

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 5/30/24

Weekly Agenda Date: 6/4/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel J. Priestley

WORDING FOR AGENDA ITEM:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.
B) Motion to accept and approve Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

BACKGROUND:

The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval. The Woodbury County Zoning Commission voted to recommend the acceptance and approval of the Thompson Farm Addition final plat to the Woodbury County Board of Supervisors following their public hearing on May 29, 2024.

PROPERTY DETAILS

Parcel(s): 884621200002

Township/Range: T88N R46W (Floyd)

Section: 21

Quarter: NW ¼ NE ¼

Zoning District: Agricultural Preservation (AP)

Floodplain: Area to be subdivided not in the floodplain (Zone X)

FINANCIAL IMPACT:

0

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

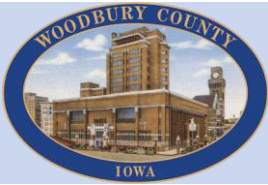
Yes No

RECOMMENDATION:

Receive the final report and P&Z Commission's recommendation from their 5/29/24 meeting.
Approve the final plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 5/29/24 meeting to approve the final plat of Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.
- B) Motion to accept and approve Thompson Farm Addition, a minor subdivision to Woodbury County, Iowa.



WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

FINAL REPORT – MAY 30, 2024 THOMPSON FARM ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Mark W. & Mary J. Thompson Joint Revocable Trust
Application Type:	Minor Subdivision
Name of Subdivision:	Thompson Farm Addition
Application Date:	April 22, 2024
Number of Lots:	One (1)
Total Acres:	2.24
Extraterritorial Review:	Bronson
Legal Notice Date:	May 14, 2024
Neighbor(s) Notice Date:	May 10, 2024
Stakeholder(s) Notice Date:	April 29, 2024
Zoning Commission Public Hearing Date:	May 29, 2024
Board of Supervisors Agenda Date:	TBD
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Alan Fagan, 712-539-1471

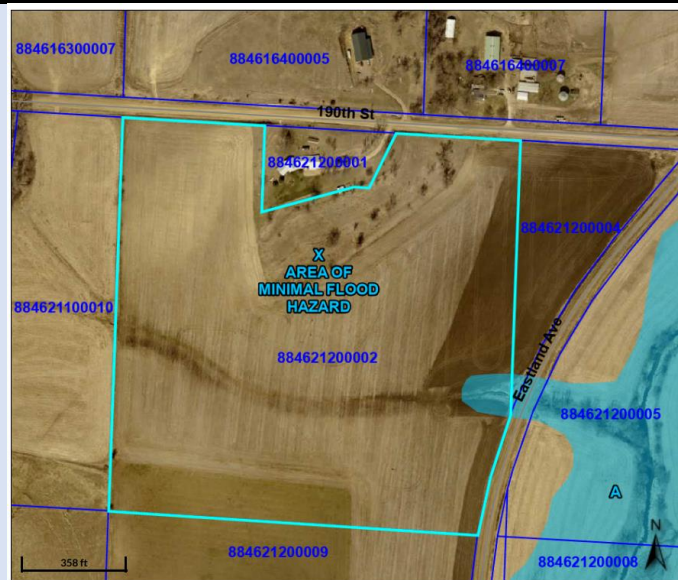
PROPERTY DETAILS	
Parcel(s):	884621200002
Township/Range:	T88N R46W (Floyd)
Section:	21
Quarter:	NW ¼ NE ¼
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Area to be subdivided not in the floodplain (Zone X)
Property Address:	N/A

CONTENTS	
Summary, Aerial Map, Plat Excerpt, Recommendation, & Suggested Motion	
Legal Notification	
Neighbor(s) Notification	
Stakeholder(s) Comments	
Review Criteria / Applicant Responses	
Application	
Supporting Documentation	

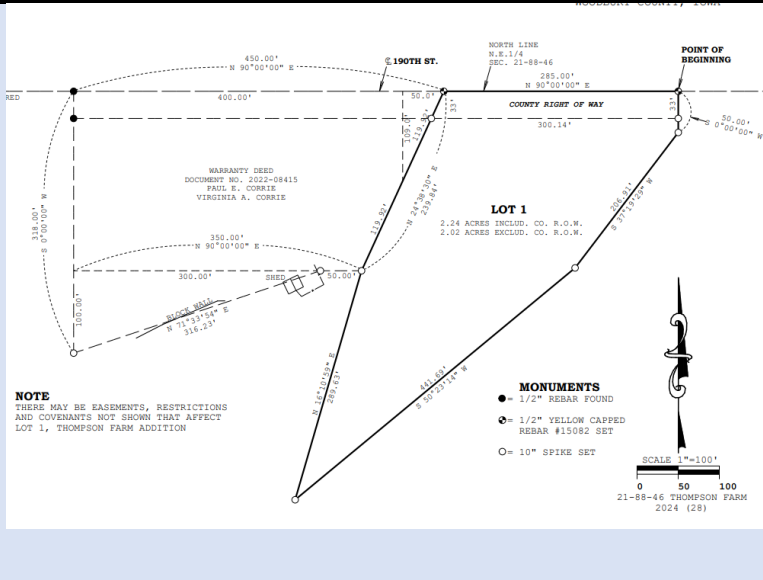
SUMMARY

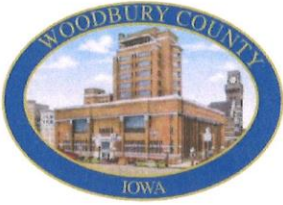
The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval. The Woodbury County Zoning Commission voted 4-0 to recommend the acceptance and approval of the Thompson Farm Addition at their special meeting held on May 29, 2024.

AERIAL MAP



PLAT EXCERPT





**WOODBURY COUNTY
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

RE: Recommendation: Thompson Farm Addition, Minor Subdivision Proposal

PROPERTY DETAILS:

Parcel(s): 884621200002
Township/Range: T88N R46W (Floyd)
Section: 21
Quarter: NW ¼ NE ¼
Zoning District: Agricultural Preservation (AP)
Floodplain: Area to be subdivided not in the floodplain (Zone X)


Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Thompson Farm Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at a special meeting of the Woodbury County Zoning Commission on May 29, 2024.

Following the public hearing, the Zoning Commission voted 4-0 to recommend the acceptance and approval of the said final plat to the Woodbury County Board of Supervisors.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation.

