

PLANNING COMMISSION AGENDA
Wednesday, December 10, 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 and 26, 2025, Planning Commission meetings.
5. UNFINISHED BUSINESS
 - A. CONTINUED 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. CONTINUED 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.
6. NEW BUSINESS
 - A. Public Hearing Subdivision Ogden 3rd Addition: Phase 4, This phase consists of one single family dwelling lot and the cul-de-sac on Ogden Court, legally described as follows:

LEGAL DESCRIPTION
ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION

22; THENCE SOUTH 89°28'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 660.46 FEET TO THE NORTHERLY PROJECTION OF THE WEST LINE OF MISSOURI VIEW FIRST FILING TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA; THENCE SOUTH 0°28'52" WEST ALONG SAID NORTHERLY PROJECTION AND SAID WEST LINE FOR 799.52 FEET TO THE SOUTHEAST CORNER OF LOT 13, OGDEN THIRD ADDITION, PHASE 2 TO THE CITY OF SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°28'52" WEST ALONG SAID WEST LINE FOR 73.49 FEET; THENCE NORTH 88°17'58" WEST FOR 103.77 FEET; THENCE NORTHWESTERLY FOR 255.76 FEET ON A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A LONG CHORD OF 119.91 FEET, BEARING NORTH 56°42'00" WEST; THENCE NORTHERLY FOR 25.40 FEET ON A 10.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, HAVING A LONG CHORD OF 19.10 FEET, BEARING NORTH 16°45'23" WEST; THENCE NORTH 12°15'23" EAST FOR 61.29 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID OGDEN THIRD ADDITION, PHASE TWO; THENCE NORTH 86°01'49" EAST FOR 60.18 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID OGDEN THIRD ADDITION, PHASE TWO; THENCE SOUTH 0°30'39" WEST ALONG THE WEST LINE OF SAID LOT 13 FOR 47.79 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE FOR 29.77 FEET ON A 65.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, HAVING A LONG CHORD OF 29.51 FEET, BEARING SOUTH 12°36'40" EAST TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°28'33" EAST ALONG THE SOUTH LINE OF SAID LOT 13 FOR 131.01 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.601 ACRES, MORE OR LESS.

- B. Public Hearing 6th Avenue Street Vacation.** The purpose of the hearing is to consider the vacation of unimproved 6th Avenue between West 16th Street and West 17th Street, more specifically described as follows:

ALL OF THE 6TH AVENUE RIGHT OF WAY ADJACENT TO THE SOUTH RIGHT OF WAY LINE OF 16TH STREET ON THE NORTH, THE SOUTH RIGHT OF WAY LINE OF 17TH STREET ON THE SOUTH, THE WEST LINE OF LOTS 16 AND 17, BLOCK 10, MARTIN'S ADDITION TO SOUTH SIOUX CITY ON THE EAST, AND LOTS 1 AND 12, BLOCK 9, MARTIN'S ADDITION TO SOUTH SIOUX CITY ON THE WEST, ALL IN SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16 OF BLOCK 10 OF SAID MARTIN'S ADDITION; THENCE SOUTH 0°34'43" WEST ALONG THE WEST LINE OF LOT 16 AND LOT 17 OF SAID BLOCK 10 AND SAID LINE PROJECTED SOUTH FOR 357.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF 17TH STREET; THENCE SOUTH 88°52'04" EAST FOR 43.59 FEET; THENCE NORTH 14°27'17" WEST FOR 63.26 FEET TO THE EAST LINE OF LOT 12 OF BLOCK 9 OF SAID MARTIN'S ADDITION; THENCE NORTH 0°34'43" EAST ALONG SAID EAST LINE AND THE EAST LINE OF LOT 1 OF SAID BLOCK 9 FOR 296.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°24'57" EAST ALONG THE SOUTH LINE OF SAID 16TH STREET FOR 60.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS 0.481 ACRES, MORE OR LESS.

