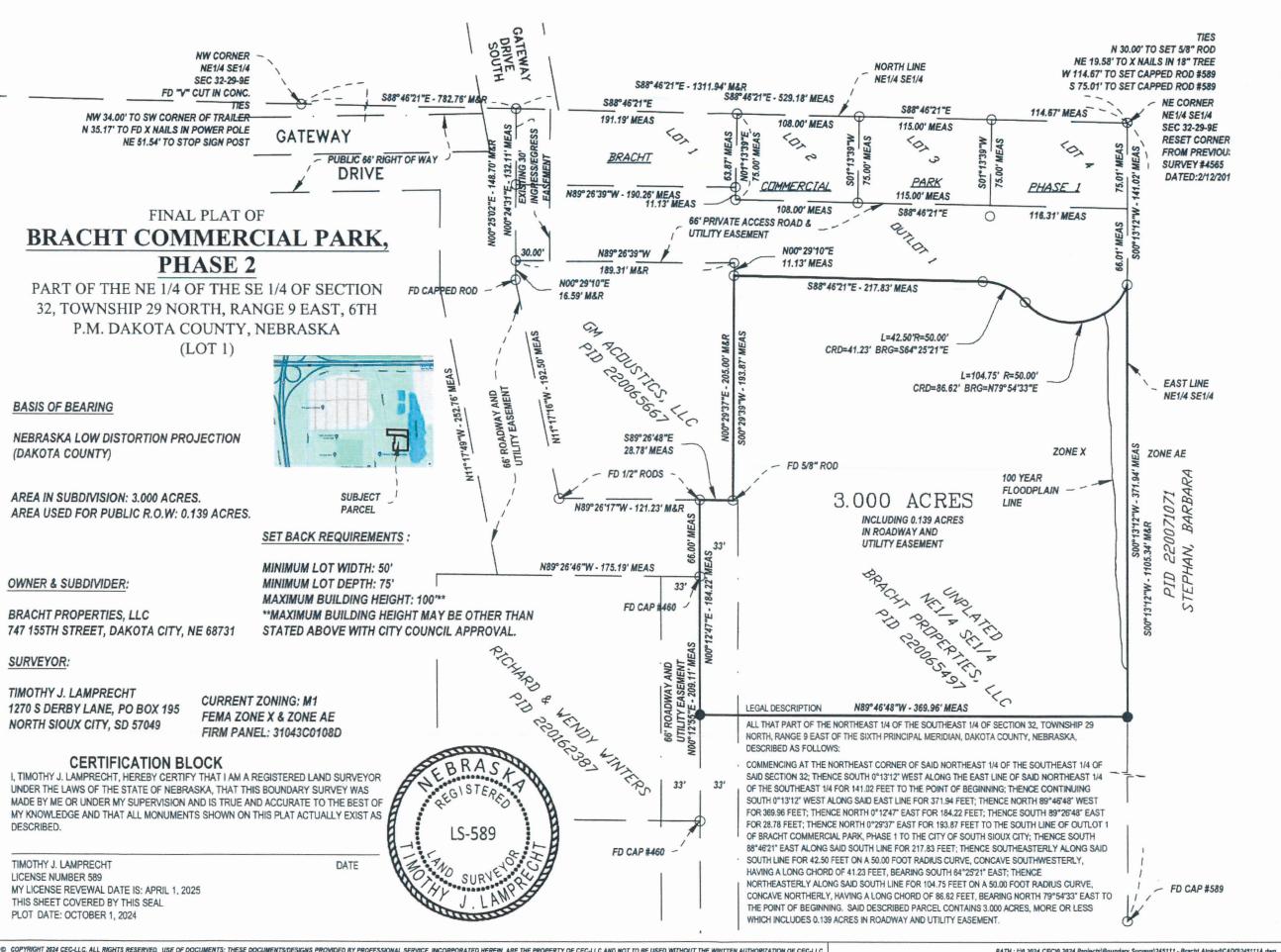
Ph: 402,494,7019

A RE-PLAT OF LOT 1 HANS ADDITION, AS SHOWN ON A SURVEY BY KIM L. McLAURY, DATED NOVEMBER 10TH, 2023 NW1/4, NW14, SEC 7-T88N-R47W OF THE 5TH P.M SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASP

FIRST ADDITION FINAL PLAT HARVEST MEADOWS

9/18/2024 DAKOTA COUNTY 2024-173

1 - 1





1270 S DERBY LANE NORTH SIOUX CITY, SD 57049 712,222,1452 PH - 855,492,9920 FAX WWW.CECONSTRUCTORS.COM

PROJECT:

BRACHT COMMERCIAL PARK, PHASE 2



SCALE: SCALE: 1" = 80

LEGEND

- O 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
-		
-		
	***	-

-		
	SHEET NUMBER:	

1 OF 2

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PATH: http://doi.org/10.2024/00.2024/Projects\Boundary Surveys\245111 - Bracht Alokad\CADD\245111A.dwg

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)

