

PLANNING COMMISSION AGENDA
Wednesday, November 26, 2025
4:00 P.M. So Sioux City Council Chambers

1. CALL MEETING TO ORDER
2. ROLL CALL (Arlan Kuehn alternate, Robert Rapp president, John Lounsbury, Mike Wojcik, Martin Hohenstein vice president, Gary Ogden, Tim Pickinpaugh, Jared Langel secretary, Amber Munoz and Jeff Lantz)
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 November 12, 2025, Planning Commission meeting.
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. Public Hearing Rezoning 3720 and 3746 Dakota Avenue from C3 to C4 legally described as follows.

3720 & 3746 Dakota Avenue Legal Descriptions

ID# 220057117 - Part of the SW ¼ SE ¼ of Section 28, Township 29 North, Range 9 East of the 6th P.M., beginning at the Southwest corner of the SW ¼ SE ¼ of Section 28, thence North 810.6 feet, thence East 40 feet to the East line of Dakota Avenue which is the point of beginning, thence East 288.02 feet, thence South 103 feet, thence West 288.02 feet to a point on the East line of Dakota Avenue, thence North along the East line of Dakota Avenue 103 feet to the point of beginning, all located in the SW ¼ SE ¼ of Section 28, Township 29 North, Range 9 East of the 6th P.M., Dakota County, Nebraska.

ID# 220056935 – The North 179.8 feet of the following tract: Commencing at the South Quarter corner of Section 28, Township 29 North, Range 9 East of the 6th P.M.; thence North on the West line of said SE ¼ a distance of 328.0 feet to the point of beginning; thence North on the West line of said SE ¼ a distance of 379.6 feet; thence East on a line 707.6 feet North from and parallel to the South line of said SE ¼ a distance of 328.02 feet; thence South on a line 328.02 feet East from and parallel to the West Quarter line of said Section 28 a distance of 379.6 feet; thence West on a line 328.0 feet north from and parallel to the South line of said SE ¼ 328.02 feet to the point of beginning, excepting and excluding any and all Highway Right-of-Way; all in Dakota County, Nebraska

B. Public Hearing Subdivision, Jorge Addition located in the 200 block of Colonial Drive legally described as follows.

ALL THAT PART OF GOVERNMENT LOT 3, SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 649.64 FEET, MEASURED (650 FEET, RECORD) FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 0°56'43" EAST FOR 300.26 FEET, MEASURED (300 FEET, RECORD) TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'45" EAST FOR 249.86 FEET, MEASURED (250.0 FEET, RECORD); THENCE NORTH 0°51'45" EAST FOR 469.04 FEET, MEASURED (471.00 FEET, RECORD) TO THE SOUTH LINE OF COLONIAL DRIVE; THENCE NORTH 09°17'25" WEST ALONG SAID SOUTH LINE FOR 275.99 FEET; THENCE SOUTH 1°06'15" WEST FOR 471.26 FEET; THENCE SOUTH 89°44'45" EAST FOR 28.13 FEET TO THE POINT OF BEGINNING.

7. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
11/12/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on Click here to enter a date..

CALL TO ORDER

Chairman Arlan Kuehn 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Wojcik	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Hohenstein	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gary Ogden	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jeff Lantz	<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 and 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

President Robert Rapp 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

Martin Hohenstein moved Jeff Lantz seconded to approve the minutes of the September 10, 2025, Planning Commission meeting.

Corrections: None.

♦ *Sign minute book*

AGENDA ITEM: 6A. Public Hearing Conditional Use Permit 1017 West 3rd Street to allow a residential use in a commercial C3 zoning district. Property owner Billy Rogers is requesting a conditional use permit to construct a single-family dwelling in a commercial C3 zoning district. Legally described as the East 85' of Lots 1 through 10 inclusive and vacated North-South alley and accretion thereto Block 37 Covington Addition, South Sioux Cit, Dakota County, Nebraska.