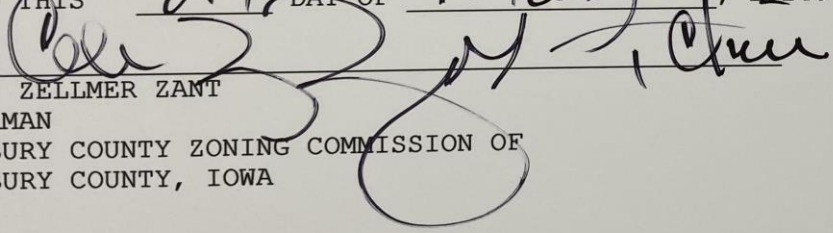
Dated this 29 day of May, 2024.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY
ZONING COMMISSION OF WOODBURY COUNTY, IOWA**

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 29 DAY OF May, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 29 DAY OF May, 2024.


CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

Minutes - Woodbury County Zoning Commission – Special Meeting – May 29, 2024

The Zoning Commission (ZC) meeting convened on the 29th day of May, 2024 at 5:00 PM in the Board of Supervisors’ meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission “Committee Page” on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
 - YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=P3ZzHDdZIXM> (Part 1)
 - o <https://www.youtube.com/watch?v=uzj-CscxbYw> (Part 2)
 - o <https://www.youtube.com/watch?v=kUaruN29I14> (Part 3)
-

ZC Members Present:	Jeff Hanson, Tom Bride, Corey Meister, Chris Zant
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Les Thompson, Erica Thompson, Mary Thompson, Mark Thompson, Colin Chatterton, Jason Gall, Dolf Ivener, Kevin Alexander

CALL TO ORDER

Chair Chris Zant called the meeting to order at 5:08 p.m. Barb Parker absent.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None

APPROVAL OF MINUTES: April 22, 2024 minutes – Motion by Hanson to approve. Second by Bride. Meister and Zant abstained. Vote 2-0. Approval of the minutes failed and will be brought forward at the next available meeting of the Zoning Commission.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – THOMPSON FARM ADDITION.

Priestley read the staff summary into the record. The Mark W. and Mary J. Thompson Joint Revocable Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884621200002 and referenced above. This subdivision is being completed to establish a 2.24 acre lot. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and the portion to be subdivided is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Bronson waived their extraterritorial review authority with the approval of Resolution No. 8-2024. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Staff recommends approval.

Motion to close public hearing: Bride. Second: Hanson. Carried: 4-0. No questions or comments from public or board members. Motion to recommend approval of the Thompson Farm Addition final plat to the Board of Supervisors: Bride. Second: Hanson. Carried: 4-0.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – HUSEN 2ND ADDITION.

Priestley read the staff summary into the record. Dolf Ivener / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust has filed for a seven (7) lot and one (1) outlot minor subdivision on the property identified as Parcel #874705200001 and referenced above. This subdivision is being completed to establish lots for residential purposes which also requires a Zoning Ordinance Map Amendment (Rezone) to the Agricultural Estates (AE) Zoning District. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on May 14, 2024. The neighbors within 1000 FT have been duly notified via a May 10, 2024 letter about the May 29, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer

found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is located in the Special Flood Hazard Area (SFHA) – Zone A. The Iowa DNR has reported a Base Flood Elevation Level of 1085.1 FT. The City of Sergeant Bluff exercised their extraterritorial review authority with the acceptance and approval of the Husen 2nd Additional, Woodbury County, Iowa final plat with the passage of Resolution No. 24-11. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Based on the County Engineer’s recommendation, staff recommends approval with the condition that the property owner’s sign a pavement agreement for any future improvements to 220th Street. Kevin Alexander addressed the Commission with concerns about water runoff in the area including the area where the previous subdivision, Husen Addition was located. Alexander shared a video with the Commission showing areas where water was collected. Dolf Ivener also addressed the Commission and indicated that this is a good proposal. Zellmer-Zant suggested that this process went through the County Engineer and the City of Sergeant Bluff and the Commission relies on the expertise of the stakeholders involved. Bride discussed future land use map and the area being removed from the floodplain. Motion by Bride to close the public hearing. Second by Meister. Carried 3-0. Meister motioned to recommend the Thompson Farm Addition to the Board of Supervisors with the condition a paving agreement be signed. Second: Bride. Carried: 3-0. Hanson abstained.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #874705200001.

Priestley read the staff summary into the record. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #874705200001. Property Owner(s): Maxys Family Farm, LLC, 3701 Cheyenne Blvd., Sioux City, IA 51104 and Brian and Bonnie Ivener Trust UTD July 6, 2006, 3701 Cheyenne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Dolf Ivener representing Maxys Family Farm, LLC and the Brian and Bonnie Ivener Trust UTD July 6, 2006. Bride reiterated his comments about the future land use map as discussed during the previous agenda item. Motion by Bride to close public hearing. Second by Meister. Carried: 3-0. Motion to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from AP to AE on a portion of Parcel #874705200001 to the Woodbury County Board of Supervisors: Bride. Second: Meister. Carried: 3-0. Hanson abstained.

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): PROPOSED ASPHALT MIXING (TEMPORARY) SITE ON PARCEL #894431100010 and PARCEL #894431100011.

Priestley read the staff summary into the record. Consideration for a recommendation to the Board of Adjustment of the Conditional Use Permit application by Knife River Midwest LLC (Applicant) and Robert A. Davis (Property Owner) for an asphalt mixing (temporary) site, to support the Highway 20 resurfacing project, on Parcel #894431100010 and Parcel #894431100011. The proposed location is about one-half mile west of Merville on the north side of Highway 20. Both parcels are located in the Agricultural Preservation (AP) Zoning District. Portions of the property are located within the Special Flood Hazard Area. Applicant(s)/Owner(s): Knife River LLC, 2220 Hawkeye Drive, Sioux City, IA 51105; Robert A. Davis, 1520 Grundy Ave., Merville, IA 51039. Property locations: Parcel #894431100010, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4 and Parcel #894431100011, T89N R44W (Arlington Township), Section 31, SE 1/4 of the NW 1/4. Location Address: 1541 Grundy Ave., Merville, IA 51039. Colin Chatterton and Jason Gall addressed the Commission discussing the proposal including having their assets movable from the floodplain when necessary. They also discussed the project timeframe through the end of the year. Motion by Bride to recommend approval of the conditional use permit application to the Board of Adjustment with conditions that all Iowa Department of Natural Resources (IDNR) regulations be complied with including applicable floodplain development permits and following all permitting guidelines set forth. Second: Hansen. Carried: 4-0.

NO PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

None.

STAFF UPDATE

Priestley updated the Commission concerning the CoZo Conference. He also stated that the Board of Supervisors passed the solar ordinance amendments, floodplain amendments, and comprehensive plan. The floodplain maps will go into effect on July 17, 2024.