7. ADJOURNMENT

CITY OF SOUTH SIOUX CITY, NEBRASKA
PLANNING COMMISSION MINUTES
11/26/2025

A regular meeting of the Planning Commission of the City of South Sioux City, Nebraska was held at the City Hall Council Chambers on 11/26/2025.

CALL TO ORDER

President Robert Rapp called the meeting to order at 4:08 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Jeff Lantz	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tim Pickinpaugh	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jared Langel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Amber Munoz	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Staff in attendance: Kent Zimmerman, Elizabeth Reyes, Joe Conley

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

Approve the minutes of November 12, 2025, Planning Commission meeting. No quorum, no action taken.

♦ *Sign minute book*

AGENDA ITEM: 6a. 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.

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No quorum, no action taken.

Martin Hohenstein moved and Jared Langel seconded to continue public hearing rezoning 3720 and 3746 Dakota Avenue from C3 to C4 to next the Planning Commission meeting, December 8, 2025.

AGENDA ITEM: 5b. 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.

No quorum, no action taken

Martin Hohenstein and Jared Langel seconded to continue public hearing Subdivision, Jorge Addition located in the 200 block of Colonial Drive to the next Planning Commission meeting, December 8, 2025.

ADJOURNMENT

There being no further business to come before the Commission Jared Langel and Martin Hohenstein seconded to adjourn the meeting at 4:15 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

PETITION FOR STREET VACATION

We, the undersigned, being the owners of record of the abutting real estate, hereby respectfully petition the Mayor and City Council to vacate the following property:

Legal Description: See Attached Survey

Reason for Street Vacation: For Commercial Development

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 street vacation procedures attached to this application form concerning the filing and hearing of the request. That we have been advised of the fee requirements and they will be paid upon approval of the request.

Property Owner: John Cain Phone: 712-898-6746

Address: 909 West 3rd St

Signature: X [Signature]