At this time President Robert Rapp opened the public hearing to comment for those who would like to discuss the project for those who are in favor of this request; Present was property owner Billy Rogers to answer any questions members of the board might have. Staff stated they have no negative comments with the request property owner is working with an engineer to meet all the requirements.

Martin Hohenstein moved and Jeff Lantz seconded to send a favorable recommendation to city council for the conditional use permit 1017 West 3rd Street to allow a residential use in a commercial C3 zoning.

Rapp, Wojick, Hohenstein, Ogden, Pickinpaugh, Munoz and Lantz voting yes. Voting no: None

AGENDA ITEM: 6B. Public Hearing Conditional Use Permit 219 East 12th Street to allow a residential use in a commercial C3 zoning district. Property owner Lorenzo De Leon is requesting a conditional use permit to allow converting a detached garage into a single-family dwelling in a commercial C3 zoning district. Legally described as the West 2.5' Lot 26 and all Lot 27, Block 47 Joy Place Addition, South Sioux City, Dakota County, Nebraska

At this time President Robert Rapp opened public hearing to comment for those who would like to discuss the request and for those who are against or in favor of this project no one coming forward public hearing is now closed.

Members present discussed concerns regarding size of the lot, as well as what requirements must be met if this request is approved. And the concern of approval of converting the detached garage into a single family becoming a rental house.

Gary Ogden and Tim Pickinpaugh seconded to send an unfavorable recommendation to city council to deny the conditional use permit 219 E 12th street to allow residential use in a commercial C3 zoning district.

Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz and Lantz voting yes. Voting no: None

AGENDA ITEM: 6C. Public Hearing Rezoning 615 Old Highway 20 West (aka former Martin Field Airport) from C4 to M1 legally describe as.

Parcel 1: (220198160) All that part of Government Lot 1, Section 36, Township 29 North, Range 8 East of the Sixth Principal Meridian, Dakota County, Nebraska, described as follows:

Commencing at the Northwest corner of said Government Lot 1 of said Section 36; thence South 0°32'00" East along the West line of said Government Lot 1 for 788.20 feet to the North Right of Way line of U.S. Highway No. 20; thence North 84°52'31" East along said North Right of Way line for 510.40 feet to the point of beginning; thence North

5°07'29" West for 356.04 feet; thence North 85°25'00" East for 295.28 feet; thence North 57°54'15" East for 60.00 feet; thence North 85°25'00" East for 191.21 feet; thence South 5°07'29" East for 383.81 feet to the North Right of Way line of said U.S. Highway No. 20; thence Westerly along said North Right of Way line on a 11659.15 foot radius curve, concave Southerly for 346.91 feet, having a long chord of 346.89 feet, bearing South 85°43'37" West; thence South 84°52'31" West along said North Right of Way line for 193.09 feet to the point of beginning.

Parcel 2: (Tax ID's 220070229 & 220069530)

A tract of land located in the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska, more particularly described as follows:

Beginning at the NE corner of the S1/2 of the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska; thence westerly on the north line of said S1/2, 190.00 feet; thence southeasterly to a point on the east line of said S1/2, said point being 300.00 feet south of the NE corner of said S1/2; thence north and on said east line of said S1/2, 300.00 feet, to the point of beginning.

AND

The Northeast Quarter of the Southwest Quarter and Lots 4 and 5 all in Section 25, and that part of Government lots 1 and 8 lying North of Highway 20 EXCEPT East 400' of Lot 8 AND EXCEPT Highway 20 Right of Way in Section 36, all in Township 29 North, Range 8 East of the 5th P.M., EXCEPTING therefrom 4 acres surrounding the area occupied by a Quonset building previously deeded to Eugene T. Martin, on April 15, 1981, in Book 105, Page 754, Dakota County, Nebraska.

AND EXCEPTING The West 50.00 feet of the South 885 feet of Government Lot 5, Section 25, T29N, R8E, of the 6th P.M., Dakota County, Nebraska.