NO COMMISSIONER COMMENT OF INQUIRY

MOTION TO ADJOURN:

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:56 PM.



WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: MARK W. THOMPSON
Name of Owner

Mailing Address: 1995 EASTLAND AVE. Bronson, IA 57007-0106
Street City or Town State and Zip + 4

Property Address: NO ADDRESS YET
Street City or Town State and Zip + 4

Ph/Cell #: 712 203-0387 E-mail Address: _____

To subdivide land located in the NW-NE Quarter of Section 21-88-46

Civil Township FLOYD GIS Parcel # 88462120002

Name of Subdivision: THOMPSON FARM ADDITION

Subdivision Area in Acres 2.24 Number of Lots 1

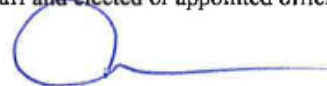

Attachments:

- 1. Eight (8) copies of grading plans; if required. N/A
- 2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
- 3. An attorney's opinion of the abstract.
- 4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN L. FAGAN Ph/Cell: 712 539-1471

Attorney: ROBERT REHAN Ph/Cell: 712 255-1085

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: 
ALAN FAGAN FOR OWNER
Zoning Director: 

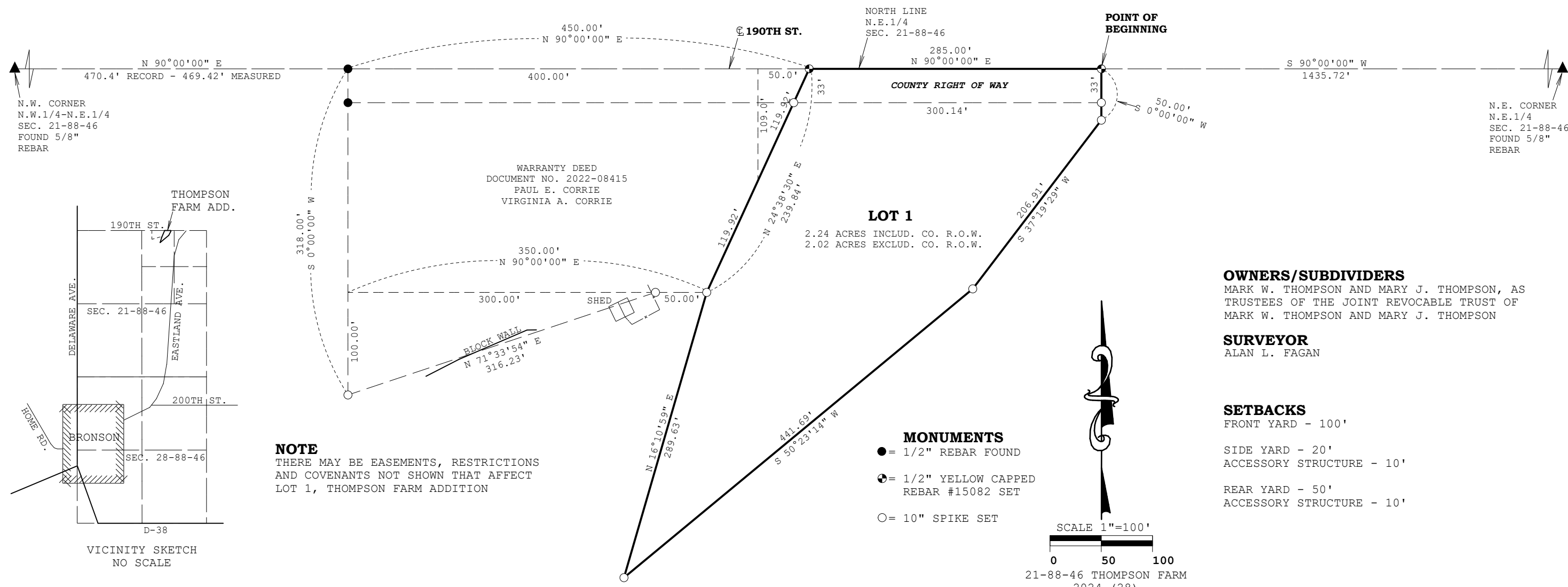
For Office Use Only:

Zoning District AP Flood District X Date 4-22-24 No. 6975

Application Fee 4 Lots or less (\$300*+ Additional Fees) \$ 300 CK#13329
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) _____

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

FINAL PLAT
A MINOR SUBDIVISION PLAT
OF
THOMPSON FARM ADDITION
WOODBURY COUNTY, IOWA



BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 2024, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2024.

MATTHEW UNG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

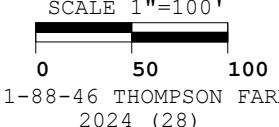
ATTEST:
PATRICK F. GILL
SECRETARY

OWNERS/SUBDIVIDERS
MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON

SURVEYOR
ALAN L. FAGAN

SETBACKS
FRONT YARD - 100'
SIDE YARD - 20'
ACCESSORY STRUCTURE - 10'
REAR YARD - 50'
ACCESSORY STRUCTURE - 10'

MONUMENTS
● = 1/2" REBAR FOUND
○ = 1/2" YELLOW CAPPED REBAR #15082 SET
○ = 10" SPIKE SET



SURVEYOR'S DESCRIPTION:

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4; THENCE S.90°00'00"W. ALONG THE NORTH LINE OF SAID N.E.1/4 FOR 1435.72 FEET TO THE POINT OF BEGINNING; THENCE S.0°00'00"W. FOR 50.00 FEET; THENCE S.37°19'29"W. FOR 206.91 FEET; THENCE S.50°23'14"W. FOR 441.69 FEET; THENCE N.16°10'59"E. FOR 289.63 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON DOCUMENT NUMBER: 2022-08415 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.24°38'30"E. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 239.84 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE FOR 285.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.24 ACRES INCLUDING COUNTY RIGHT OF WAY AND 2.02 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.E.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY: : SS

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 202__ AT _____

O'CLOCK __.M. RECORDED IN PLAT ENVELOPE _____, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY
ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2024 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2024.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA _____, 2024.

ALAN L. FAGAN
IOWA NO. 15082



TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
TREASURER,
WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

MARK NAHRA, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

DATE OF SURVEY: DECEMBER 2023
INDEX LEGEND
SURVEYOR: ALAN L. FAGAN 712 539-1471
MAIL TO: AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038
COUNTY: WOODBURY
SECTION(S): 21 T. 88 N., R. 46 W.
ALIQUOT PART: PART OF THE N.W.1/4 OF THE N.E.1/4
CITY:
SUBDIVISION:
BLOCK(S):
LOT(S):
PROPRIETOR(S): MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON & MARY J. THOMPSON
REQUESTED BY: MARK W. THOMPSON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, DATED SEPTEMBER 14, 2021, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____, 2024.