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

Property Owner: _____ Phone: _____

Address: _____

Signature: _____

PLANNING COMMISSION RECOMMENDATION

Public Hearing Date: 12/10/25

Time: 4:00 pm

Commission Recommendation ☐ Approve

☐ Deny

☐ No Recommendation

PUBLIC WORKS RECOMMENDATION

Public Hearing Date: 12/15/25

Time: 5:00 pm

Commission Recommendation ☐ Approve

☐ Deny

☐ No Recommendation

CITY COUNCIL ACTION

1st Reading Date: 12/22/25

Action: ☐ Approve ☐ Deny ☐ Suspend

2nd Reading Date: 1/12/26

Action: ☐ Approve ☐ Deny ☐ Suspend

3rd Reading Date: 1/26/26

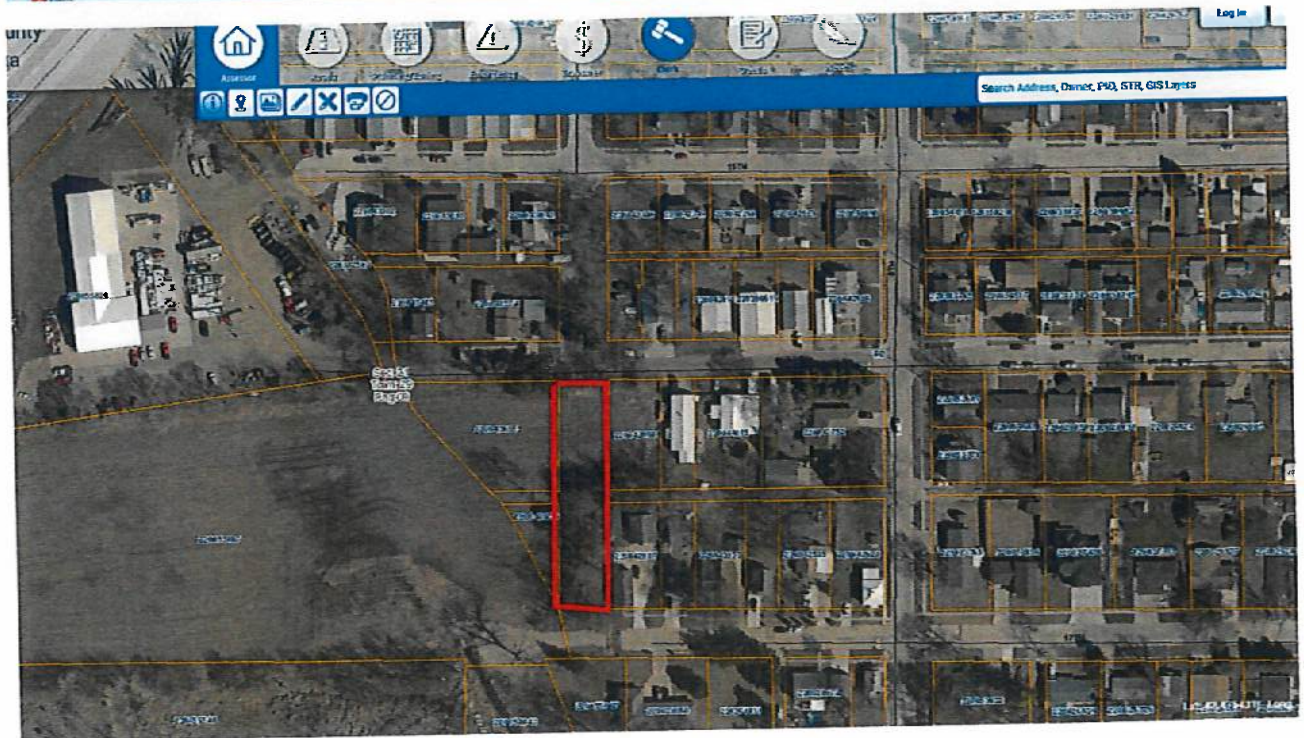
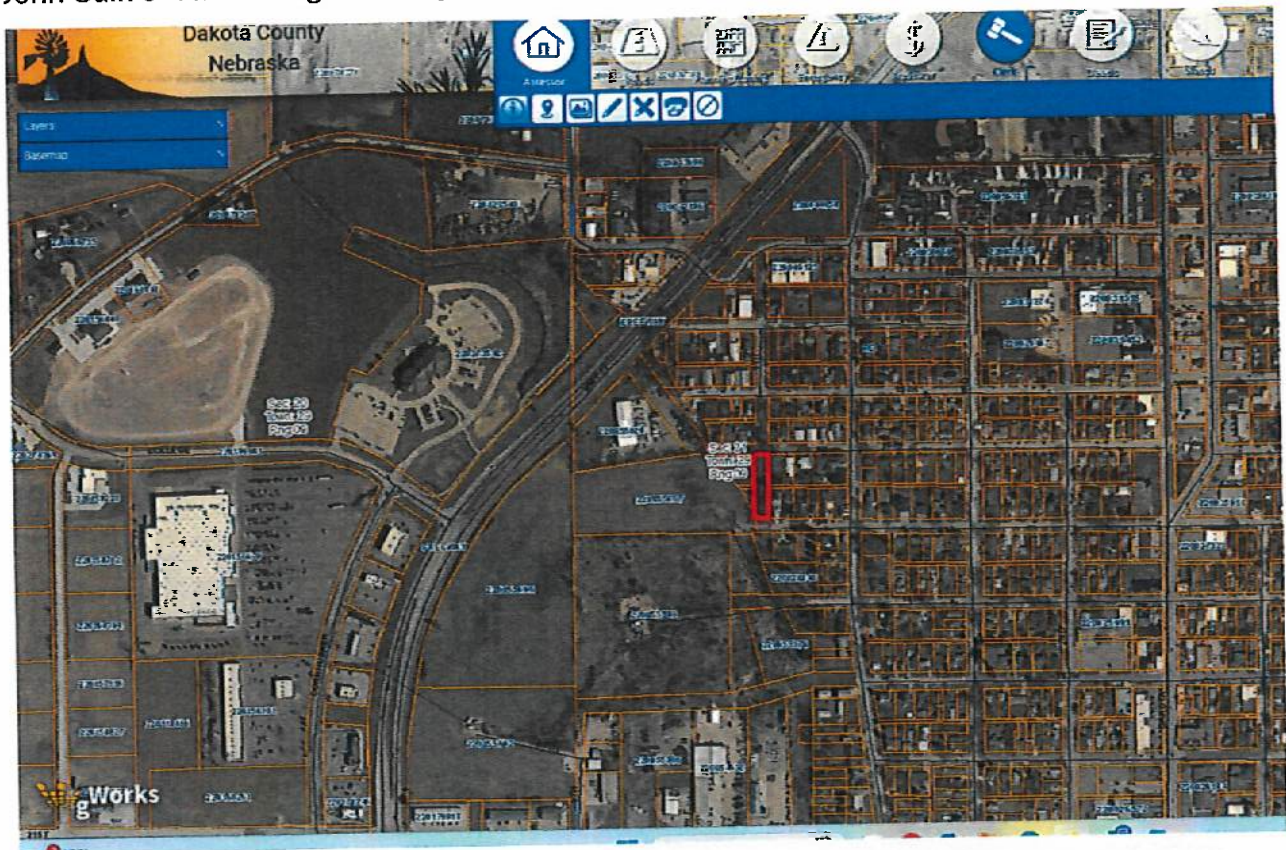
Action: ☐ Approve ☐ Deny