At this time President Robert Rapp opened the public hearing for those who would like to discuss the project and for those who are against or in favor of this request. Present at the meeting was property owner Chance Bracht to answer any questions members present might have. He clarified the exact parcels he is requesting to rezone.

Martin Hohenstein moved and Gary Ogden seconded to send a favorable recommendation to city council for the request to rezone 615 old highway 20 Est (aka former Martin Field Airport) from C4 to M1.

Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munzo and Lantz voting yes. Voting no: None.

AGENDA ITEM: 6D. Public Hearing Conditional Use 615 Old Highway 20 West (aka former Martin Field Airport) to allow tire recycling in an M1 zoning district legally described as.

Parcel 1: (220198160) All that part of Government Lot 1, Section 36, Township 29 North, Range 8 East of the Sixth Principal Meridian, Dakota County, Nebraska, described as follows:

Commencing at the Northwest corner of said Government Lot 1 of said Section 36; thence South 0°32'00" East along the West line of said Government Lot 1 for 788.20 feet to the North Right of Way line of U.S. Highway No. 20; thence North 84°52'31" East along said North Right of Way line for 510.40 feet to the point of beginning; thence North 5°07'29" West for 356.04 feet; thence North 85°25'00" East for 295.28 feet; thence North 57°54'15" East for 60.00 feet; thence North 85°25'00" East for 191.21 feet; thence South 5°07'29" East for 383.81 feet to the North Right of Way line of said U.S. Highway No. 20; thence Westerly along said North Right of Way line on a 11659.15 foot radius curve, concave Southerly for 346.91 feet, having a long chord of 346.89 feet, bearing South

85°43'37" West; thence South 84°52'31" West along said North Right of Way line for 193.09 feet to the point of beginning.

Parcel 2: (Tax ID's 220070229 & 220069530)

A tract of land located in the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska, more particularly described as follows:

Beginning at the NE corner of the S1/2 of the SW1/4 of Section 25, T29N, R8E of the 6th P.M., Dakota County, Nebraska; thence westerly on the north line of said S1/2, 190.00 feet; thence southeasterly to a point on the east line of said S1/2, said point being 300.00 feet south of the NE corner of said S1/2; thence north and on said east line of said S1/2, 300.00 feet, to the point of beginning.

AND

The Northeast Quarter of the Southwest Quarter and Lots 4 and 5 all in Section 25, and that part of Government lots 1 and 8 lying North of Highway 20 EXCEPT East 400' of Lot 8 AND EXCEPT Highway 20 Right of Way in Section 36, all in Township 29 North, Range 8 East of the 5th P.M., EXCEPTING therefrom 4 acres surrounding the area occupied by a Quonset building previously deeded to Eugene T. Martin, on April 15, 1981, in Book 105, Page 754, Dakota County, Nebraska.

AND EXCEPTING The West 50.00 feet of the South 885 feet of Government Lot 5, Section 25, T29N, R8E, of the 6th P.M., Dakota County, Nebraska.

At this time President Robert Rapp opened the public hearing to comment for those who would like to discuss the project and for those who are against or in favor of this request. Present at this meeting was property owner Chance Bracht to discuss any concerns or questions. He stated that the property does not sit next to any residential area and he has spoken with neighbor, and she does not have any concerns.

Members present asked what would happen to the tires, what company will be doing the work and what will be used to break the tires up. Chance clarified the process that will be used to dispose of the tires and equipment that will be used. Staff stated they have not received any negative comments regarding the request.

Martin Hohenstein moved and Gary Ogden seconded to send a favorable recommendation to city council for the conditional use permit to use 615 Old Highway 20 West (aka former Martin Field Airport) to allow tire recycling in an M1 zoning district.

Rapp, Wojcik, Hohenstein, Ogden, Pickinpaugh, Munoz and Lantz voting yes. Voting no: None

ADJOURNMENT

There being no further business to come before the Commission Jeff Lantz and Mike Wojcik seconded to adjourn the meeting at 4:23 o'clock P.M.