MARK W. THOMPSON
TRUSTEE

MARY J. THOMPSON
TRUSTEE

STATE OF IOWA :
WOODBURY COUNTY: :SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED MARK W. THOMPSON AND MARY J. THOMPSON, TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON, DATED SEPTEMBER 14, 2021, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF THOMPSON FARM ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2024.

PATRICK F. GILL
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 202__, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712 539-1471

PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County’s Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

	<p>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</p>
	<p>Staff reviewed the subdivision application, deemed it complete, and verified the final plat’s conformance to the County’s Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.</p>
	<p>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and</p>
	<p>Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.</p>
	<p>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</p>
	<p>Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.</p>
	<p>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</p>
	<p>Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.</p>
	<p>shall assure conformance with the goals and objectives of the County’s General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</p>
	<p>Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.</p>

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County’s Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	<p>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</p>
	<p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.</p>
	<p>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</p>
	<p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a “Staff Report” format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.</p>
	<p>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</p>
	<p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.</p>
	<p>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</p>
	<p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission’s recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p>

Sioux City Journal
AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Pennsylvania, County of Lancaster, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
May. 14, 2024

NOTICE ID: 3pHeKg03rMbdFDpoxHR0
PUBLISHER ID: COL-IA-500365
NOTICE NAME: ZC-5-29-24
Publication Fee: \$82.09

Nichole Seitz
(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 05/15/2024

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will have a special meeting and will hold public hearings on the following items hereafter described in detail on **May 29, 2024 at 5:00 PM** or as soon thereafter as the matters may be considered.
Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 602 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 345 021 0194 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 602 Douglas St, Sioux City, IA 51103. Emails should be sent to Daniel Priestley at dapriestley@woodburycounty.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., May 29, 2024.
Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Thompson Farm Addition, Woodbury County, Iowa. A one (1) lot minor subdivision in a 2.24-acre portion of T88N R40W (Floyd Township) in Section 21 in the NW 1/4 of the NE 1/4 of Parcel #6449121010. The property is approximately 1.1 miles south of the City of Blonsau. The property is located in the Agricultural Preservation (AP), Zoning District and is on the south side of 159th Street. Property Owner/Applicant: Mark W. & Mary J. Thompson Joint Revocable Trust, 1995 Eastland Ave., Stormon, IA 51007-0106 / Mark W. Thompson, 1995 Eastland Ave., Stormon, IA 51007-0106.
Item Two (2)
Zoning Ordinance Map Amendment (Rezoning) Pursuant to Section 535 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Duff Iversen representing Mayo's Family Farm, LLC and the Blain and Bonnie Iversen Trust UTD July 6, 2006.
The proposal is to rezone from the Agricultural Preservation (AP), Zoning District to the Agricultural Estates (AE) Zoning District for a 17.56-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 5, T87N R2W (Iversen Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #6747052000 and is described as:
A PARCEL OF LAND LOCATED IN THE NORTH-EAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 889.8411 E. 182.08 FEET TO THE NORTH WEST CORNER OF LOT 1 OF HUSEN ADDITION; THENCE ALONG THE WEST LINE OF SAID LOT 1 321'15.90"W. 565.25 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE S87°34'25"W. 125.05 FEET TO THE WEST LINE OF SAID NORTH-EAST QUARTER; THENCE ALONG SAID WEST LINE N01°37'45"E. 565.25 FEET TO THE POINT OF BEGINNING. (PDS) PARCEL CONTAINS 17.56 ACRES INCLUDING 1.51 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
Property Owner(s): Mayo's Family Farm, LLC, 3701 Chyanne Blvd., Sioux City, IA 51104 and Blain and Bonnie Iversen Trust UTD July 6, 2006, 3701 Chyanne Blvd., Sioux City, IA 51104. Petitioner Applicant(s): Duff Iversen representing Mayo's Family Farm, LLC and the Blain and Bonnie Iversen Trust UTD July 6, 2006.
Item Three (3)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as, *Husen 2nd Addition*, Woodbury County, Iowa, a seven (7) lot minor subdivision including one (1) outlot in a 17.56-acre portion of T87N R47W (Liberty Township) in Section 5 in the NW 1/4 of the NE 1/4 on Parcel #874705200001. The property abuts the corporate line with Sergeant Bluff as it abuts the east side of Old Lakeport Road and abuts the south side of 220th Street. The property is located in the Agricultural Preservation (AP) Zoning District and is located within the Special Flood Hazard Area (SFHA) – Zone A. Applicant(s)/Property Owner(s): Doll Ivener representing / Maxys Family Farm LLC & Brian & Bonnie Ivener Trust, 3400 Talbot Rd., Sioux City, IA 51103.

COL-IA-500365

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	7
Notification Letter Date:	May 10, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	May 29, 2024
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Trustee of the Joint Revocable Trust of Mark W. Thompson & Mary J. Thompson	1995 Eastland Ave.	Bronson	IA	51007-0106	None
Paul E. Corrie and Virginia A. Corrie	2060 190th Street	Bronson	IA	51007	None
Raymond Haafke	2108 190th Street	Bronson	IA	51007-8011	None
Trustees of the Roland E. McNear & Lynda M. McNear Revocable Living Trust	1974 Delaware Ave.	Bronson	IA	51007	None
Scott E. Schroeder & Michelle M. Schroeder	111 Hill Street	Bronson	IA	51007	None
Corrie R. Schroeder Life Estate reserved by Scott E. Schroeder and Michelle M. Schroeder	2067 190th Street	Bronson	IA	51007	None
Linda L. Aakhus	PO Box 46	Lawton	IA	51030-0046	None

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	None
CITY OF LAWTON:	None
FIBERCOMM:	None
FLOYD TOWNSHIP:	None
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	None
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	None
LOESS HILLS NATIONAL SCENIC BYWAY:	None
LOESS HILLS PROGRAM:	None
LONGLINES:	None
LUMEN:	None
MAGELLAN PIPELINE:	None
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric and we have no conflicts. Have a great week! – Casey Meinen, 4/30/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 4/30/24.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	None
NORTHERN NATURAL GAS:	None
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/8/24.
NUSTAR PIPELINE:	No comments from NuStar. – Matt McGee, 4/30/24.
SIUXLAND DISTRICT HEALTH DEPARTMENT:	None
WIATEL:	None
WINNEBAGO TRIBE:	None
WOODBURY COUNTY ASSESSOR:	None
WOODBURY COUNTY CONSERVATION:	None
WOODBURY COUNTY EMERGENCY MANAGEMENT:	None
WOODBURY COUNTY EMERGENCY SERVICES:	None
WOODBURY COUNTY ENGINEER:	REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	Looks ok to me. – Diane Swoboda Peterson, 4/29/24.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	None
WOODBURY COUNTY SHERIFF:	None
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 4/23/24.
WOODBURY COUNTY TREASURER:	All certified taxes are paid in full on this parcel. We do not have any other comments or concerns. – Tina Bertrand, 4/29/24.