Ordinance # _____

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

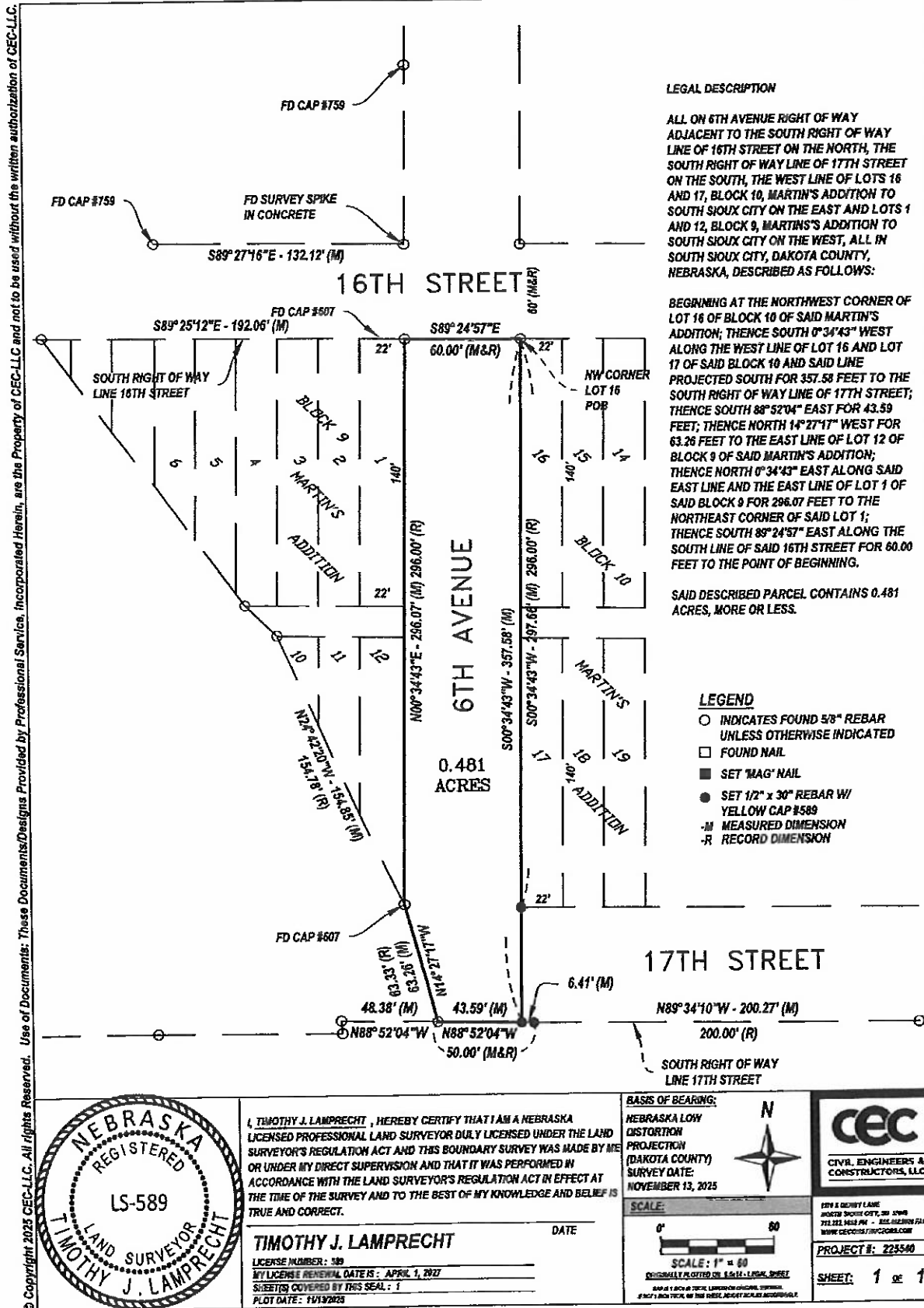
December 10, 2025

John Cain 6th Avenue right-of-way vacation vicinity map.



PLAT OF SURVEY

ALL OF 6TH AVENUE RIGHT OF WAY ADJACENT TO THE SOUTH RIGHT OF WAY LINE OF 16TH STREET ON THE NORTH, THE SOUTH RIGHT OF WAY LINE OF 17TH STREET ON THE SOUTH, LOTS 16 AND 17, BLOCK 10 MARTIN'S ADDITION TO SOUTH SIOUX CITY ON THE EAST AND LOTS 1 AND 12, BLOCK 9, MARTIN'S ADDITION TO SOUTH SIOUX CITY ON THE WEST, ALL IN SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA.



GARY OGDEN CONSTRUCTION
926 G STREET SOUTH SIOUX CITY, NE 68776
SURVEYOR: _____ THE _____

TIMOTHY J. LAMPRECHT
1270 S DERBY LANE, PO BOX 195
NORTH SIOUX CITY, SD 57049
NW 32.73° TO SE COR INLET
NE 24.61° TO SW COR INLET
SE 46.68° TO FD 5/8" ROD