CHAIRMAN

VICE CHAIRMAN

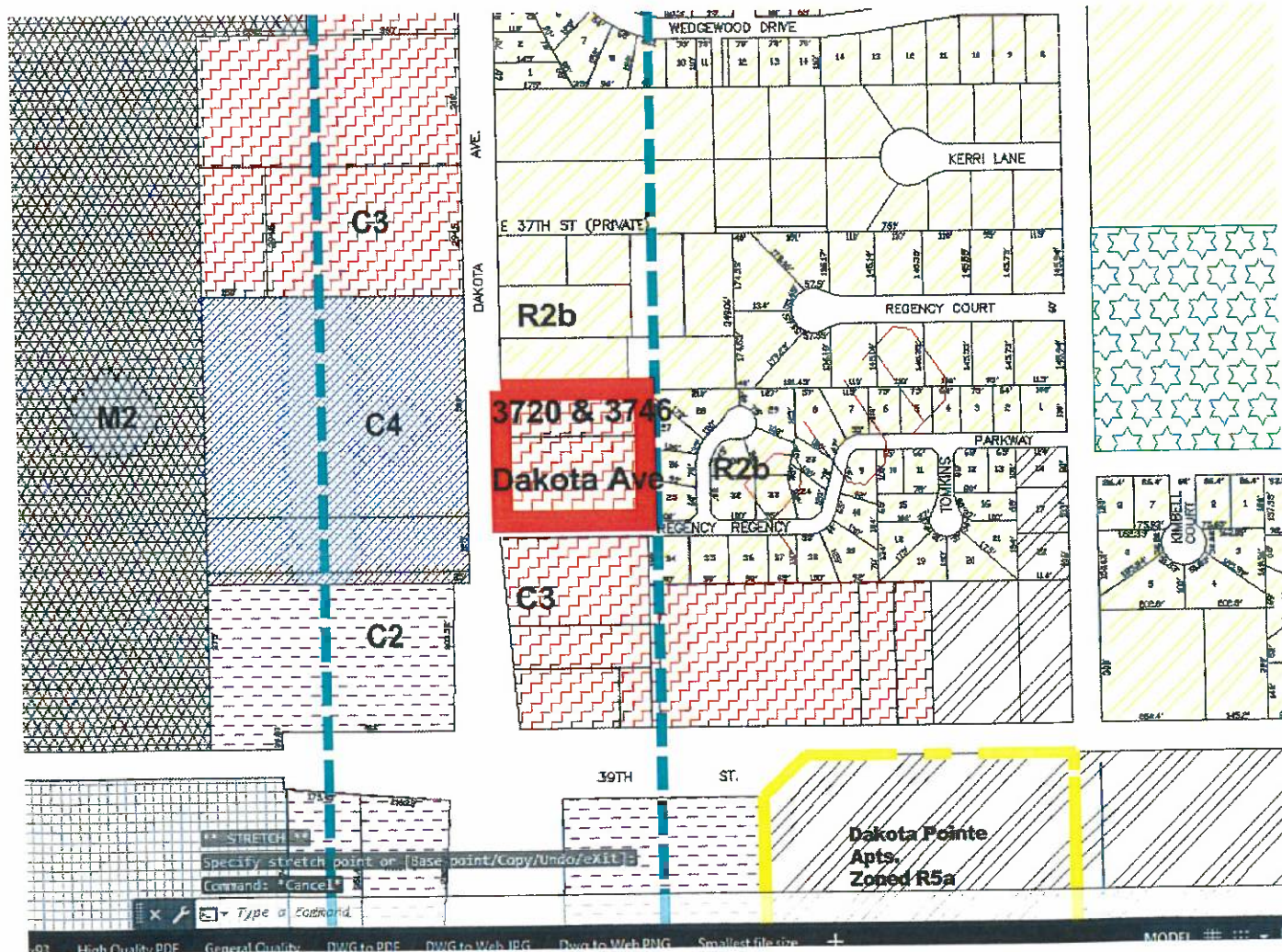
I, the undersigned Secretary of the Planning Commission of the City of South Sioux City, Nebraska hereby certify that all of the subjects were contained in said agenda for at least twenty four (24) hours prior to said meeting, and that said minutes were in written form and available to the public for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