SHEET 2 OF 2

DEDICATION:	CHRODOMATION ACREEMENT.
KNOW ALL MEN BY THESE PRESNTS, THAT BRACHT PROPERTIES, LLC AS THE OWNER OF	SUBORDINATION AGREEMENT:
THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN PURSUANCE OF LAW, CAUSED THE SAME TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, EASEMENTS AND STREETS, AS IS PARTICULARLY SHOWN, AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATION OF TIMOTHY J. LAMPRECHT, A REGISTERED LAND SURVEYOR,	LIENHOLDER CONSENT: PRIMEBANK, HOLDER OF DEEDS OF TRUSTS FILED MARCH 16, 2023, INSTRUMENT NO. 2023—055368, HEREBY CONSENTS TO THE FINAL PLAT OF BRACHT
WHO SURVEYED AND PLATTED THE SAME TO BE KNOWN AS BRACHT COMMERCIAL PARK, PHASE 2, AN ADDITION TO DAKOTA COUNTY, NEBRASKA AND THAT THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNER THEREOF	COMMERCIAL PARK, PHASE 2 PURSUANT TO SOUTH SIOUX CITY CODE \$98-85(5). DATED THIS, 2024.
EXECUTED AT SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA ON THIS	
, DAY OF, 2024.	SIGNATURE
BRACHT PROPERTIES, LLC CHANCE BRACHT, PRESIDENT	PRINTED NAME
ACKNOWLEDGEMENT	AS:
STATE OF NEBRASKA)	ACKNOWLEDGEMENT
COUNTY OF DAKOTA)	STATE OF NEBRASKA)
THIS INSTRUMENT WAS ACKNOWLEDGED BY)SS COUNTY OF DAKOTA)
BRACHT PROPERTIES, LLC CHANCE BRACHT, PRESIDENT	THIS INSTRUMENT WAS ACKNOWLEDGED BY
ON THIS DAY OF, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF NEBRASKA.	
SINIE OF NEDWARM.	(PRINTED NAME ABOVE)
NOTARY PUBLIC	ON THIS DAY OF, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF NEBRASKA.
OWNERS WAIVER:	NOTARY PUBLIC
BRACHT PROPERTIES, LLC, OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HEREBY HOLD THE CITY OF SOUTH SIOUX CITY, NEBRASKA HARMLESS	
FOR ANY DAMAGE BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS TO CONFORM TO THE GRADES AS	CITY COUNCIL RESOLUTION:
ESTABLISHED.	RESOLUTION No
BRACHT PROPERTIES, LLC	RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF BRACHT COMMERCIAL PARK, PHASE 2, AN ADDITION DAKOTA COUNTY, NEBRASKA.
CHANCE BRACHT, PRESIDENT	WHEREAS, THE PLANNING COMMISSION OF SOUTH SIOUX CITY, NEBRASKA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT;
ACKNOWLEDGEMENT	NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH SIGNLY
STATE OF NEBRASKA))SS	CITY, DAKOTA COUNTY, NEBRASKA THAT SAID PLAT OF BRACHT COMMERCIAL PARK, PHASE 1, AN ADDITION TO DAKOTA COUNTY, NEBRASKA, AS HERETO ATTACHED AND FORMING PAR
COUNTY OF DAKOTA)	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
THIS INSTRUMENT WAS ACKNOWLEDGED BY BRACHT PROPERTIES, LLC	REGISTER OF DEEDS A CERTIFIED COPY OF THIS RESOLUTION, AS REQUIRED BY LAW.
ON THIS DAY OF, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE	PASSED AND APPROVED THIS, 2024.
STATE OF NEBRASKA.	APPROVED:
	ROD KOCH, MAYOR
NOTARY PUBLIC	ATTEST:NANCI WALSH, CITY CLERK
	CERTIFICATION OF CITY PLANNING COMMISSION: (SOUTH SIOUX CITY)
CERTIFICATION OF PLANNING COMMISSION (DAKOTA COUNTY) I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING	I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND I DO FURTHER CERTIFY THAT SAID PLANNING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID PLANNING COMMISSION DID ON
COMMISSION DID ON THE DAY OF	THE DAY OF, 2024, RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SOUTH SIOUX CITY, NEBRASKA, THE ACCEPTANCE AND
DID ON THE DAY OF, 2024, RECOMMEND TO THE COUNTY BOARD OF COMMISSIONERS OF DAKOTA COUNTY, NEBRASKA THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID ADDITION.	APPROVAL OF THE PLAT OF SAID ADDITION.
	PLANNING COMMISSION CHAIRMAN DATE SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION CHAIRMAN DATE DAKOTA COUNTY, NEBRASKA	REGISTER OF DEEDS CERTIFICATION:
ASSESSOR'S CERTIFICATION:	REGISTER OF DEEDS CERTIFICATION OF RECORDING, COUNTY OF DAKOTA,
COUNTY ASSESSOR'S CERTIFICATION OF FILING FILED IN MY OFFICE AND ENTERED OF RECORD IN ACCORDANCE WITH THE LOTS COMPRISED IN SAID PLAT OF BRACHT	STATE OF NEBRASKA. DOCKET NUMBER:
COMMERCIAL PARK, PHASE 1, AN ADDITION TO DAKOTA COUNTY, NEBRASKA, LISTED FOR TAXATION AS PROVIDED BY LAW.	
	FILED FOR RECORD ON THIS DAY OF
CHRISTY ABTS DATE COUNTY ASSESSOR	2024 AT O'CLOCK,M.
DAKOTA COUNTY, NEBRASKA	RECORDED IN BOOK OF PLATS ON PAGE, INDEXED AND DELIVERED TO THE COUNTY ASSESSOR OF DAKOTA COUNTY, NEBRASKA.
	CHERIE CONLEY REGISTER OF DEEDS DAKOTA COUNTY, NEBRASKA