SET BACK REQUIREMENTS

MAXIMUM BUILDING HE

PROPOSED ZONING: ICBZ

FIRM PANEL: 31043C01072

TOTAL AREA IN SUBDIVISION: 0.601 AC.
AREA IN STREET RIGHT OF WAY: 0.416 AC

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST OF THE SIXTH PRINCIPAL MERIDIAN, SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, THENCE SOUTH 89°28'14" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 660.48 FEET TO THE NORTHEAST PROJECTION OF THE WEST LINE OF MISSOURI VIEW FIRST FILING TO THE CITY OF SOUTH DAKOTA CITY, DAKOTA COUNTY, NEBRASKA, THENCE SOUTH 07°28'52" WEST ALONG SAID NORTHEASTLY OF SOUTH DAKOTA CITY, DAKOTA COUNTY, NEBRASKA AND THE SOUTHEAST CORNER OF LOT 13, OGDEN THIRD ADDITION, PHASE 2 TO THE CITY OF SOUTH DAKOTA CITY, DAKOTA COUNTY, NEBRASKA AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 07°28'52" WEST ALONG SAID WEST LINE FOR 73.49 FEET; THENCE NORTH 88°17'58" WEST FOR 103.77 FEET; THENCE NORTHWESTERLY FOR 255.76 FEET ON A 65.00 FOOT RADIUS CURVE, BEARING NORTH 55°42'00" WEST; THENCE NORTHWESTERLY, HAVING A LONG CHORD OF 119.91 FEET, BEARING NORTH 55°42'00" WEST; THENCE NORTHWESTERLY FOR 25.40 FEET ON A 10.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, HAVING A LONG CHORD OF 13.10 FEET, BEARING NORTH 16°45'32" WEST; THENCE NORTH 12°15'23" EAST FOR 61.29 FEET TO THE SOUTHEAST CORNER OF LOT 7 OF SAID OGDEN THIRD ADDITION, PHASE TWO; THENCE NORTH 86°01'49" EAST FOR 60.18 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID OGDEN THIRD ADDITION, PHASE TWO; THENCE SOUTH 07°30'39" WEST ALONG THE WEST LINE OF SAID LOT 13 OF SAID OGDEN THIRD ADDITION, PHASE TWO, FOR 47.79 FEET; THENCE SOUTHERLY ALONG SAID WEST LINE FOR 29.17 FEET ON A 65.00 FOOT RADIUS CURVE, CONCAVE EASTERLY, HAVING A LONG CHORD OF 29.51 FEET, BEARING SOUTH 12°36'40" EAST TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°28'33" EAST ALONG THE SOUTH LINE OF SAID LOT 13 FOR 131.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 0.601 ACRES, MORE OR LESS.

BASIS OF BEARING
NEBRASKA LOW DISTORTION PROJECTION
(DAKOTA COUNTY)

I, TIMOTHY J. LAMPRECHT, HEREBY CERTIFY THAT I AM A NEBRASKA LICENSED PROFESSIONAL LAND SURVEYOR DULY LICENSED UNDER THE LAND SURVEYORS REGULATION ACT AND THIS BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN REFERENCE TO THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND CORRECT.

TIMOTHY J. LAMPRECHT
LICENSE NUMBER 589
MY LICENSE RENEWAL DATE IS: APRIL 1, 2028
2 SHEETS COVERED BY THIS SEAL
EXPIRATION DATE: FEBRUARY 6, 2025