SECRETARY

November 26, 2025 Planning Commission Meeting
3720 & 3746 Dakota Avenue Rezoning C3 to C4



Excerpt Zoning Map



PETITION FOR A CHANGE OF ZONING

We, the undersigned, being the owners of record of said real estate, hereby respectfully petition the Mayor and City Council to rezone the following property from the present zoning classification of

C3 to C4.

Legal Description : 0299 Part SW 1/4 SE 1/4 288.02' x 103' Unplatted 28-29-9
0299 The North 179.8' of a Tract of Land Beg 328' N of S 1/4
Cor of Sec 28th N379.6' E382.02' S379.6' W328.02' to P.O.B Except
HWY 2 Street ROW Unplatted

Reason for Zoning Change:

5+ years ago Champion Cycle closed and was relocated to Sioux
City leaving the community to go out of the city for purchase or repair
of power sports. This was a loss of convenience as well as sales tax dollars.

We, the undersigned, being the owners of the record of said real estate, hereby acknowledge that we have read and received a copy of the rezoning procedures and a copy of this application form concerning the filing and hearing of the request. That we have been advised of the fee requirements and they have been paid on 11/25 in the amount of \$ 100⁰⁰.

Property Owner: Cardinal Capital Group Phone: 712-223-0698

Address: 3720 / 3746 Dakota Ave

Signature: 

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 11/26/25 @ 4:00 PM

Commission Recommendation ☐ Approve ☐ Deny

PUBLIC WORKS

Meeting Date: 12/1/25 @ 5:00 PM

Recommendation ☐ Approve ☐ Deny ☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 12/8/25 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

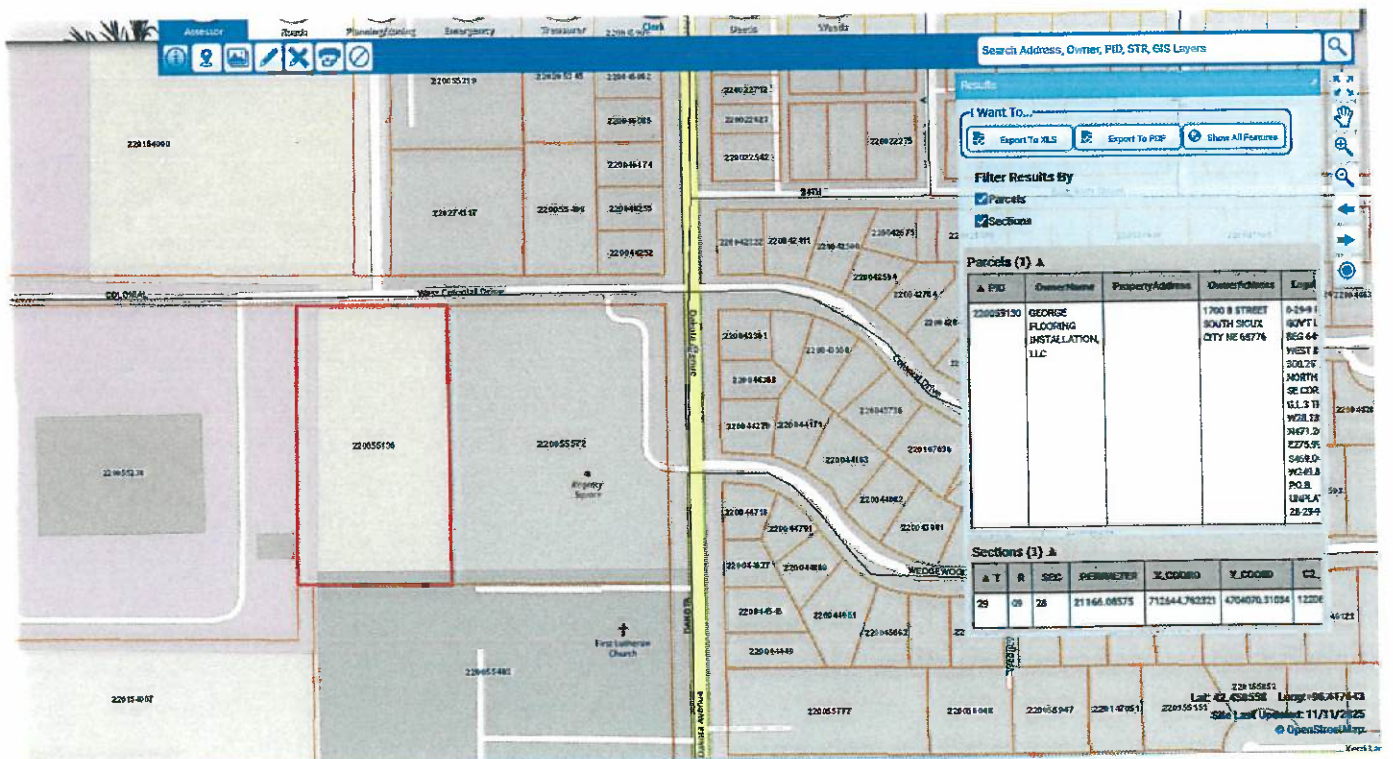
2nd Reading Date: 12/22/25 @ 5:00 PM Action: ☐ Approve ☐ Deny ☐ Suspend

