

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

Monday, October 26, 2026 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, October 26, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS (ACTION ITEMS)
A	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF THE PROPOSED GREENE ACRES ADDITION MINOR SUBDIVISION (SIX LOTS) APPLICATION ON PORTIONS OF PARCELS #894629300017 AND #894629300018 FROM WALTER GREENE & JANE A. GREENE AND WORD OF LIFE MINISTRIES, AN IOWA CORPORATION (1478 BUCHANAN AVE., SIOUX CITY, IA 51106.) SUMMARY: PROPOSED MINOR SUBDIVISION: To be known as Greene Acres Addition. Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, have submitted an application for a six-lot minor subdivision to be known as the Greene Acres Addition. The applicants seek to divide approximately 27.70 acres (25.75 acres excluding county right-of-way) from GIS Parcels #894629300017 and #894629300018, located in the Southeast Quarter of the Southwest Quarter (SE¼-SW¼) of Section 29, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Estates (AE) Zoning District. The property is located along Buchanan Avenue at 1478 Buchanan Ave., Sioux City, IA 51106, in Concord Township, within the Sioux City extraterritorial review area. Applicant(s)/Owner(s): Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, Mailing Address: 1478 Buchanan Ave., Sioux City, IA 51106. Property Address: 1478 Buchanan Ave., Sioux City, IA 51106.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN

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Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

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:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

<https://www.youtube.com/watch?v=rwPBNNkYKXs>

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septs, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN – PARCEL #894608100010

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried (unanimous). The matter proceeds to the Board of Adjustment.

ACTION ITEM: SELECTION OF ONE ZONING COMMISSION REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested.

Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Merville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have been frequent; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Merville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight (Bollmeyer) will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may

waive readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

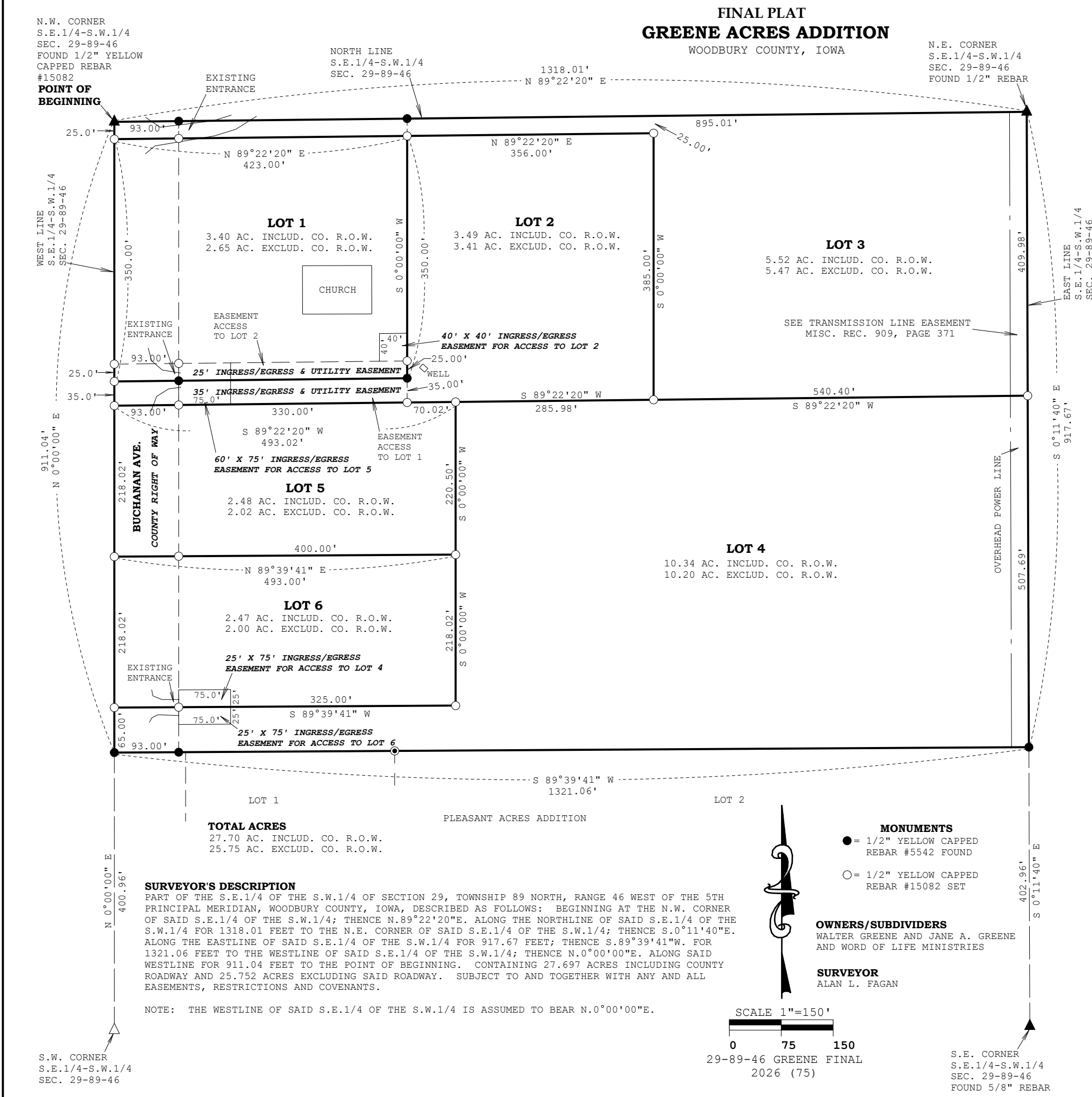
A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

Minor Subdivision Application – Proposed Greene Acres Addition

Applicant(s)/Owner(s): Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation

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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 GREENE ACRES 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, _____, 2026.

ALAN L. FAGAN
IOWA NO. 15082
LICENSE RENEWAL DATE: DECEMBER 31, 2027



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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2026 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 _____, 2026.

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

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

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

DATED _____, 2026.

MICHELLE K. SKAFF
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

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):	29 T. 89 N., R. 46 W.
ALLOT PART:	PART OF THE S.E.1/4 OF THE S.W.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	WALTER GREENE AND JANE A. GREENE AND WORD OF LIFE MINISTRIES
REQUESTED BY:	WALTER GREENE AND JANE A. GREENE

CERTIFICATE OF COUNTY ASSESSOR
I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2026, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____, 2026

TYLER MOGENSEN
WOODBURY COUNTY ASSESSOR

COUNTY ENGINEER'S CERTIFICATE
I, LAURA SIEVERS, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

LAURA SIEVERS, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SENIOR PLANNER, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____, 2026 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED _____, 2026

ANDREW GLISAR
CHAIRPERSON

DATED _____, 2026

CHRIS MADSEN
SENIOR PLANNER

BOARD OF SUPERVISORS' RESOLUTION

RESOLUTION NO. _____
RESOLUTION ACCEPTING AND APPROVING GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS GREENE ACRES 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

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF GREENE ACRES 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 _____, 2026.

MARK NELSON
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: _____
MICHELLE K. SKAFF
SECRETARY

NOTES

SEE TRANSMISSION LINE EASEMENT MISC. RECORD 909, PAGE 371.

SEE RADIO TOWER EASEMENT AGREEMENT BOOK 1071, PAGE 139. STATUS OF THIS EASEMENT SHOULD BE DETERMINED.

SEE RADIO TOWER EASEMENT AGREEMENT BOOK 1071, PAGE 143. STATUS OF THIS EASEMENT SHOULD BE DETERMINED.

SEE ADDENDUM TO EASEMENT AGREEMENT BOOK 1145, PAGE 340.

SEE EASEMENT AGREEMENT BOOK 1145, PAGE 554. STATUS OF THIS EASEMENT SHOULD BE DETERMINED.

SEE RIGHT-OF-WAY EASEMENT ROLL 220, IMAGE 124.

SEE EASEMENT FOR PUBLIC HIGHWAY ROLL 316, IMAGE 49.

SEE WARRANTY DEED ROLL 341, IMAGE 1048.

SEE PLAT OF SURVEY ROLL 341, IMAGE 1049.

SEE PLAT OF SURVEY ROLL 341, IMAGE 1050, TOWER SHOWN ON SURVEY NOW REMOVED.

SEE CORNER CERTIFICATE ROLL 345, IMAGE 1299.

SEE WARRANTY DEED ROLL 347, IMAGE 524.

SEE ASSIGNMENT OF EASEMENT RIGHTS ROLL 452, IMAGE 595.

SEE AFFIDAVIT OF POSSESSION ROLL 452, IMAGE 603.

SEE FINAL PLAT OF PLEASANT ACRES ADDITION.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT GREENE ACRES ADDITION.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WORD OF LIFE MINISTRIES, AN IOWA CORPORATION, THE OWNER OF PART 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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____, 2026.

WORD OF LIFE MINISTRIES

BY: _____
REV. WALTER GREENE
PRESIDENT

BY: _____
REV. JANE GREENE
SECRETARY

STATE OF IOWA : SS

WOODBURY COUNTY :

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED REV. WALTER GREENE AND REV. JANE GREENE TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT AND SECRETARY OF SAID CORPORATION EXECUTING THE WITHIN AND FOREGOING INSTRUMENT, THAT (NO SEAL HAS BEEN PROCURED BY) (THE SEAL AFFIXED THERETO IS THE SEAL OF) THE SAID CORPORATION; THAT SAID INSTRUMENT WAS SIGNED (AND SEALED) ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND THAT THE SAID PRESIDENT AND SECRETARY AS SUCH OFFICERS ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, BY IT AND BY THEM VOLUNTARILY THEREOF.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

WALTER GREENE AND JANE A. GREENE, HUSBAND AND WIFE, THE OWNERS OF PART 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 GREENE ACRES 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 _____, 2026.

WALTER GREENE

JANE A. GREENE

STATE OF IOWA : SS

WOODBURY COUNTY:

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED WALTER GREENE AND JANE A. GREENE, HUSBAND AND WIFE, 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: _____

CITY COUNCIL RESOLUTION NO.

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THAT SAID PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED

ROBERT E. SCOTT
MAYOR

APPROVED _____

ATTEST: HEIDI FARRENS
CITY CLERK

STATE OF IOWA : SS

COUNTY OF WOODBURY:

I, HEIDI FARRENS, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 2026. AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED _____, 2026

ROBERT E. SCOTT
MAYOR

HEIDI FARRENS
CITY CLERK

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS

COUNTY OF WOODBURY:

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 2026 AT _____

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

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____, 2026

MICHELLE K. SKAFF
AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

EASEMENTS

WELL EASEMENT:
THERE IS AN EXISTING WELL EAST OF THE SOUTH 25 FEET OF LOT 1 USED BY THE EXISTING CHURCH LOCATED ON LOT 1, SAID WELL AND THE EXISTING WATER LINE TO BE USED BY THE OWNER OF LOT 1 UNTIL SUCH TIME WHEN SAID WELL AND WATER LINE ARE NO LONGER REQUIRED.

INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 2:
THE SOUTH 25.0 FEET OF THE EAST 330.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2:
THE EAST 40.9 FEET OF THE NORTH 40.0 FEET OF THE SOUTH 65.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 5:
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 1, AND THE SOUTH 35.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 2, ALL IN GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 1:
THE SOUTH 35.0 FEET OF THE EAST 330.0 FEET OF THE WEST 423.0 FEET OF LOT 2, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 4:
THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 6, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 6:
THE NORTH 25.0 FEET OF THE SOUTH 65.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

TITLE OPINION

COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Auditor and Recorder:

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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, last certified by Engleason Abstract Co., Inc., Abstractors, dated August 2026 at _____ and from said abstract find good and merchantable title to said premises vested in Walter Greene and Jane A. Greene, husband and wife, and Word of Life Ministries, an Iowa Corporation, the proprietors, free and clear of all mortgages, liens and other encumbrances except as follows:

1.Entries 6 of Part I and 9 of Part II show an Easement dated March 16, 1959 and filed April 20, 1959 in Book 909, Page 371 whereby a perpetual right is granted and conveyed to Iowa Public Service Company to construct, operate and maintain an electric transmission line over and upon the SE 4 SW 4 Section 29, Township 89, Range 46, the routing of said line being as follows: center line to be about 9 feet West of the East line fence, together with right of ingress and egress.

2.(a) Entries 9 of Part I and 12 of Part II show an Easement dated April 6, 1964 and filed April 14, 1964 in Book 1071, Page 143 whereby Missouri Valley Machinery Co., its licensees, successors and assigns, are granted and conveyed an easement for the erection and continued use, maintenance, repair, alteration, inspection, and replacement of the radio tower antenna with "guy wires" and ground supports as specifically described and located in the diagram attached to the instrument over, on and across the premises belonging to the grantors, which said easement shall be limited to the use set out therein, and to the land actually occupied by such tower antenna, "guy wires" and ground supports; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of its radio tower antenna, "guy wires" and ground support for the purpose of maintenance and repair of the same. Attached to the instrument is a Plat showing the location of this Easement.

(b)Entries 11 of Part I and 17 of Part II show an Addendum to Easement dated April 19, 1967 and filed May 4, 1967 in Book 1145, Page 340 which makes amendments to the above-described Easement.

(c)Entry 2 of Part III shows an Assignment of Easement Rights dated December 23, 1999 and filed February 4, 2000 on Roll 452, Image 595 whereby Racom Corporation, a Delaware corporation assigns the above-described Easement to Pinnacle Towers, Inc., a Delaware corporation. Entry 3 of Part III shows an Affidavit of Possession dated December 13, 1999 and filed February 4, 2000 on Roll 452, Image 603 stating that Racom Corporation is now the record title holders of an easement interest in the real estate situated in Woodbury County, Iowa, and more particularly described on the Exhibit A attached thereto and that Racom Corporation is now in complete, actual and sole possession of all of said real estate except with respect to the fee owners of said real estate whose possession is subject to Racom's easement interest.

3.Entries 12 of Part I and 18 of Part II show an Easement dated April 28, 1967 and filed May 16, 1967 in Book 1145, Page 554 whereby the City of Sioux City, Iowa, in behalf of Office of Civil Defense and Emergency Planning is granted and conveyed an easement for the erection and continued use, maintenance and repair of said 10 by 10 foot building and a fence surrounding the same, which said easement shall be limited to the use of the grantees for purposes of civil defense only, and to a tract of land 12 by 12 feet in dimension further granted and conveyed is a right of ingress and egress across the grantors' property to the location of said building, over and upon the existing road provided therefor, and the grantee shall at all times close the gates upon entering and upon leaving said premises; that this easement agreement and said building shall not be assigned or sublet without the written permission of the grantors; and so forth; and that this easement and the right of ingress and egress is a covenant running with the land for a period of 10 years from May 1, 1967 and shall expire on May 1, 1977, unless renewed in writing upon conditions to be agreed upon between the parties.

4.Entry 19 of Part II shows a Declaration sworn to June 30, 1971 and filed June 30, 1971 in Book 1267, Page 438 whereby the Woodbury County Soil Conservation District declares that the subdistrict of soil conservation district to be known as Bacon Creek Watershed Subdistrict and to include 8 acres in the NW part of the NE 4 NW 4; 25 acres in the NW part of NW 4 NW 4; 16 acres in the West part of SW 4 NW 4, 6 acres in the West part of SE 4 SW 4, Section 29, T. 89, R. 46, is thereby declared to be duly organized, established and erected.

5.Entries 48 of Part I and 20 of Part II show Resolution Number 6332 of the Woodbury County Board of Supervisors recorded in the Office of the Woodbury County Recorder on May 12, 1977 on Roll 62, Images 2118 and 2119. Said Resolution contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa that may be within the boundary designated as a Flood Hazard Area. Said area is to be established from time to time by action of the Woodbury County Board of Supervisors pursuant to Chapter 358.A, Code of Iowa. Said Entry further shows Resolution Number 6333 of the Woodbury County Board of Supervisors recorded on May 12, 1977 on Roll 62, Images 2120 and 2121. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing the issuance of building permits, new construction improvements to determine whether the proposed sites will be reasonably safe from flooding. The Resolution provides in part that the Zoning Administrator must review and approve of certain proposed uses of real estate.

6.Entries 13 of Part I and 22 of Part II show a Survey by Phil G. Hane filed December 28, 1977 on Roll 73, Image 262.

7.Entries 20 of Part I and 36 of Part II show a Survey Plat dated June 15, 1982 by George W. Hall and filed June 15, 1982 on Roll 120, Image 36.

8.Entry 37 of Part I shows a Right-of-Way Easement dated July 5, 1989 and filed August 30, 1989 on Roll 220, Image 124 whereby Northwest Iowa Cooperative Corporation, Inc. is granted the right to enter upon the lands more particularly described therein and a right-of-way to construct, operate, replace, repair and maintain thereon, or remove therefrom at its option, an electric transmission and distribution line or system, including all necessary or necessary poles, cross-arms, wires, cables, guy wires, brace poles, anchors, ground connections, service lines, fixtures and appliances, for the transmission and distribution of electric current for any purpose whatsoever; said right-of-way being described as follows, to-wit: along or near the west boundary.

9.Entries 42 of Part I and 69 of Part II show an Easement For Public Highway dated August 29, 1994 and filed for re-record September 30, 1994 on Roll 316, Image 49 whereby a tract of land more particularly described therein is sold and conveyed to Woodbury County, Iowa for road purposes and to be used as a Public Highway. The Note of Abstracter states that this instrument is a re-record of Easement recorded September 29, 1994 and recorded on Roll 315, Image 1958.

10.Entries 44 of Part I and 71 of Part II show a Plat of Survey dated January 19, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1049 showing part of the SE 4 of the SW 4 of Section 29, T. 89 N., R. 46 W. of the 5th P.M., Woodbury County, Iowa. Shown on the Plat of Survey is the County Roadway labeled as Buchanan Avenue.

11.Entries 45 of Part I and 72 of Part II show a Plat of Survey dated January 22, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1050 which shows part of the captioned description.

12.Entry 46 of Part I shows Iowa State Highway Commission on May 2, 1956 adopted a resolution of controlled access pursuant to Chapter 148 of the Acts of the 56th General Assembly of the State of Iowa. As a result thereof, the rights of direct access to, from and across all primary roads in Woodbury County are controlled. The resolution was filed on July 16, 1956 and recorded in Book 833, at Pages 322-330, inclusive.

13.Entry 47 of Part I shows Resolution No. 5714 filed March 5, 1971 in Book 1263, Pages 9 to 64 inclusive which establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa and Resolution No. 5715 filed March 5, 1971 in Book 1263, Pages 65-78 inclusive which establishes the minimum requirement for the design and development of new subdivisions and re-subdivisions of land in the unincorporated areas of Woodbury County, Iowa. For further information, see the complete copy of regulations on file in the Office of the County Zoning Administrator.

14.Entry 49 of Part I shows a Notice of Filing of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343 which gives notice that the Woodbury Soil and Water Conservation District has adopted a soil and water resource conservation plan which was approved by the State Soil Conservation Committee and signed by the Director of the Division of Soil Conservation on June 25, 1991, which plan is available for inspection during normal business hours at 4301 Sergeant Road, Suite 206, Sioux City, Iowa 51106.

15.Entry 1 of Part III shows a United States Public Land Survey Corner Certificate dated March 27, 1996 by Leland V. Fagan and filed March 27, 1996 on Roll 345, Image 1299.

16.Entry 5 of Part III shows Resolution No. 10,456 dated July 29, 2008 and filed August 29, 2008 on Roll 699, Image 7313 adopting new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions and the re-subdivision of land in the unincorporated area of Woodbury County, Iowa.

17.Entry 6 of Part III shows Ordinance No. 61 filed February 28, 2022 in Instrument # 2022-02525 regarding revised language pertaining to the establishment, appointment and membership, rules of procedure, and power and duties of both the Planning and Zoning Commission and the Board of Adjustment.

18.Entry 7 of Part III shows Ordinance No. 74 filed August 18, 2023 in Instrument

Application Information

Applicant(s)/Owner(s): Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation

Mailing Address: 1478 Buchanan Ave, Sioux City, IA 51106

Property Address: 1478 Buchanan Ave, Sioux City, IA 51106

Name of Proposed Subdivision: Greene Acres Addition

Application Date: Received August 28, 2026 (Case / File No. referenced as #7212)

Number of Lots: 6 lots

Total Acres: 27.70 gross acres (including County Right-of-Way); approximately 25.75 net acres (excluding County Right-of-Way)

Extraterritorial Review Status: City of Sioux City Planning & Zoning Commission recommendation and City Council resolution required (certificates prepared on plat)

Legal Notice Date: To be determined / published per ordinance

Neighbor Notice Date: Abstractor listing certified June 25, 2026 (Engleson Abstract Co., Inc. #333149)

Zoning Commission Public Hearing Date: October 26, 2026

Board of Supervisors Agenda Date: To be determined

Surveyor: Alan L. Fagan, Iowa PLS No. 15082, Al Fagan Land Surveying, P.C., P.O. Box 858, Merrill, IA 51038, Ph: 712-539-1471

Attorney: Dan A. Moore, 712-252-0020, Email: DMoore@moorecorbett.com

Property Details

Parcel(s): GIS Parcel #894629300017 and #894629300018

Township: Concord (T89N)

Range: R46W

Section: 29 – Part of the Southeast Quarter of the Southwest Quarter (SE¼-SW¼)

Zoning District (Current): Agricultural Estates (AE)

Proposed Zoning: No concurrent rezone; property already zoned Agricultural Estates (AE)

Floodplain District: Zone X

Property Address / Vicinity: 1478 Buchanan Ave, Sioux City, IA 51106

Legal Description

That portion of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$) of Section 29, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Northwest corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence North 89°22'20" East along the North line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ for a distance of 1318.01 feet to the Northeast corner of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South 0°11'40" East along the East line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ for a distance of 917.67 feet; thence South 89°39'41" West for a distance of 1321.06 feet to the West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence North 0°00'00" East along said West line for a distance of 911.04 feet to the Point of Beginning.