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
 Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
 Mark J. Naha, P.E.
 mnaha@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER
 Benjamin T. Kusler, E.I.T.
 bkusler@woodburycountyiowa.gov

SECRETARY
 Tish Brice
 tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator
 From: Mark J. Naha, County Engineer
 Date: May 20, 2024
 Subject: Thompson Farm Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated April 29, 2024.

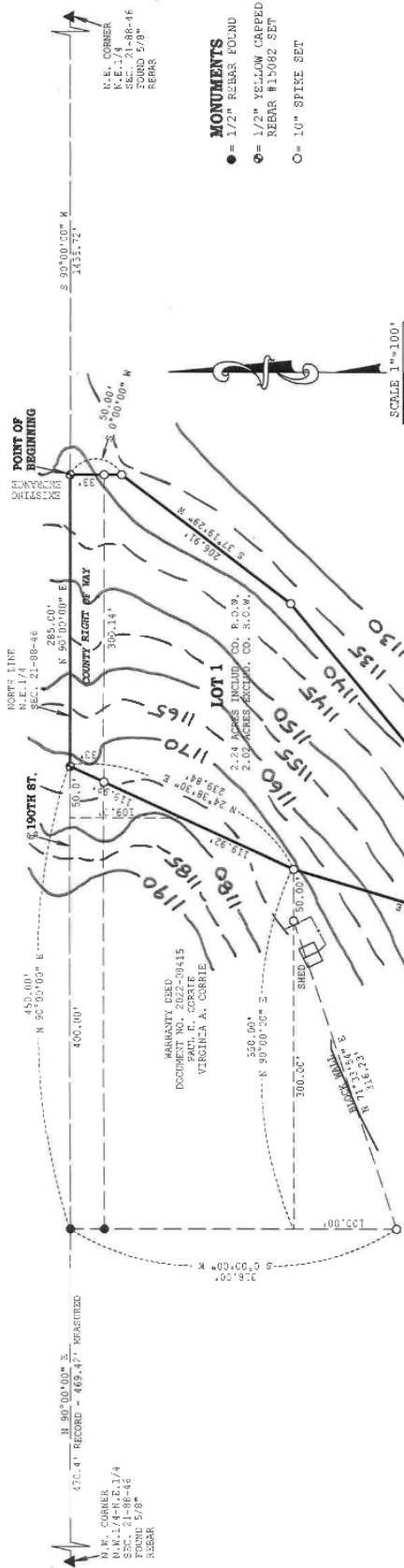
I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The existing driveway has been in use as an agricultural entrance, has been improved with a new culvert, and is approved for residential use.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

PRELIMINARY DRAWING
 A MINOR SUBDIVISION PLAT
 OF
THOMPSON FARM ADDITION
 WOODBURY COUNTY, IOWA



NOTE
 THESE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN. THEY AFFECT LOT 1, THOMPSON FARM ADDITION

OWNERS/SUBDIVIDERS
 MARK W. THOMPSON AND MARY J. THOMPSON, AS TRUSTEES OF THE JOINT REVOCABLE TRUST OF MARK W. THOMPSON AND MARY J. THOMPSON

SURVEYOR
 ALAN J. FAGAN

ZONING
 AG AG PRESERVATION

WATER/SEWER
 PRIVATE WELL/SEPTIC SYSTEM

POWER
 WOODBURY COUNTY REC

TELEPHONE
 W/ATEL

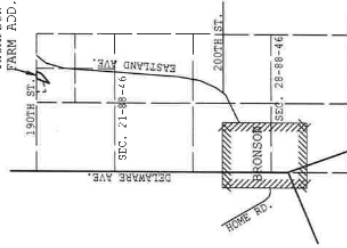
SETBACKS
 FRONT YARD - 100'
 SIDE YARD - 20'
 ACCESSORY STRUCTURE - 10'
 REAR YARD - 50'
 ACCESSORY STRUCTURE - 10'

SURVEYOR'S DESCRIPTION:
 PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4; THENCE S. 90°00'00"W, ALONG THE NORTH LINE OF SAID N.E.1/4 FOR 1435.72 FEET TO THE POINT OF BEGINNING; THENCE S. 10°00'00"W, FOR 100.00 FEET; THENCE S. 85°00'00"W, FOR 208.00 FEET; THENCE S. 16°10'59"E, FOR 285.00 FEET TO THE SOUTHEASTLY CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON DOCUMENT NUMBER 2022-56415 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N. 24°38'30"E, ALONG THE EASTERLY LINE OF SAID PARCEL FOR 239.84 FEET TO THE NORTHEASTLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4; THENCE N. 90°00'00"E, ALONG SAID NORTH LINE FOR 285.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.24 ACRES INCLUDING COUNTY RIGHT OF WAY AND 2.02 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.E.1/4 IS ASSUMED TO BEAR N. 90°00'00"E.

MARK W. THOMPSON
 MARY J. THOMPSON

THOMPSON FARM ADD.