3rd Reading Date: 1/12/26 @ 5:00 PM Action: ☐ Approve ☐ Deny

Ordinance # _____

(NOTE: All meetings shall be held in the Council Chambers of City Hall unless otherwise noted.)

November 26, 2025 Planning Commission
Vicinity Map - Jorge Addition 200 Block Colonial Drive



ALIQUOT PART OF U.S.P.L.S. OR PART OF OFFICIAL PLAT:
JORGE ADDITION, LOTS 1 & 2, PART OF GOVERNMENT LOT 3 IN SW1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NE

LAND SURVEYOR & FIRM:
DOUGLAS J. MORDHORST, P.L.S.
3TEN SURVEYING, LLC
515 7TH STREET
SIOUX CITY, IA 51101
PHONE: (712) 253-3841

SURVEY REQUESTED BY:
MANUEL GUTIERREZ
404 W. 31ST STREET
SOUTH SIOUX CITY, NE 68776
PHONE: (712) 251-1950

PROPRIETOR OR OWNER:
MANUEL GUTIERREZ
W. COLONIAL DRIVE
SOUTH SIOUX CITY, NE 68776

DOCUMENT RETURN INFORMATION:
JEREMY LICHTENBERG, 3TEN SURVEYING, LLC

DATE OF SURVEY:
7/28/2025

PLAT OF SURVEY
OF
JORGE ADDITION

LOTS 1 & 2, PART OF GOVERNMENT LOT 3 IN SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA

NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT DETAIL EASEMENTS OF RECORD, IF ANY.

LEGAL DESCRIPTION: JORGE ADDITION

(PER WARRANTY DEED TO GEORGE FLOORING INSTALLATION, LLC ON JULY 12, 2021 IN INSTRUMENT NO. 21-051055)