Containing 27.697 acres including County roadway and 25.752 acres excluding said roadway, subject to and together with any and all easements, restrictions and covenants.

NOTE: The West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ is assumed to bear North 0°00'00" East.

Proposal Summary

Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, have submitted an application for a six-lot minor subdivision to be known as Greene Acres Addition. The applicants seek to divide approximately 27.70 gross acres (approximately 25.75 net acres excluding County right-of-way) from land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ -SW $\frac{1}{4}$) of Section 29, Township 89 North, Range 46 West (Concord Township). The property is currently located within the Agricultural Estates (AE) Zoning District. No concurrent Zoning Ordinance Map Amendment is required.

The final plat (prepared by Alan L. Fagan, PLS, Al Fagan Land Surveying, P.C.) shows Lots 1–6 with individual acreages as follows (including/excluding County R.O.W. where applicable):

- Lot 1: 3.40 acres (include Co. R.O.W.) / approx. 2.65 acres (exclud.)
- Lot 2: 3.49 acres (include) / 3.41 acres (exclude)
- Lot 3: 5.52 acres (include) / 5.47 acres (exclude)
- Lot 4: 10.34 acres (include) / 10.20 acres (exclude)
- Lot 5: 2.48 acres (include) / 2.02 acres (exclude)
- Lot 6: 2.47 acres (include) / 2.00 acres (exclude)

An existing church is located on Lot 1. Multiple ingress/egress and utility easements are shown on the plat to provide access to interior lots (Lots 2, 4, 5, and 6) from Buchanan Avenue. An existing well serving the church on Lot 1 is noted with associated easement provisions. All driveway locations are subject to approval by the Woodbury County Engineer's Office.

The property is located along Buchanan Avenue in Concord Township within the Sioux City extraterritorial review area. Various existing easements (electric transmission, radio tower,

pipeline/historical, road, etc.) are of record and referenced in the title opinion and on the plat notes.

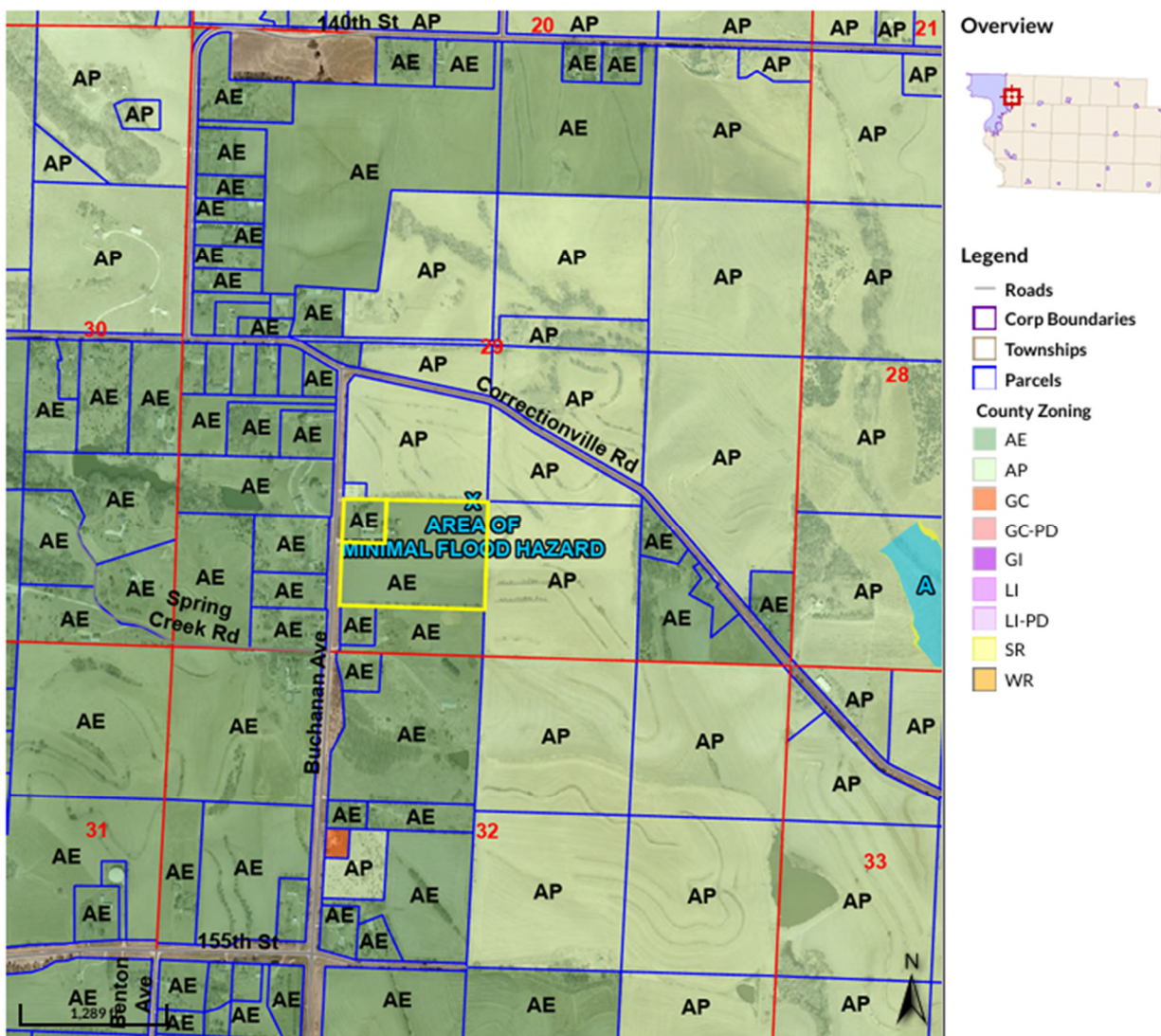
Staff Recommendation

Based on the information received, the submitted final plat, supporting documentation (including certified abstractor listing, title opinion, surveyor's certificate, and related exhibits), and the requirements set forth in the Woodbury County Zoning and Subdivision Ordinances, Planning & Zoning staff finds that the proposal meets the criteria for approval of a minor subdivision, subject to:

1. Public input received during the Zoning Commission public hearing.

Aerial Map

Aerial view of subject property along Buchanan Avenue, Concord Township, Woodbury County, Iowa.

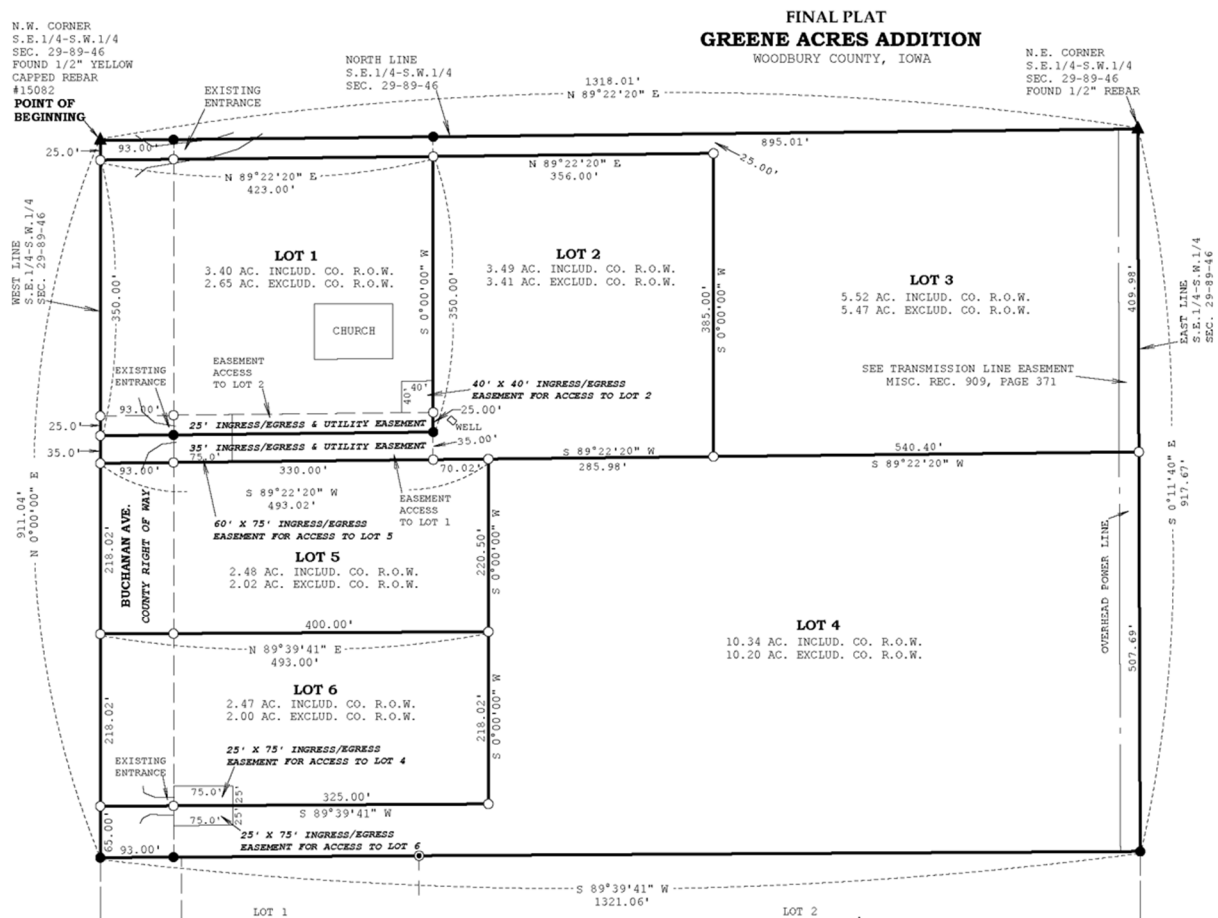


(See attached Parcel Report and Beacon overview maps in Appendix for current aerial and parcel boundaries.)

Plat Excerpt

Excerpt from the Final Plat of Greene Acres Addition showing lot layout, easements, and dimensions.

Full Final Plat of Greene Acres Addition, Woodbury County, Iowa.



Scale: 1" = 150'

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Subdivision Plat Modification Disclaimer

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY

- RESOLUTION FROM THE NEAREST CITY (City of Sioux City)
- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- AGREEMENT TO IMPOSE COVENANTS (if applicable)
- MORTGAGE RESOLUTION, IF APPLICABLE
- FLOODPLAIN BASE FLOOD ELEVATION DATA, IF APPLICABLE
- Etc.