AL FAGAN
 LAND SURVEYING, P.C.
 P.O. BOX 838
 MELRILL, IA 51038
 712.556-1471

DATE OF SURVEY: DECEMBER 2023

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Sir:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Thompson Farm Addition, Woodbury County, Iowa, described more particularly as:

Part of the N.W. ¼ of the N.E. ¼ of Section 21, Township 88 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the N.E. corner of said N.E. ¼; thence S. 90°00'00" W. along the North Line of said N.E. ¼ for 1,435.72 feet to the point of beginning; thence S. 00°00'00" W. for 50.00 feet; thence S. 37°19'29" W. for 206.91 feet; thence S. 50°23'14" W. for 441.69 feet; thence N. 16°10'59" E. for 289.63 feet to the Southeasterly corner of a parcel described on a Warranty Deed recorded on Document Number: 2022-08415 in the Woodbury County Recorder's Office; thence N. 24°38'30" E. along the Easterly Line of said parcel for 239.84 feet to the Northeasterly corner of said parcel and the North Line of said N.E. ¼; thence N. 90°00'00" E. along said North Line for 285.00 feet to the point of beginning. Containing 2.24 acres including County right of way and 2.02 acres excluding said right of way.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated _____, 2024 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Mark W. Thompson and Mary J. Thompson, as Trustees of the Joint Revocable Trust of Mark W. Thompson and Mary J. Thompson, dated September 14, 2021, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

- a) Easement shown under a Real Estate Contract attached to an Application for Authority to Sell Real Estate filed February 26, 2008 in the Estate of Rena E. Kenney, No. BSPR050737 (Seller) and Mark W. Thompson and Mary J. Thompson (Buyers) allowing Joan Fouts Mosier the right to use the water from a well located on the property being purchased by Thompson and allowing Fouts Mosier to use, repair, maintain or replace the well.

b) Easement filed December 19, 1939 in Book 146 Misc., Page 25 conveyed to Woodbury County Rural Electric Co-Operative Association, its successors and assigns in connection with the operation of an electric line.

c) Deed filed February 20, 1946 in Book 105, Page 76 which reserves a rail road right of way over and across the NE ¼ of 21-88-46.

d) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78;

e) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120;

f) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313.

g) Ordinance No. 61 filed February 28, 2022 as Inst. #2022-02525.

h) Ordinance No. 74 filed August 18, 2023 as Inst. #2023-07899,

i) Matters reflected on the final plat of Thompson Farm Addition, Woodbury County, Iowa.

j) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, 2024.

ROBERT J. REHAN
Attorney at Law

Woodbury County, IA / Sioux City

Summary

Parcel ID 884621200002
Alternate ID 816360
Property Address N/A
Sec/Twp/Rng 21-88-46
Brief N/WNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE
Tax Description (Note: Not to be used on legal documents)
Deed Book/Page [2021-12736 \(9/14/2021\)](#)
Gross Acres 36.45
Net Acres 36.45
Adjusted CSR Pts 2393.27
Zoning AP - AGRICULTURAL PRESERVATION
District 0026 FLOYD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A

Owner

Deed Holder
[THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST](#)
[1995 EASTLAND AVE](#)
 BRONSON IA 51007-0106
Contract Holder
Mailing Address
 THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
 1995 EASTLAND AVE
 BRONSON IA 51007-0106

Land

Lot Area 36.45 Acres ; 1,587,762 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/14/2021	THOMPSON MARK W & MARY J	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST	2021-12736	No consideration	Deed		\$0.00
4/25/2008	KENNEY RENA E ESTATE,% BONNIE MITCHELL EXECUTOR	THOMPSON MARY J & MARK W	697/9935	TRANSFER TO / BY ESTATE	Deed		\$224,510.00
8/27/2007	KENNEY RENA E	KENNEY RENA E ESTATE	693/3700	TRANSFER TO / BY ESTATE	Deed		\$0.00
7/18/2002	NORWEST BANK IOWA NA TRUSTEE ,CECIL G KENNEY TRUST % ICG	KENNEY RENA	546/2113	NO CONSIDERATION	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

Valuation

	2024	2023	2022	2021	2020
Classi cation	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,950	\$77,950	\$60,550	\$60,550	\$57,260

Sioux City Special Assessments and Fees

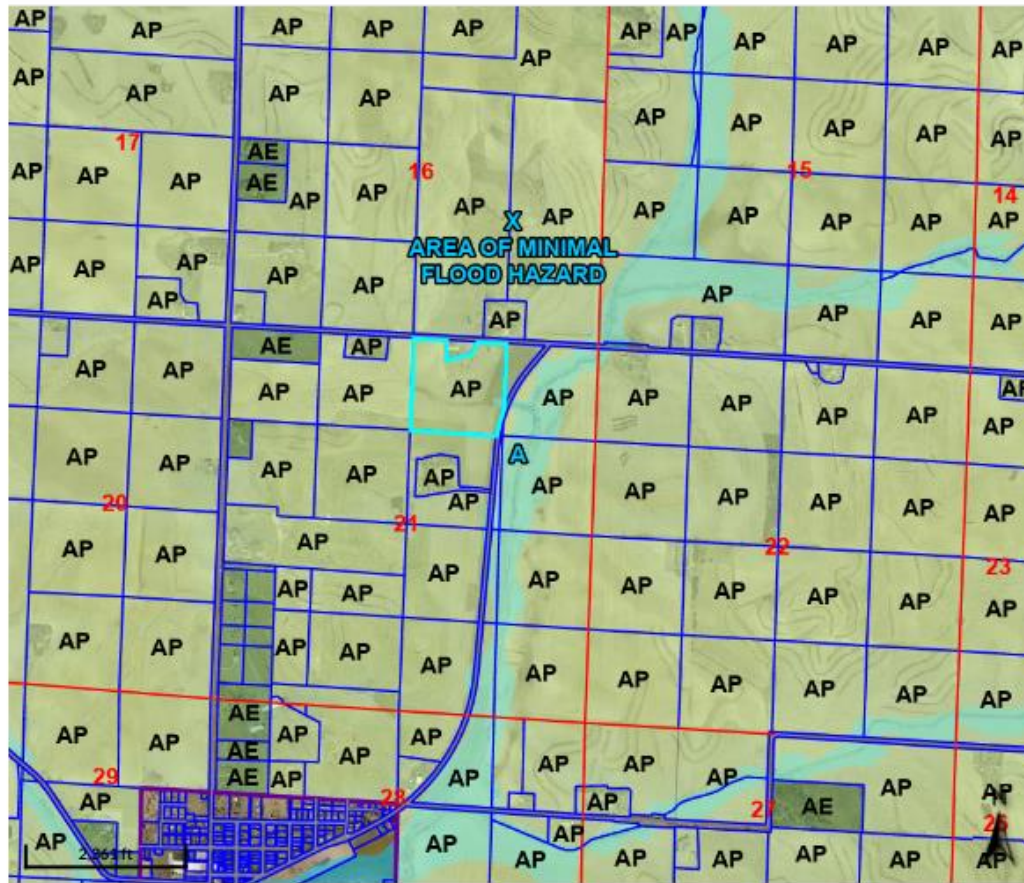
[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID 884621200002 Alternate ID 816360 Owner Address THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
 Sec/Twp/Rng 21-88-46 Class A 1995 EASTLAND AVE
 Property Address Acreage 36.45 BRONSON, IA 51007-0106
 District 0026
 Brief Tax Description NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO P T OF BEG NW NE
 (Note: Not to be used on legal documents)