ALL THAT PART OF GOVERNMENT LOT 3, SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3, 649.64 FEET, MEASURED (650 FEET, RECORD) FROM THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 0°56'43" EAST FOR 300.26 FEET, MEASURED (300 FEET, RECORD) TO THE POINT OF BEGINNING; THENCE SOUTH 89°44'45" EAST FOR 249.86 FEET, MEASURED (250.0 FEET, RECORD); THENCE NORTH 0°51'45" EAST FOR 469.04 FEET, MEASURED (471.00 FEET, RECORD) TO THE SOUTH LINE OF COLONIAL DRIVE; THENCE NORTH 69°17'25" WEST ALONG SAID SOUTH LINE FOR 275.99 FEET; THENCE SOUTH 1°06'15" WEST FOR 471.26 FEET; THENCE SOUTH 85°44'45" EAST FOR 28.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION: LOT 1

ALL THAT PART OF GOVERNMENT LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A PARCEL OF LAND DEEDED TO GEORGE FLOORING INSTALLATION, LLC IN A WARRANTY DEED FILED JULY 12, 2021 IN INSTRUMENT #21-051055 OF THE DAKOTA COUNTY REGISTER OF DEEDS OFFICE; THENCE N87°23'35"E (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID DEEDED PARCEL, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF COLONIAL DRIVE, A DISTANCE OF 137.95 FEET; THENCE S02°19'12"E, A DISTANCE OF 478.00 FEET TO THE SOUTH LINE OF DEEDED PARCEL; THENCE S86°55'39"W, ALONG SAID SOUTH LINE, A DISTANCE OF 138.98 FEET TO THE SOUTHWEST CORNER OF SAID DEEDED PARCEL; THENCE N02°11'44"W, ALONG THE WEST LINE OF SAID DEEDED PARCEL, A DISTANCE OF 471.14 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 65,153 SQUARE FEET OR 1.50 ACRES, MORE OR LESS.

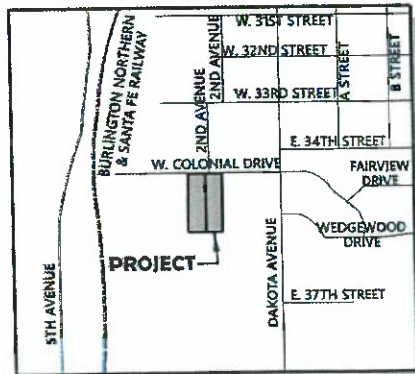
LEGAL DESCRIPTION: LOT 2

ALL THAT PART OF GOVERNMENT LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND DEEDED TO GEORGE FLOORING INSTALLATION, LLC IN A WARRANTY DEED FILED JULY 12, 2021 IN INSTRUMENT #21-051055 OF THE DAKOTA COUNTY REGISTER OF DEEDS OFFICE; THENCE N87°23'35"E (ASSUMED BEARING), ALONG THE NORTH LINE OF SAID DEEDED PARCEL, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF COLONIAL DRIVE, A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N87°23'35"E, ALONG THE NORTH LINE OF SAID DEEDED PARCEL AND THE SOUTH LINE OF COLONIAL DRIVE, A DISTANCE OF 137.95 FEET TO THE NORTHEAST CORNER OF SAID DEEDED PARCEL; THENCE S02°26'43"E, ALONG THE EAST LINE OF SAID DEEDED PARCEL, A DISTANCE OF 468.87 FEET TO THE SOUTHEAST CORNER OF SAID DEEDED PARCEL; THENCE S86°55'39"W, ALONG THE SOUTH LINE OF SAID DEEDED PARCEL, A DISTANCE OF 138.98 FEET; THENCE N02°19'12"W, A DISTANCE OF 470.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 64,998 SQUARE FEET OR 1.49 ACRES, MORE OR LESS.