Planning & 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:

- 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.
- 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
- 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
- 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
- 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.

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:

- 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 of the subject property not less than four nor more than twenty days prior to the date of the hearing; and
- 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
- 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
- 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.

Legal Notification

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, ss:

Anjana Bhadoriya, 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Oct. 13, 2026

NOTICE ID: Rfpg3MqR6ibCKTVX0K4b
PUBLISHER ID: COL-IA-503797
NOTICE NAME: ZC-10-26-26
Publication Fee: \$46.34

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 10/13/2026

SM S. & Pae

Notary Public

Notarized remotely online using communication technology via Proff.

**NOTICE OF PUBLIC HEARING
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will hold a public meeting and public hearing on the following item hereafter described in detail on October 26, 2026 at 5:00 PM or as soon thereafter as the matter may be considered. Said public hearing will be held and originate as a traditional in-person meeting in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Pursuant to Iowa Code § 21.8 (Electronic Meetings), hybrid meetings, teleconference participation, virtual meetings, remote participation, and other hybrid options are available for members of the Commission to participate. Accordingly, one or more Zoning Commissioners may participate by remote participation or teleconference participation. Copies of said item 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 this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 636 066 537# 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, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on October 23, 2026.

Item One (1)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Green Acres Addition. Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, have submitted an application for a six-lot minor subdivision to be known as the Green Acres Addition. The applicants seek to divide approximately 27.70 acres (25.75 acres excluding county right-of-way) from GIS Parcels #694626300017 and #694626300018, located in the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 25, Township 88 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Estates (AE) Zoning District. The property is located along Buchanan Avenue at 1478 Buchanan Ave., Sioux City, IA 51106, in Concord Township, within the Sioux City extrajurisdictional review area. Applicant(s)/Owner(s): Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation, Mailing Address: 1478 Buchanan Ave., Sioux City, IA 51106. Property Address: 1478 Buchanan Ave., Sioux City, IA 51106. COL-IA-503797

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

Area Property Owner(s) Notification (1000 Feet)

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333149 (dated June 25, 2026 at 5:00 P.M.)

Name / Titleholder	Address	City	State	Zip	Comments
Walter Greene and Jane A. Greene, as joint tenants with full rights of survivorship	1478 Buchanan Ave	Sioux City	IA	51106	
Word of Life Ministries, a Nebraska Corporation (noted as Iowa Corporation on application)	1478 Buchanan Ave	Sioux City	IA	51106	
Mark Allen Sollenberger Trust of November 15, 2013, ½ interest; Marna L. Sollenberger 2005 Trust Amended, dated February 21, 2007, 1/8 interest; Carl G. Sollenberger Revocable Trust dated November 14, 2019, 1/8 interest and Krista A. Burton and Ryan F. Burton, wife and husband and Amy Lynn Meister, a single person, as joint tenants with full rights of survivorship, ¼ interest	4110 Floyd Blvd	Sioux City	IA	51108-1504	
Northwest Iowa Power Cooperative	PO Box 240	LeMars	IA	51031	
Roy D. Olsen and Melanie A. Olsen, husband and wife, as joint tenants with full right of survivorship	1473 Buchanan Ave	Sioux City	IA	51106	
Richard S. Kingston and Catherine A. Kingston, husband and wife	1487 Buchanan Ave	Sioux City	IA	51106	
Joseph C. Frisbie and Peggy A. Frisbie, husband and wife, as joint tenants with full rights of survivorship	1491 Buchanan Ave	Sioux City	IA	51106	
Warren L. Clemon and Deborah Smith, as joint tenants with	1499 Buchanan Ave	Sioux City	IA	51106	

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

full rights of survivorship					
John Allen Eidsmoe and Marlene Eidsmoe, husband and wife, as joint tenants with full rights of survivorship	2648 Pine Acres,	Pike Road	AL	36064	
Joseph Vache and Jaimie Vache, husband and wife, as joint tenants with full rights of survivorship	1504 Buchanan Ave	Sioux City	IA	51106	
Larry D. Clausen	1502 Buchanan Ave	Sioux City	IA	51106	
Flewelling Farms, L.C. an Iowa limited liability company	7462 Correctionville Rd	Sioux City	IA	51106	
Trustee of the Marilyn R. Bride Revocable Trust	1505 Buchanan Ave Box 100 A	Sioux City	IA	51106	
Trustee of the Revocable Trust of Patricia J. Garbe, dated December 18, 2020 (Pleasant Acres Addition Lot 1)	1498 Buchanan Ave	Sioux City	IA	51106	10/13/26: Called to ask about the project. Questions about lots and houses.
Gary Weikel and Valerie D. Solomon-Weikel, husband and wife, as joint tenants with full right of survivorship (Pleasant Acres Addition Lot 2)	1500 Buchanan Ave	Sioux City	IA	51106-5495	
Trustee of the Ida Mulligan 2024 Revocable Trust dated February 19, 2024 (Hilltop View Addition Lot 1)	1469 Buchanan Ave	Sioux City	IA	51106	
Roy Olsen and Melanie Olsen, husband and wife, as joint tenants with full rights of survivorship (Hilltop View Addition Lots 2 & 3)	1473 Buchanan Ave	Sioux City	IA	51106	

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333149

Stakeholder Comments

At the time of preparation of this report, formal stakeholder comment solicitation responses specific to Greene Acres Addition are pending or not yet fully compiled. The following framework follows standard distribution practice:

911 COMMUNICATIONS CENTER: No comments received.

ImOn (Fibercomm): No comments received.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments received.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments received.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments received.

LOESS HILLS PROGRAM: No comments received.

LONGLINES: No comments received.

LUMEN: No comments received.

MAGELLAN PIPELINE: No comments received.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following proposed minor subdivision for MEC electric distribution and we have no comments. This parcel is outside of our service territory. – Casey Meinen, 10/6/26

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments received.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments received.

NORTHERN NATURAL GAS: No comments received.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): We have reviewed the Walter Greene & Jane A Greene and Word of Life Ministries application. We do not have any issues with this application. – Jeff Zettel, 10/14/26

NUSTAR PIPELINE: No comments received.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: The only question is to determine if any requirement will be made that each lot is at least 1 acre or larger to accommodate a well and septic system for each parcel. – Ivy Bremer, 10/2/26

WIATEL: No comments received.

WINNEBAGO TRIBE: No comments received.

WOODBURY COUNTY ASSESSOR: No comments received.

WOODBURY COUNTY CONSERVATION: No comments received.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments received.

WOODBURY COUNTY EMERGENCY SERVICES: No comments received.

WOODBURY COUNTY ENGINEER: See review memo below.

WOODBURY COUNTY RECORDER: No comments Thank you. – Diane Swoboda Peterson, 10/2/26

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 10/8/26

WOODBURY COUNTY TREASURER: No comments from the treasurers office at this time. – Tina Bertrand, 10/2/26.

County Engineer's Review Memo

The County Engineer's review and certification of mathematical closure of the plat perimeter and lots is required. The plat includes a prepared County Engineer's Certificate form for signature by Laura Sievers, P.E., County Engineer of Woodbury County, Iowa, confirming conformance with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.



Woodbury County Secondary Roads Department

759 E. Frontage Road · Merville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: October 15, 2026
Subject: Greene Acres Addition – Minor Subdivision

The Woodbury County Secondary Roads Department has completed its review of the Greene Acres Addition Minor Subdivision.

The plat does not identify any proposed new entrances or access points to the county road system. If a new entrance is proposed in the future, an entrance permit will be required, as noted in the application. During the permit review process, sight distance and other safety conditions will be evaluated. The property owner may be required to make improvements to provide adequate sight distance. Any modifications to an existing entrance, including widening, will also require an entrance permit and must meet current Woodbury County entrance standards.

Extraterritorial Review

The subject property lies within the extraterritorial review jurisdiction of the City of Sioux City, Iowa. The review was completed and approved by the city on October 5, 2026.

CITY COUNCIL RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THAT SAID PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED

RE Scott
ROBERT E. SCOTT
MAYOR

APPROVED

10/05/2026
Heidi Farrens
ATTEST: HEIDI FARRENS
CITY CLERK

STATE OF IOWA :
COUNTY OF WOODBURY: SS

I, HEIDI FARRENS, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____, 202__ AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED 10/05/2026
RE Scott
ROBERT E. SCOTT
MAYOR
Heidi Farrens
HEIDI FARRENS
CITY CLERK

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND SENIOR PLANNER, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____, 202__ RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED 10/12/26
Andrew Elisak
ANDREW ELISAK
CHAIRPERSON

DATED 10/17/26
Chris Madsen
CHRIS MADSEN
SENIOR PLANNER

Appendix

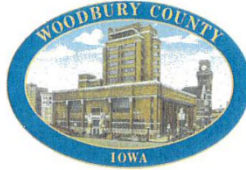
Application

Application for a Minor Subdivision in Woodbury County, Iowa – Greene Acres Addition.

- Owner: Walter Greene & Jane A. Greene and Word of Life Ministries, an Iowa Corporation
- Mailing / Property Address: 1478 Buchanan Ave, Sioux City, IA 51106
- Quarter of Section: Pt. SE ¼ – SW ¼ of Section 29
- Civil Township: Concord, T89N, R46W
- GIS Parcel Number: 894629300017 & 894629300018
- Proposed Subdivision Name: Greene Acres Addition
- Subdivision Area in Acres: 27.70 AC. includ. Co. Row / 25.75 AC. exclud. Co. Row
- Number of Lots: 6
- Acres for Each Lot Individually: 1 – 3.40 AC; 2 – 3.49 AC; 3 – 5.52 AC; 4 – 10.34 AC; 5 – 2.48 AC; 6 – 2.47 AC
- Surveyor Name: Alan L. Fagan, Ph: 712-539-1471
- Attorney: Dan A. Moore, Ph: 712-252-0020, Email: DMoore@moorecorbett.com
- Owner Consent signed: Alan L. Fagan for Owners, dated 8-27-26
- Zoning Director receipt: Dan Priestley, Date Received 8/28/26

8/25/26, 10:44 AM

Application for a Minor Subdivision in Woodbury County, Iowa



#7212

APPLICATION FOR A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION

You may print, complete, and return this page with the required documents and payment to the Woodbury County Planning & Zoning Office, 620 Douglas Street, Sioux City, IA 51101. Before formally submitting your application, please schedule a pre-application meeting with Planning & Zoning staff at 712-279-6609.