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SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

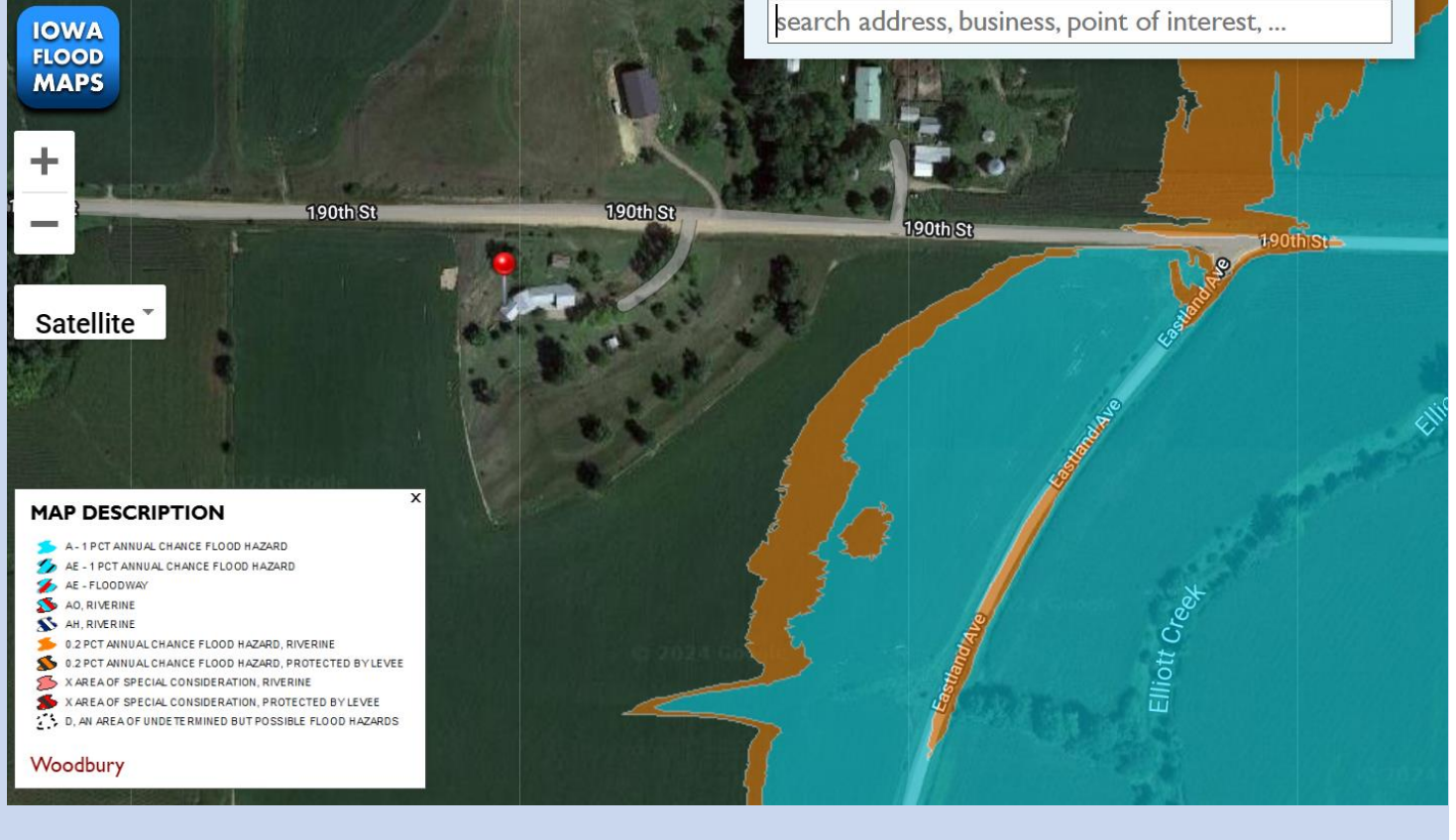
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- ▭ A,
- ▭ AE,
- ▭ AE, FLOODWAY
- ▭ AH,
- ▭ AO,
- ▭ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- ▭ X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID	884621200002	Alternate ID	816360	Owner Address	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
Sec/Twp/Rng	21-88-46	Class	A		1995 EASTLAND AVE
Property Address		Acreage	36.45		BRONSON, IA 51007-0106
District	0026				
Brief Tax Description	NWNE LYING W OF THE ROAD EX AN IRREG TCT LYING 470.4' E OF NW CRNR NWNE TO PT OF BEG:THEC S 318FT THEC NELY 316.23FT TO A PT ON A LN 218FT S OF N LINE NW NE THEC E 50 FT THEC NELY 239.84 F T TO A PT ON N LN NW NE THEC W 450 FT TO PT OF BEG NW NE				
	<i>(Note: Not to be used on legal documents)</i>				