VICINITY MAP
SOUTH SIOUX CITY, NE
NO SCALE



3TEN SURVEYING, LLC
DOUGLAS MORDHORST
LS #460
515 7TH STREET
SIOUX CITY, IA 51101
(712) 253-3841
JEREMY.LICHTENBERG@3TENLS.COM
3TENLS.COM

TYPE OF SURVEY:

PLAT OF SURVEY

CLIENT:

MANUEL GUTIERREZ

PROJECT: SC25-0095

SCALE: 1" = 60'

DATE: 10/22/2025

DRAWN BY: BL

PAPER: 11" x 17"

SHEET

1

OF

3

LOTS 1 & 2, PART OF GOVERNMENT LOT 3 IN SOUTHWEST QUARTER OF
SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M.,
SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA



MANUEL GUTIERREZ

PAPER: 11" x 17"

3

PLAT OF SURVEY
OF
JORGE ADDITION

LOTS 1 & 2, PART OF GOVERNMENT LOT 3 IN SOUTHWEST QUARTER OF
SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M.,
SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GEORGE FLOORING INSTALLATION, LLC, BEING THE OWNERS OF THE LAND DESCRIBED HEREON, HAD CAUSED SAME TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS JORGE ADDITION, LOTS 1 & 2, PART OF GOVERNMENT LOT 3 IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE 6TH P.M., SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA AS SHOWN ON THE ACCOMPANYING PLAT THEREOF; AND THAT THE FORGOING SUBDIVISION AS MORE PARTICULARLY DESCRIBED IN THE DESCRIPTIONS HEREON AS APPEARS ON THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

WAIVER

_____, OWNERS 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 _____

PRINT NAME _____

CITY COUNCIL RESOLUTION

RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF JORGE ADDITION, AN ADDITION TO 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 JORGE ADDITION IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 68 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 BY: ROD KOCH, MAYOR _____

ATTEST: NANCY WALSH, CITY CLERK _____

**CERTIFICATION OF PLANNING COMMISSION
(SOUTH SIOUX CITY)**

I DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE PLANNING COMMISSION OF SOUTH SIOUX CITY, 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_____, REVIEWED THE PLAT OF SAID ADDITION.

PLANNING COMMISSION CHAIR
SOUTH SIOUX CITY

DATE _____

ACKNOWLEDGEMENT

STATE OF NEBRASKA)
COUNTY OF DAKOTA)

SS

ON THE _____ DAY OF _____, 20_____, BEFORE

ME, _____ A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED MANUEL GUTIERREZ, TO ME PERSONALLY KNOWN TO BE THE IDENTICAL PERSONS WHO'S SIGNATURE IS AFFIXED HERETO, AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS OR HER VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES _____

NOTARY _____

ASSESSOR'S CERTIFICATION

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 OF AND ADDITION TO SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, LISTED FOR TAXATION AS PROVIDED BY LAW, ON

THIS _____ DAY OF _____, 20_____.

CHRISTY ABTS, COUNTY ASSESSOR
DAKOTA COUNTY, NEBRASKA

REGISTER OF DEEDS CERTIFICATE

THIS INSTRUMENT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20_____, AT _____ O'CLOCK _____ M., IN BOOK _____, PAGE _____ AND A FEE OF \$ _____ WAS PAID.

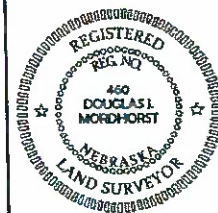
CHERIE CONLEY, REGISTER OF DEEDS
DAKOTA COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA AND THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT ALL MONUMENTS SHOWN ON THIS PLAT EXIST AS DESCRIBED.

DATED THIS 22nd DAY OF OCTOBER, 2025.

DOUGLAS I. MORDHORST
LICENSE NUMBER 460
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
3 SHEETS COVERED BY THIS SEAL
PLOT DATE: OCTOBER 22, 2025



BTEN SURVEYING, LLC
DOUGLAS MORDHORST
LS #460
515 7TH STREET
SIOUX CITY, IA 50001
(712) 253-3848
JEREMY@BTENLS.COM
BTENLS.COM

TYPE OF SURVEY:

PLAT OF SURVEY

CLIENT:

MANUEL GUTIERREZ

PROJECT: SC25-0095

SCALE: 1" = 60'

DATE: 10/22/2025

DRAWN BY: JL

PAPER: 11" x 17"

SHEET

3

OF
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