APPLICANT AND OWNER INFORMATION

Owner: **WALTER GREENE + JANE A. GREENE**
AND
WORD OF LIFE MINISTRIES, AN IOWA CORPORATION

Mailing Address: **1478 BUCHANAN AVE.**

City: **SIoux CITY**

State: **Iowa**

Zip: **51106**

Property Address: **1478 BUCHANAN AVE.**

City: **SIoux CITY**

State: **IOWA**

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

8/25/26, 10:44 AM

Application for a Minor Subdivision in Woodbury County, Iowa

Zip:

51106

Phone Number:

JANE GREENE

E-mail Address:

SUBDIVISION LOCATION

Quarter of Section:

P.T. S.E. 1/4 - S.W. 1/4 OF SECTION 29

Civil Township:

CONCORD

T. 89 N., R. 46 W.

GIS Parcel Number:

894629300017
894629300018

Proposed Subdivision Name:

GREENE ACRES ADDITION

Subdivision Area in Acres:

27.70 AC. INCLUD. CO. ROW
25.75 AC. EXCLUD. CO. ROW

Number of Lots:

6

Acres for Each Lot Individually:

1 - 3.40 AC 2 - 3.49 AC 3 - 5.52 AC
4 - 10.34 AC 5 - 2.48 AC 6 - 2.47 AC

SURVEYOR AND ATTORNEY

Surveyor Name:

ALAN L. FAGAN

Phone Number:

712 539-1471

Attorney:

DAN A. MOORE

https://www.woodburycountyia.gov/community_economic_development/application_for_a_minor_subdivision_in_woodbury_county_iowa/

2/4

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

8/25/26, 10:44 AM

Application for a Minor Subdivision in Woodbury County, Iowa

Phone:

712 252-0020

Email:

DMOORE@MOORECORBETT.COM

OWNER CONSENT

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

Owner's signature:



Owner Name Print:

ALAN L. FAGAN FOR OWNERS

WALTER GREENE f JANE A. GREENE

Date:

8-27-26

REQUIRED ATTACHMENTS

1. Eight (8) copies of grading plans; if required.
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:
 - o Legal description of proposed subdivision.
 - o Plat showing clearly the boundaries of the subdivision.
 - o A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000 feet.

FOR OFFICE USE ONLY

Zoning Director:



Date Received:

8/28/26

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

8/25/26, 10:44 AM

Application for a Minor Subdivision in Woodbury County, Iowa

DESCRIPTION AND FEES

Final plat – 4 lots or less

\$300* + Additional Fees

Final plat – more than 4 lots

\$300* + \$5.00 per lot + Additional Fees

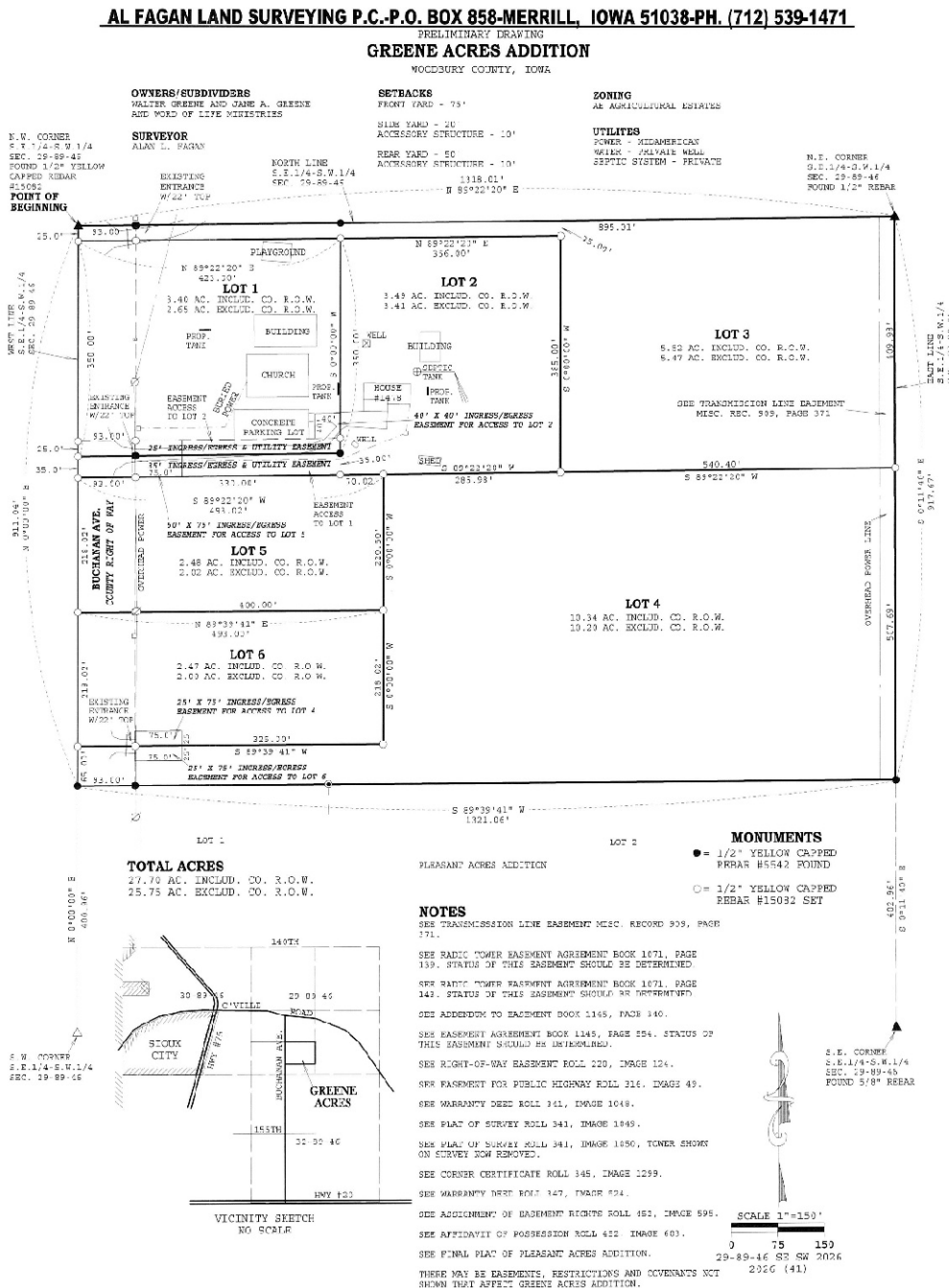
\$ 330

*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.

This content was printed from the County website at WOODBURYCOUNTYIOWA.GOV on August 25, 2026.

Preliminary Drawing

FOR REVIEW ONLY
NOT FOR RECORD



Title Opinion

TITLE OPINION

COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Auditor and Recorder:

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 GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA, last certified by Engleson Abstract Co., Inc., Abstracters, dated August _____, 2026 at _____ and from said abstract find good and merchantable title to said premises vested in Walter Greene and Jane A. Greene, husband and wife, and Word of Life Ministries, an Iowa Corporation, the proprietors, free and clear of all mortgages, liens and other encumbrances except as follows:

1. Entries 6 of Part I and 9 of Part II show an Easement dated March 16, 1959 and filed April 20, 1959 in Book 909, Page 371 whereby a perpetual right is granted and conveyed to Iowa Public Service Company to construct, operate and maintain an electric transmission line over and upon the SE ¼ SW ¼ Section 29, Township 89, Range 46, the routing of said line being as follows: center line to be about 9 feet West of the East line fence, together with right of ingress and egress.
2. (a) Entries 9 of Part I and 12 of Part II show an Easement dated April 6, 1964 and filed April 14, 1964 in Book 1071, Page 143 whereby Missouri Valley Machinery Co., its licensees, successors and assigns, are granted and conveyed an easement for the erection and continued use, maintenance, repair, alteration, inspection, and replacement of the radio tower antenna with "guy wires" and ground supports as specifically described and located in the diagram attached to the instrument over, on and across the premises belonging to the grantors, which said easement shall be limited to the use set out therein, and to the land actually occupied by such tower antenna, "guy wires" and ground supports; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of its radio tower antenna, "guy wires" and ground support for the purpose of maintenance and repair of the same. Attached to the instrument is a Plat showing the location of this Easement.
(b) Entries 11 of Part I and 17 of Part II show an Addendum to Easement dated April 19, 1967 and filed May 4, 1967 in Book 1145, Page 340 which makes amendments to the above-described Easement.
(c) Entry 2 of Part III shows an Assignment of Easement Rights dated December 23, 1999 and filed February 4, 2000 on Roll 452, Image 595 whereby Racom Corporation, a Delaware corporation assigns the above-described Easement to Pinnacle Towers, Inc., a Delaware corporation. Entry 3 of Part III shows an Affidavit of Possession dated December 13, 1999 and filed February 4, 2000 on Roll 452, Image 603 stating that Racom Corporation is now the record title holders of an easement interest in the real estate situated in Woodbury County, Iowa, and more particularly described on the

Exhibit A attached thereto and that Racom Corporation is now in complete, actual and sole possession of all of said real estate except with respect to the fee owners of said real estate whose possession is subject to Racom's easement interest.

3. Entries 12 of Part I and 18 of Part II show an Easement dated April 28, 1967 and filed May 16, 1967 in Book 1145, Page 554 whereby the City of Sioux City, Iowa, in behalf of Office of Civil Defense and Emergency Planning is granted and conveyed an easement for the erection and continued use, maintenance and repair of said 10 by 10 foot building and a fence surrounding the same, which said easement shall be limited to the use of the grantee for purposes of civil defense only, and to a tract of land 12 by 12 feet in dimension; further granted and conveyed is a right of ingress and egress across the grantors' property to the location of said building, over and upon the existing road provided therefor, and the grantee shall at all times close the gates upon entering and upon leaving said premises; that this easement agreement and said building shall not be assigned or sublet without the written permission of the grantors; and so forth; and that this easement and the right of ingress and egress is a covenant running with the land for a period of 10 years from May 1, 1967 and shall expire on May 1, 1977, unless renewed in writing upon conditions to be agreed upon between the parties.
4. Entries 19 of Part II show a Declaration sworn to June 30, 1971 and filed June 30, 1971 in Book 1267, Page 438 whereby the Woodbury County Soil Conservation District declares that the subdistrict of soil conservation district to be known as Bacon Creek Watershed Subdistrict and to include 8 acres in the NW part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$; 25 acres in the NW part of NW $\frac{1}{4}$ NW $\frac{1}{4}$; 16 acres in the West part of SW $\frac{1}{4}$ NW $\frac{1}{4}$, 6 acres in the West part of SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 29, T. 89, R. 46, is thereby declared to be duly organized, established and erected.
5. Entries 48 of Part I and 20 of Part II show Resolution Number 6332 of the Woodbury County Board of Supervisors recorded in the Office of the Woodbury County Recorder on May 12, 1977 on Roll 62, Images 2118 and 2119. Said Resolution contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa that may be within the boundary designated as a Flood Hazard Area. Said area is to be established from time to time by action of the Woodbury County Board of Supervisors pursuant to Chapter 358.A, Code of Iowa. Said Entry further shows Resolution Number 6333 of the Woodbury County Board of Supervisors recorded on May 12, 1977 on Roll 62, Images 2120 and 2121. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing the issuance of building permits, new construction or substantial improvements to determine whether proposed sites will be reasonably safe from flooding. The Resolution provides in part that the Zoning Administrator must review and approve of certain proposed uses of real estate.
6. Entries 13 of Part I and 22 of Part II show a Survey by Phil G. Hane filed December 28, 1977 on Roll 73, Image 262.