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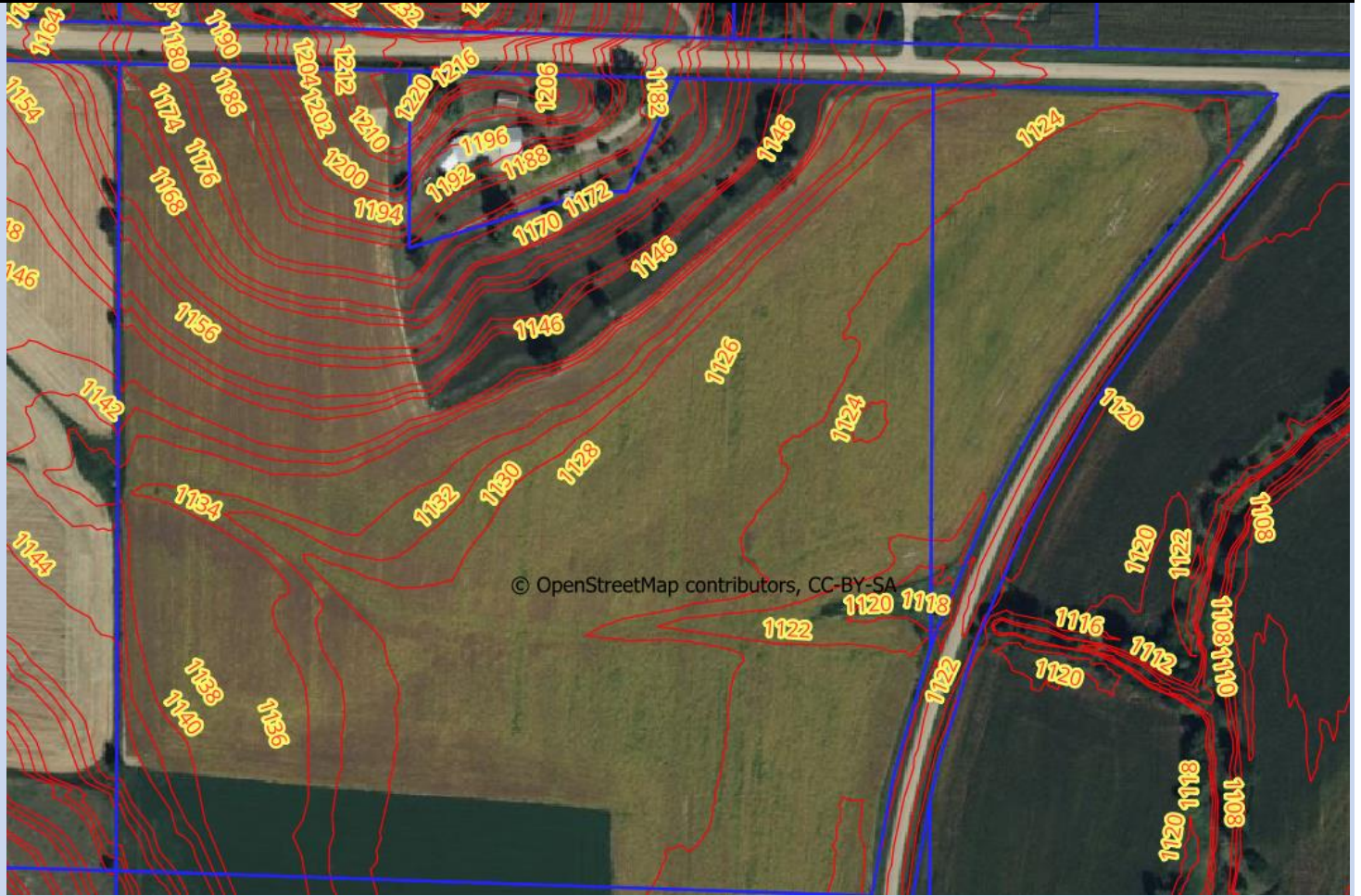
DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP



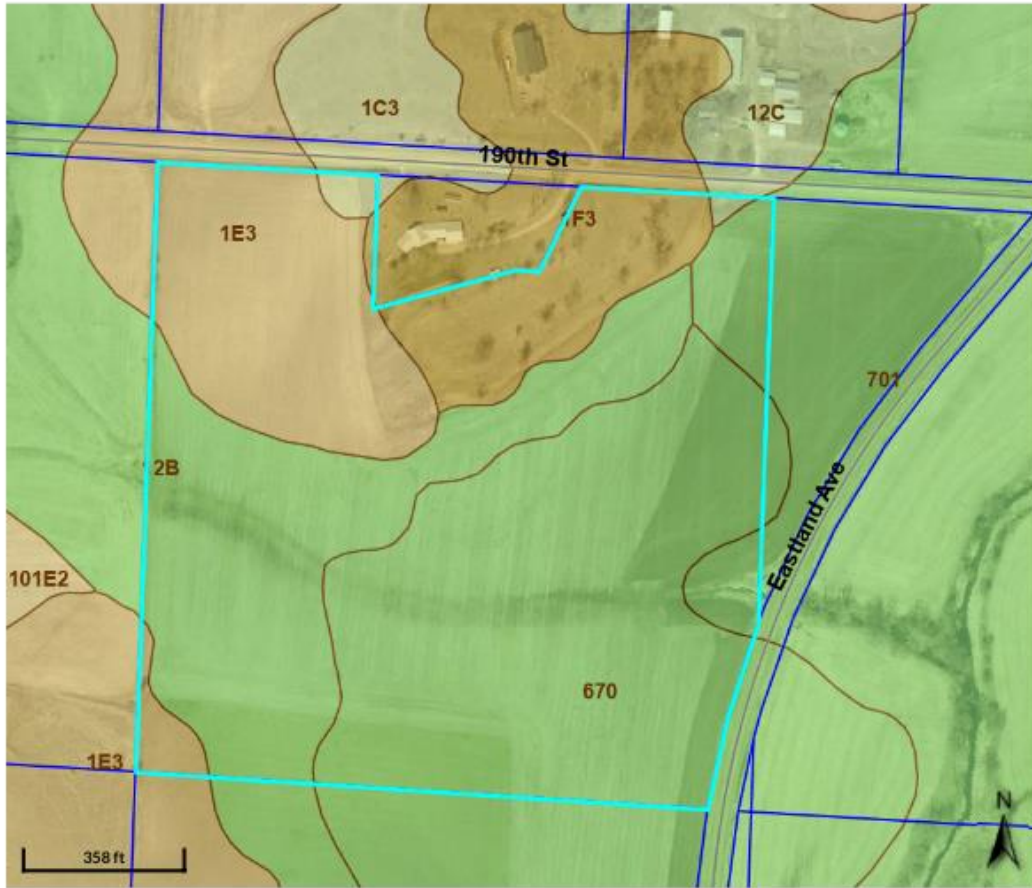
BASE FLOOD ELEVATION DATA

Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is less than five (5) acres.

ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Soils
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID	884621200002	Alternate ID	816360	Owner Address	THOMPSON MARK W & MARY J JOINT REVOCABLE TRUST
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Woodbury County, IA / Sioux City

Summary

Parcel ID	884621200002		
Gross Acres	36.45		
ROW Acres	0.00		
Gross Taxable Acres	36.45		
Exempt Acres	0.00		
Net Taxable Acres	36.45	(Gross Taxable Acres - Exempt Land)	
Average Unadjusted CSR2	65.73	(2395.79 CSR2 Points / 36.45 Gross Taxable Acres)	

Aglan d Active Con g 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	32.46	72.46	2,352.10	2,352.10
Non-Crop	3.99	10.95	43.69	41.17
Total	36.45		2,395.79	2,393.27

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	9.45	878.85	878.85
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.07	6.23	6.23
100% Value	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	14.77	1,211.14	1,211.14
100% Value	701	WILSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	79.00	1.72	135.88	135.88
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.17	9.86	9.86
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.99	107.82	107.82
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	0.29	2.32	2.32
Non-Crop	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	93.00	0.01	0.93	0.47
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.02	1.78	0.92
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.06	3.48	2.28
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	0.63	11.34	11.34
Non-Crop	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	3.27	26.16	26.16
Total				36.45	2,395.79	2,393.27

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