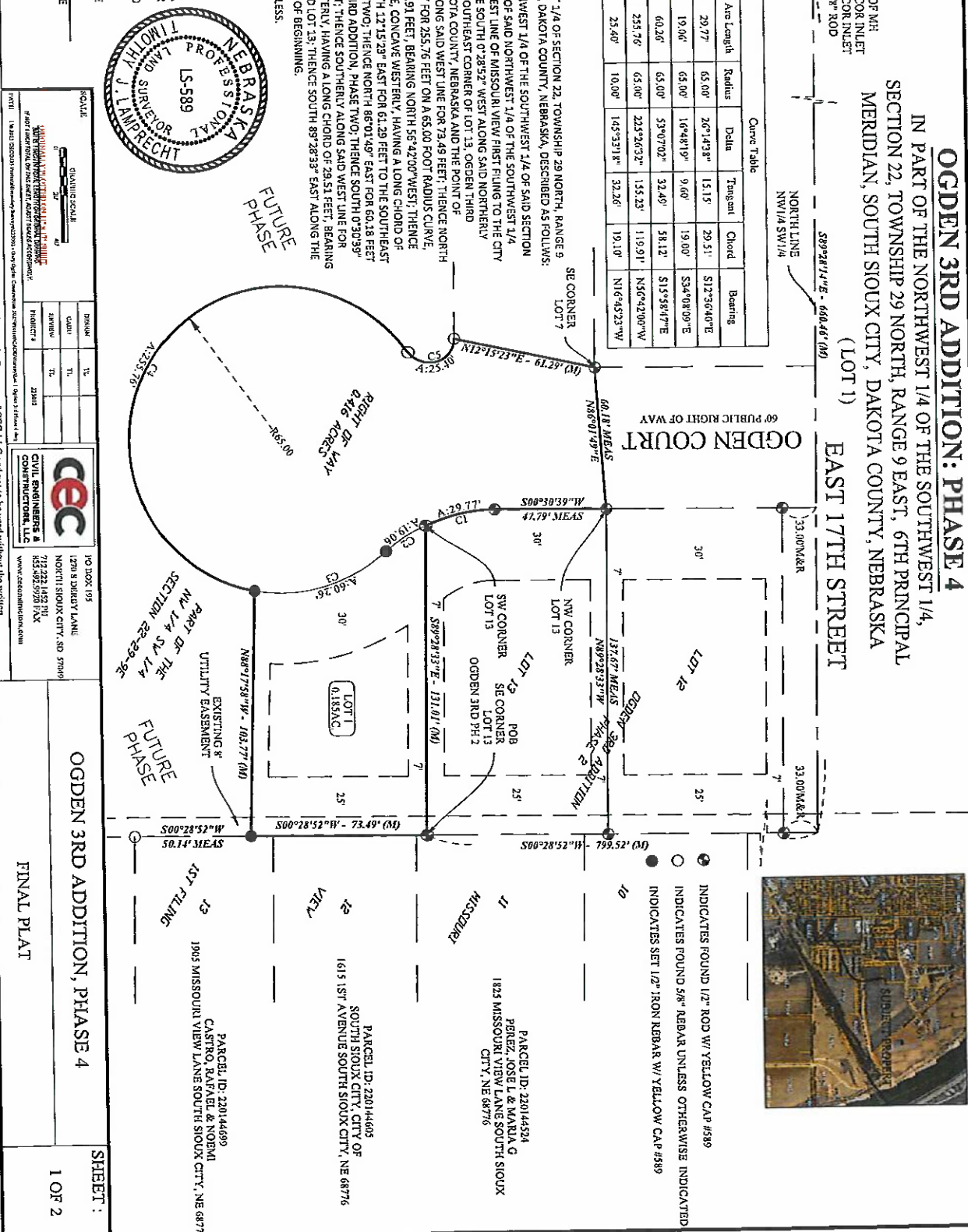
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OGDEN 3RD ADDITION: PHASE 4

IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 22, TOWNSHIP 29 NORTH, RANGE 9 EAST, 6TH PRINCIPAL
MERIDIAN, SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA

EAST 17TH STREET

Curve #	Arc Length	Radius	Delta	Tangent	Chord	Bearing
C1	29.77	63.00'	26°14'38"	15.15	29.51'	S12°30'04"E
C2	19.06'	63.00'	16°44'19"	9.60'	19.00'	S34°00'09"E
C3	60.26'	63.00'	53°07'02"	32.40'	58.12'	S15°58'47"E
C4	253.76'	63.00'	222°26'52"	135.23'	115.91'	N56°42'00"W
C5	25.60'	10.00'	145°33'31"	32.26'	19.10'	N16°45'23"W



A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22,
TOWNSHIP 29 NORTH, RANGE 9 EAST, OF THE 6th PRINCIPAL MERIDIAN,
CITY OF SOUTH SIOUX CITY, COUNTY OF DAKOTA, STATE OF NEBRASKA
LOT 1

KNOW ALL MEN BY THESE PRESENTS, THAT GARY GGDEN CONSTRUCTION, INC., AS THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAVE IN PURSUANCE OF LAW, CAUSED THE SAME TO BE RECEIVED, SIZED AND PLATTED INTO SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 WEST, PUBLIC USE, AS IS PARTICULARLY SHOWN, AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATION OF TIMOTHY J. LAUPRECHT, A REGISTERED LAND SURVEYOR, WHO SURVEYED AND PLATTED THE SAME TO BE KNOWN AS GGDEN 3RD ADDITION, AS A DONATION TO SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA, AND THE SAME IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNER THEREOF EXECUTED AT SOUTH SIOUX CITY, DAKOTA COUNTY, NEBRASKA ON THIS

CHERIE CONLEY
REGISTER OF DEEDS
DAKOTA COUNTY, NEBRASKA