7. Entries 20 of Part I and 36 of Part II show a Survey Plat dated June 15, 1982 by George W. Hall and filed June 15, 1982 on Roll 120, Image 36.
8. Entry 37 of Part I shows a Right-of-Way Easement dated July 5, 1989 and filed August 30, 1989 on Roll 220, Image 124 whereby Northwest Iowa Power Cooperative, a cooperative corporation, is granted the right to enter upon the lands more particularly described therein and a right-of-way to construct, operate, replace, repair and maintain thereon, or remove therefrom at its option, an electric transmission and distribution line or system, including all necessary or convenient poles, cross-arms, wires, cables, guy wires, brace poles, anchors, ground connections, service lines, fixtures and appliances, for the transmission and distribution of electric current for any purpose whatsoever; said right-of-way being described as follows, to-wit; along or near the west boundary.
9. Entries 42 of Part I and 69 of Part II show an Easement For Public Highway dated August 29, 1994 and filed for re-record September 30, 1994 on Roll 316, Image 49 whereby a tract of land more particularly described therein is sold and conveyed to Woodbury County, Iowa for road purposes and for use as a Public Highway. The Note of Abstracter states that this instrument is a re-record of Easement recorded September 29, 1994 and recorded on Roll 315, Image 1958.
10. Entries 44 of Part I and 71 of Part II show a Plat of Survey dated January 19, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1049 showing part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T. 89 N., R. 46 W. of the 5th P.M., Woodbury County, Iowa. Shown on the Plat of Survey is the County Roadway labeled as Buchanan Avenue.
11. Entries 45 of Part I and 72 of Part II show a Plat of Survey dated January 22, 1996 by Leland V. Fagan and filed January 22, 1996 on Roll 341, Image 1050 which shows part of the captioned description.
12. Entry 46 of Part I shows Iowa State Highway Commission on May 2, 1956 adopted a resolution of controlled access pursuant to Chapter 148 of the Acts of the 56th General Assembly of the State of Iowa. As a result thereof, the rights of direct access to, from and across all primary roads in Woodbury County are controlled. The resolution was filed on July 16, 1956 and recorded in Book 833, at Pages 322-330, inclusive.
13. Entry 47 of Part I shows Resolution No. 5714 filed March 5, 1971 in Book 1263, Pages 9 to 64 inclusive which establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa and Resolution No. 5715 filed March 5, 1971 in Book 1263, Pages 65-78 inclusive which establishes the minimum requirement for the design and development of new subdivisions and re-subdivisions of land in the unincorporated areas of Woodbury County, Iowa. For further information, see the complete copy of regulations on file in the Office of the County Zoning Administrator.
14. Entry 49 of Part I shows a Notice of Filing of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343 which gives notice that the Woodbury

Soil and Water Conservation District has adopted a soil and water resource conservation plan which was approved by the State Soil Conservation Committee and signed by the Director of the Division of Soil Conservation on June 25, 1991, which plan is available for inspection during normal business hours at 4301 Sergeant Road, Suite 206, Sioux City, Iowa 51106.

15. Entry 1 of Part III shows a United States Public Land Survey Corner Certificate dated March 27, 1996 by Leland V. Fagan and filed March 27, 1996 on Roll 345, Image 1299.
16. Entry 5 of Part III shows Resolution No. 10,456 dated July 29, 2008 and filed August 29, 2008 on Roll 699, Image 7313 adopting new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions and the re-subdivision of land in the unincorporated area of Woodbury County, Iowa.
17. Entry 6 of Part III shows Ordinance No. 61 filed February 28, 2022 in Instrument # 2022-02525 regarding revised language pertaining to the establishment, appointment and membership, rules of procedure, and power and duties of both the Planning and Zoning Commission and the Board of Adjustment.
18. Entry 7 of Part III shows Ordinance No. 74 filed August 18, 2023 in Instrument # 2023-07899 amending portions of the table of contents and renumbering of definitions and page numbers to the text of the Woodbury County Zoning Ordinance.
19. Entry 8 of Part III shows Ordinance No. 83 filed August 25, 2025 in Instrument # 2025-08723 regarding the uses of Nuclear Energy Facilities and Nuclear Waste Storage as Energy and Nuclear Waste Storage Options to unincorporated Woodbury County and to allow for the Construction of such facilities in general industrial zoning areas as conditional uses.
20. Entry 9 of Part III shows Ordinance No. 84 filed August 25, 2025 in Instrument # 2025-08722 bringing the zoning ordinance into compliance with the Code of Iowa as it relates to accessory second dwellings in unincorporated Woodbury County.

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: August _____, **2026**.

Dan A. Moore
ATTORNEY AT LAW

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID 894629300017
Alternate ID 879661
Property Address 1478 BUCHANAN AVE
 SIOUX CITY IA 51106
Sec/Twp/Rng 29-89-46
Brief Tax Description A TCT IN NW COR SE1/4 SW1/4 BEING 423' ON S & 375' ON E
 (Note: Not to be used on legal documents)
Deed Book/Page 341-1048 (1/11/1996)
Gross Acres 0.00
Net Acres 0.00
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0025 CONCORD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A



Owner

Deed Holder
 WORD OF LIFE MINISTRIES
[1478 BUCHANAN AVE](#)
 SIOUX CITY IA 51106
Contract Holder
Mailing Address
 WORD OF LIFE MINISTRIES
 1478 BUCHANAN AVE
 SIOUX CITY IA 51106

Land

Lot Area 3.62 Acres;157,687 SF

Commercial Buildings

Type	Base Area	Year Built
Church	7000	1980

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
	Steel Utility Building		50	100	2020	1

Yard Extras

#1 - (1) Paving - Concrete 5,460 SF, Concrete Parking, Average Pricing, Built 1980

Permits

Permit #	Date	Description	Amount
6515	11/04/2019	Addition	80,000

Valuation

	2026	2025	2024	2023	2022
Classification	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
+ Assessed Building Value	\$380,780	\$380,780	\$380,780	\$380,780	\$380,780
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$405,780	\$405,780	\$405,780	\$405,780	\$405,780
- Exempt Value	(\$405,780)	(\$405,780)	(\$405,780)	(\$405,780)	(\$405,780)
= Net Assessed Value	\$0	\$0	\$0	\$0	\$0

Sioux City Special Assessments and Fees

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

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

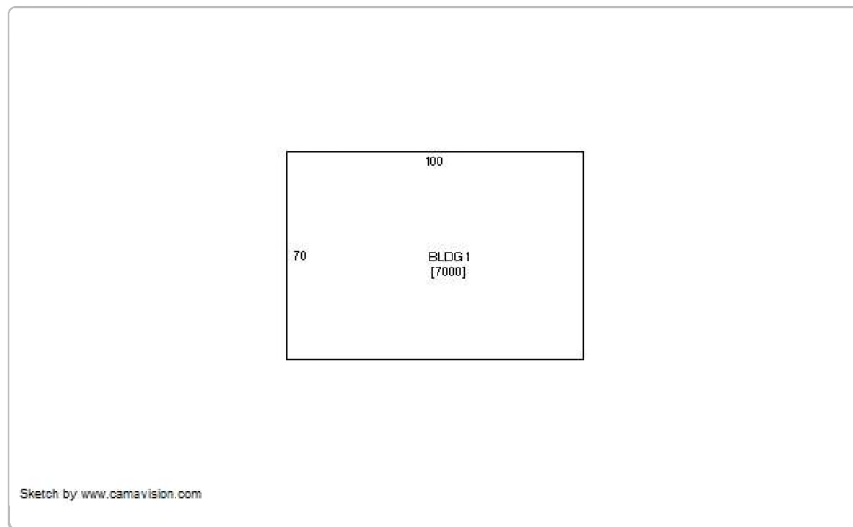
Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

Photos



Sketches



No data available for the following modules: Residential Dwellings, Sales, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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Woodbury County, IA / Sioux City

Summary

Parcel ID 894629300018
Alternate ID 879662
Property Address 1478 BUCHANAN AVE
 SIOUX CITY IA 51106
Sec/Twp/Rng 29-89-46
Brief A TCT COM NW COR SE1/4 SW1/4 THEC E423 ' TO POB; THEC E895.01' S
Tax Description 917.67 FT, W 1321.0 6 FT, N 534.04 FT, E 423 FT, & N 375 FT 29-89-46
 (Note: Not to be used on legal documents)
Deed Book/Page 347-524 (3/2/1996)
Gross Acres 22.91
Net Acres 22.91
Adjusted CSR Pts 1409.05
Zoning AE - AGRICULTURAL ESTATES
District 0025 CONCORD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A



2012 photo

Owner

Deed Holder
 GREENE WALTER & JANE A
[1478 BUCHANAN AVE](#)
 SIOUX CITY IA 51106
Contract Holder
Mailing Address
 GREENE WALTER & JANE A
 1478 BUCHANAN AVE
 SIOUX CITY IA 51106

Land

Lot Area 22.91 Acres;997,960 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style N/A
Year Built 1982
Condition Normal
Roof Mtl / Gable
Flooring
Foundation LiteForm
Exterior Material Vinyl
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,547 SF
Main Area Square Feet 910
Attic Type None;
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 910
Basement Finished Area
Plumbing 2 Standard Bath - 3 Fi;
Appliances 1 Dishwasher; 1 Barbeque;
Central Air Yes
Heat Yes
Fireplaces 1 Prefab; 1 Freestanding;
Porches 15 Frame Enclosed (280 SF); 15 Frame Open (175 SF);
Decks Wood Deck (120 SF);
Additions
Garages 1,040 SF - Att Frame (Built 1982);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Pole	CATTLE SHED	13	36	1983	1
		Steel Utility Building	32	48	2010	1

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

Valuation

	2026	2025	2024	2023	2022
Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$54,190	\$54,190	\$45,950	\$45,950	\$35,690
+ Assessed Building Value	\$7,160	\$7,160	\$7,700	\$7,700	\$5,730
+ Assessed Dwelling Value	\$334,260	\$334,260	\$296,320	\$296,320	\$228,880
= Gross Assessed Value	\$395,610	\$395,610	\$349,970	\$349,970	\$270,300
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$395,610	\$395,610	\$349,970	\$349,970	\$270,300

Sioux City Special Assessments and Fees

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

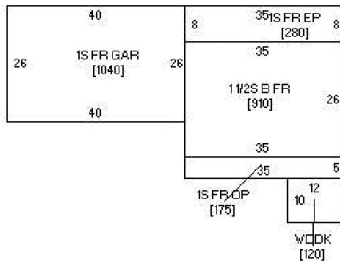
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos

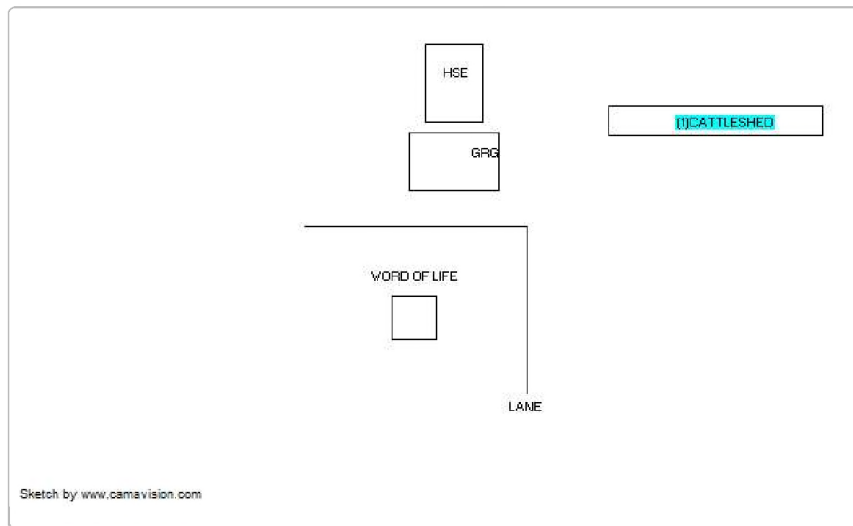


Sketches



Sketch by www.camavision.com

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application



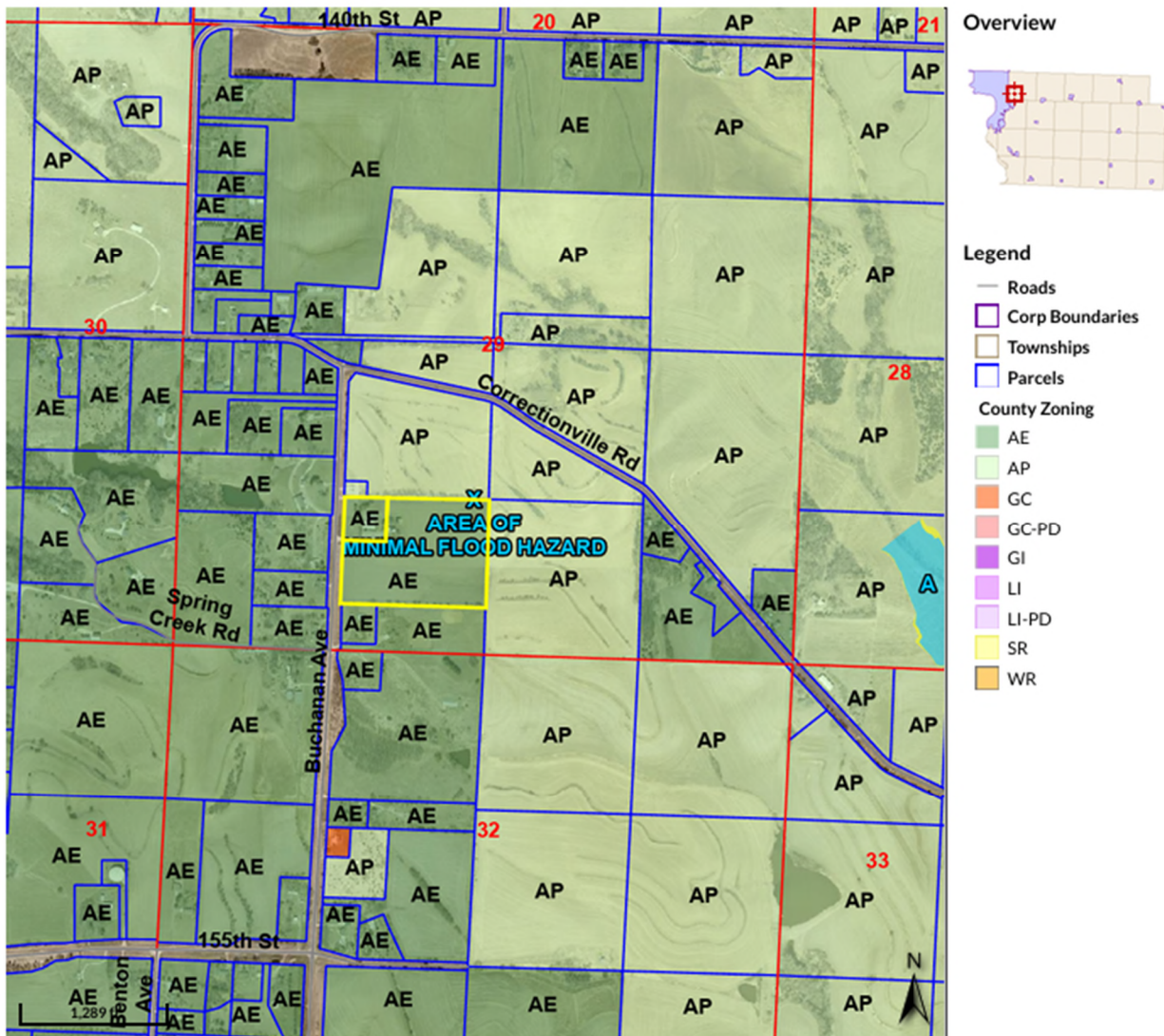
No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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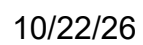
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 **SCHNEIDER**
CORPORATION

Zoning Map



Floodplain Map





Soil Report

Woodbury County, IA / Sioux City

Summary

Parcel ID	894629300018
Gross Acres	22.91
ROW Acres	0.00
Gross Taxable Acres	22.91
Exempt Acres	0.00
Net Taxable Acres	22.91
Average Unadjusted CSR2	63.45
	(Gross Taxable Acres - Exempt Land)
	(1453.62 CSR2 Points / 22.91 Gross Taxable Acres)

Agland Active Config Woodbury_2025
 Processed Date and Time 2026-08-20 10:19:14

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	21.88	62.29	1,362.99	1,362.99
Non-Crop	1.03	87.99	90.63	48.36
Total	22.91		1,453.62	1,411.35

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91.00	4.91	446.81	446.81
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	2.08	185.12	185.12
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	4.11	353.46	353.46
100% Value	10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60.00	1.11	66.60	66.60
100% Value	1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58.00	0.06	3.48	3.48
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	9.61	307.52	307.52
Non-Crop	10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91.00	0.93	84.63	44.45
Non-Crop	10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60.00	0.10	6.00	3.91
Total				22.91	1,453.62	1,411.35

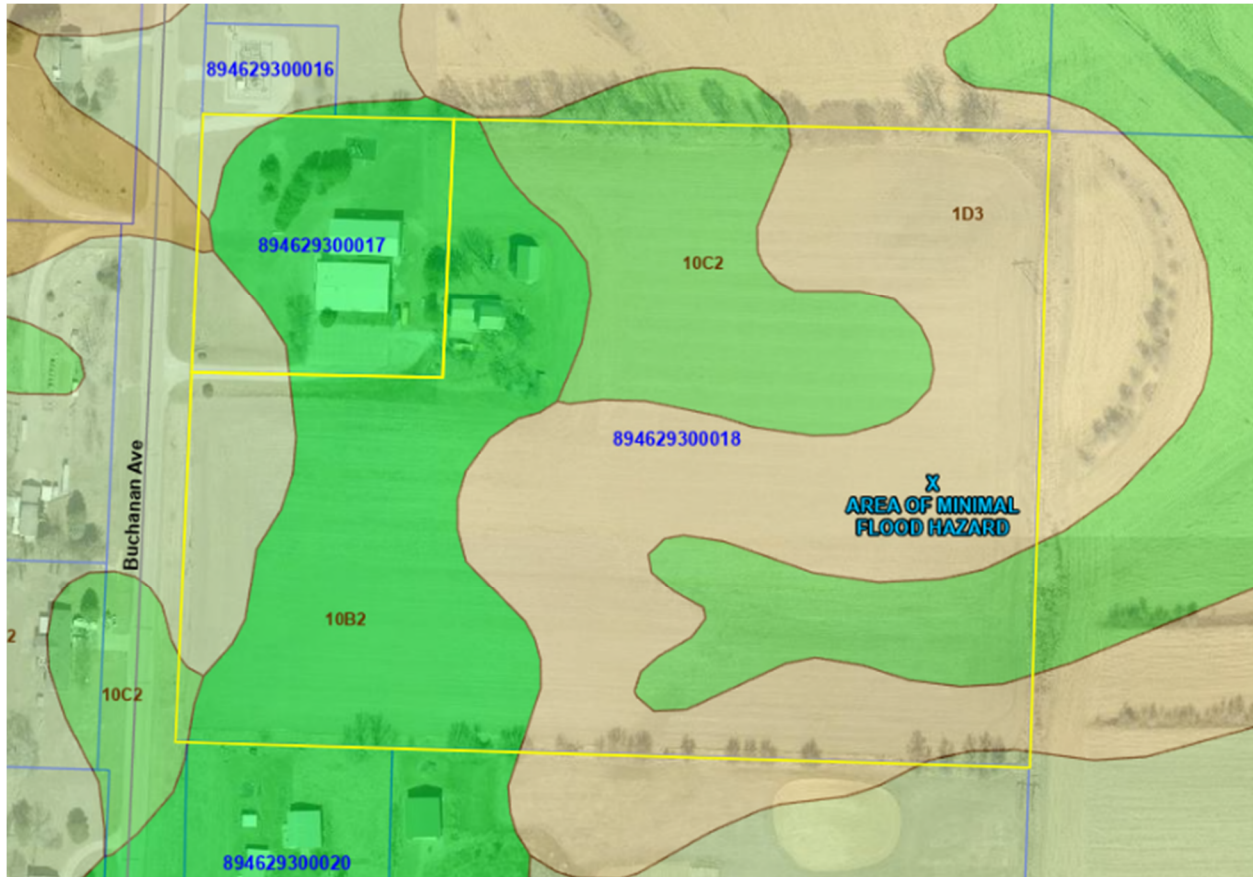
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
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No Beacon soil report on file for Parcel #894629300017.

Soil Map



Easement Agreements

Prepared by Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
and return to: Phone: (712) 252-0020

ACCESS AND UTILITY EASEMENT

THIS ACCESS AND UTILITY EASEMENT is made and executed this _____ day of _____, 2026, by and between Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, Grantor is the owner of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa, and

WHEREAS, Grantee is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa,

WHEREAS, Grantee wishes to obtain a perpetual, non-exclusive easement from Grantor for an access easement, for ingress and egress purposes, and for utility purposes, to run on, over, across, and through a portion of the Grantor's real estate and more particularly described as follows:

INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 1:
THE SOUTH 35.0 FEET OF THE EAST 330.0 FEET OF THE WEST 423.0
FEET OF LOT 2, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

NOW THEREFORE, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, and for utility purposes, for ingress and egress to and from Grantee's real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described as follows:

INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 1:
THE SOUTH 35.0 FEET OF THE EAST 330.0 FEET OF THE WEST 423.0
FEET OF LOT 2, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

IT IS FURTHER agreed that Grantor and Grantee and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the parties, for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

IT IS FURTHER agreed that Grantor and Grantee and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Grantee's use and enjoyment of the access easement area.

IT IS FURTHER agreed that this Access and Utility Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest of each of the parties and that it shall constitute a covenant running with the lands of the parties described above.

IN WITNESS WHEREOF, the parties do execute this Access and Utility Easement by their signatures below.

Word of Life Ministries,
an Iowa corporation, Grantee

Walter Greene, Grantor

By: _____
Rev. Walter Greene, President

Jane A. Greene, Grantor

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by
Walter Greene and Jane A. Greene, husband and wife.

Notary Public in and for said State

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Notary Public in and for said State

Prepared by Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
and return to: Phone: (712) 252-0020

ACCESS AND UTILITY EASEMENT

THIS ACCESS AND UTILITY EASEMENT is made and executed this ____ day of _____, 2026, by and between Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, Grantor is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa, and

WHEREAS, Grantee is the owner of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa,

WHEREAS, Grantee wishes to obtain a perpetual, non-exclusive easement from Grantor for an access easement, for ingress and egress purposes, and for utility purposes, to run on, over, across, and through a portion of the Grantor's real estate and more particularly described as follows:

INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 2:
THE SOUTH 25.0 FEET OF THE EAST 330.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

NOW THEREFORE, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantee and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, and for utility purposes, for ingress and egress to and from Grantee's real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described as follows:

INGRESS/EGRESS AND UTILITY EASEMENT FOR ACCESS TO LOT 2:
THE SOUTH 25.0 FEET OF THE EAST 330.0 FEET OF LOT 1, GREENE
ACRES ADDITION, WOODBURY COUNTY, IOWA.

IT IS FURTHER agreed that Grantor and Grantee and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the parties, for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

IT IS FURTHER agreed that Grantor and Grantee and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Grantee's use and enjoyment of the access easement area.

IT IS FURTHER agreed that this Access and Utility Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest of each of the parties and that it shall constitute a covenant running with the lands of the parties described above.

IN WITNESS WHEREOF, the parties do execute this Access and Utility Easement by their signatures below.

Word of Life Ministries,
an Iowa corporation, Grantor

By: _____
Rev. Walter Greene, President

Walter Greene, Grantee

Jane A. Greene, Grantee

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Notary Public in and for said State

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

Notary Public in and for said State

Prepared by Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
and return to: Phone: (712) 252-0020

ACCESS EASEMENT

THIS ACCESS EASEMENT is made and executed this _____ day of _____, 2026, by and between Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantee.

WITNESSETH:

WHEREAS, Grantor is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa, and

WHEREAS, Grantee is the owner of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa,

WHEREAS, Grantees wish to obtain a perpetual, non-exclusive easement from Grantor for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of the Grantor's real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2:

THE EAST 40.0 FEET OF THE NORTH 40.0 FEET OF THE SOUTH 65.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

NOW THEREFORE, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey

to Grantee and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from Grantee's real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2:

THE EAST 40.0 FEET OF THE NORTH 40.0 FEET OF THE SOUTH 65.0 FEET OF LOT 1, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

IT IS FURTHER agreed that Grantor and Grantee and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the parties, for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

IT IS FURTHER agreed that Grantor and Grantee and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Grantee's use and enjoyment of the access easement area.

IT IS FURTHER agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest of each of the parties and that it shall constitute a covenant running with the lands of the parties described above.

IN WITNESS WHEREOF, the parties do execute this Access Easement by their signatures below.

Word of Life Ministries,
an Iowa corporation, Grantor

By: _____
Rev. Walter Greene, President

Walter Greene, Grantee

Jane A. Greene, Grantee

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Notary Public in and for said State

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

Notary Public in and for said State

Prepared by Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
and return to: Phone: (712) 252-0020

RESERVATION OF ACCESS EASEMENT

THIS RESERVATION OF ACCESS EASEMENT is made and executed this _____ day of _____, 2026, by Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Owners.

WITNESSETH:

WHEREAS, Walter Greene and Jane A. Greene, husband and wife, are the owners of the following described real estate:

Lot Six (6), Greene Acres Addition, Woodbury County, Iowa, and

AND

Lot Four (4), Greene Acres Addition, Woodbury County, Iowa,

WHEREAS, Owners wish to reserve a perpetual, non-exclusive easement for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of their real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 4:

THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 6, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

NOW THEREFORE, Owners do hereby reserve a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from their real estate to run on, over, across, and through that portion of their real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 4:

THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 6, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

IT IS FURTHER agreed that the Owners and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the then lot owners (at such time as Lots 4 and 6 are owned by separate owners), for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

IT IS FURTHER agreed that the Owners and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Owners' use and enjoyment of the access easement area.

IT IS FURTHER agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest and that it shall constitute a covenant running with the lands of the Owners described above.

IN WITNESS WHEREOF, the Owners do execute this Reservation of Access Easement by their signatures below.

Walter Greene, Owner

Jane A. Greene, Owner

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

STATE OF IOWA :
 :SS
COUNTY OF WOODBURY :

 This instrument was acknowledged before me on _____, 2026 by
Walter Greene and Jane A. Greene, husband and wife.

Notary Public in and for said State

Prepared by Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
and return to: Phone: (712) 252-0020

**ACCESS EASEMENT AND
RESERVATION OF ACCESS EASEMENT**

THIS ACCESS EASEMENT AND RESERVATION OF ACCESS EASEMENT is made and executed this _____ day of _____, 2026, by and between Word of Life Ministries, an Iowa corporation, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantor, and Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Grantees and Owners.

WITNESSETH:

WHEREAS, Grantor is the owner of the following described real estate:

Lot One (1), Greene Acres Addition, Woodbury County, Iowa, and

WHEREAS, Grantees and Owners Walter Greene and Jane A. Greene, husband and wife, are the owners of the following described real estate:

Lot Two (2), Greene Acres Addition, Woodbury County, Iowa, and

AND

Lot Five (5), Greene Acres Addition, Woodbury County, Iowa,

WHEREAS, Grantees and Owners wish to obtain, and wish to reserve, a perpetual, non-exclusive easement for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of the Grantor's real estate (Lot 1) and a portion of Owners' real estate (Lot 2) and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 5:

THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 1, AND THE SOUTH 35.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 2, ALL IN GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

NOW THEREFORE, it is mutually understood and agreed by and between the parties that Grantor, in consideration of one dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to Grantees and their heirs, business invitees, guests, agents, successors and assigns, a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from Grantees' real estate to run on, over, across, and through that portion of the Grantor's real estate and more particularly described below.

AND FURTHER, Owners do hereby reserve a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and from their real estate to run on, over, across, and through that portion of their real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 5:

THE SOUTH 25.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 1, AND THE SOUTH 35.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 2, ALL IN GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

IT IS FURTHER agreed that the Grantor, Owners and Grantees and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the then lot owners (at such time as Lots 2 and 5 are owned by separate owners), for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

IT IS FURTHER agreed that the Grantor, Owners and Grantees and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Owners' and Grantees' use and enjoyment of the access easement area.

IT IS FURTHER agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest and that it shall constitute a covenant running with the lands of the Owners and Grantees described above.

IN WITNESS WHEREOF, the Grantor and Owners do execute this Access Easement and Reservation of Access Easement by their signatures below.

Word of Life Ministries, an
Iowa corporation, Grantor

By: _____
Rev. Walter Greene, President

Walter Greene, Owner/Grantee

Jane A. Greene, Owner/Grantee

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

STATE OF IOWA :
 :ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Rev. Walter Greene to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Rev. Walter Greene as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

Notary Public in and for said State

STATE OF IOWA :
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COUNTY OF WOODBURY :

This instrument was acknowledged before me on _____, 2026 by Walter Greene and Jane A. Greene, husband and wife.

Notary Public in and for said State

Prepared by Dan A. Moore, 501 Pierce Street, Suite 300, P.O. Box 3207, Sioux City, Iowa 51102
and return to: Phone: (712) 252-0020

RESERVATION OF ACCESS EASEMENT

THIS RESERVATION OF ACCESS EASEMENT is made and executed this _____ day of _____, 2026, by Walter Greene and Jane A. Greene, husband and wife, of 1478 Buchanan Avenue, Sioux City, Iowa 51106, hereinafter referred to as Owners.

WITNESSETH:

WHEREAS, Walter Greene and Jane A. Greene, husband and wife, are the owners of the following described real estate:

Lot Four (4), Greene Acres Addition, Woodbury County, Iowa, and

AND

Lot Six (6), Greene Acres Addition, Woodbury County, Iowa,

WHEREAS, Owners wish to reserve a perpetual, non-exclusive easement for an access easement, for ingress and egress purposes, to run on, over, across, and through a portion of their real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 6:

THE NORTH 25.0 FEET OF THE SOUTH 65.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

NOW THEREFORE, Owners do hereby reserve a perpetual, non-exclusive easement, to be used for ingress and egress purposes, for ingress and egress to and

from their real estate to run on, over, across, and through that portion of their real estate and more particularly described as follows:

INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 6:

THE NORTH 25.0 FEET OF THE SOUTH 65.0 FEET OF THE EAST 75.0 FEET OF THE WEST 168.0 FEET OF LOT 4, GREENE ACRES ADDITION, WOODBURY COUNTY, IOWA.

IT IS FURTHER agreed that the Owners and their heirs, assigns, and successors in interest shall be responsible for and bear the cost of, split equally between the then lot owners (at such time as Lots 4 and 6 are owned by separate owners), for maintenance and repair of the easement area and for snow and ice removal. Each party shall be responsible for and hold the other party and their successors in interest harmless from any and all claims, demands, suits, or causes of action whatsoever arising from or in connection with the easement property and its use by such party.

IT IS FURTHER agreed that the Owners and their heirs, assigns, and successors in interest, and their permittees shall not obstruct or interfere with the free flow of vehicular traffic over, across, and upon the access easement; no vehicles shall be permanently parked within the access easement area; the access easement shall be kept clear of all obstructions as being necessary for the Owners' use and enjoyment of the access easement area.

IT IS FURTHER agreed that this Access Easement shall inure to the benefit of and bind the heirs, assigns, and successors in interest and that it shall constitute a covenant running with the lands of the Owners described above.

IN WITNESS WHEREOF, the parties do execute this Access Easement by their signatures below.

Walter Greene, Owner

Jane A. Greene, Owner

Woodbury County Planning and Zoning – Proposed Green Acres Addition Application

STATE OF IOWA :
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COUNTY OF WOODBURY :

 This instrument was acknowledged before me on _____, 2026 by
Walter Greene and Jane A. Greene, husband and wife.

Notary Public in and for said State