

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Monday, September 15, 2025 at 5:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - 2.a. Approve agenda as submitted
 - 2.b. Receive and place on file all notices pertaining to this meeting
 - 2.c. Receive and place on file all materials having any bearing on this meeting
 - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on September 2, 2025, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering the rezoning of real property commonly known as 29912 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, and a portion of real property commonly known as 30026 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005220000, from "AG" Agricultural District to "RR" Rural Residential District.
4. **RESOLUTIONS**
 - 4.a. Resolution Number 25-13 recommending to the City Council the rezoning of real property commonly known as 29912 Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, from "AG" Agricultural District to "RR" Rural Residential District.
 - 4.b. Resolution Number 25-14 recommending to the City Council to approve the Final Plat Application request by Terry V. Beard and Cecilia Beard, to replat their property as Schroeder's First Subdivision.
 - 4.c. Resolution Number 25-15 recommending to the City Council to approve the Final Plat Application request by the City to replat their property as Gage County Industrial Park Third Addition.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
 - 7.a. The next regular Planning & Zoning meeting is October 6, 2025 at 5:00 p.m. in the BPS Administration Building Board Room

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 2nd day of September, 2025 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Commission Members: Bradney, Fetty, Fletcher, Franz, Riha, Wright
Absent: Aden, Fralin, McGhee

Chairman Fetty announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on July 7, 2025, as on file in the City Clerk's Office.

Moved by Franz, seconded by Wright, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, Riha, Wright
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

Public Hearing for the purpose of considering adoption of Plan Modification "25-2" to the Redevelopment Plan for Redevelopment Area No. 9. (Manes Way Redevelopment Project)

Chairman Fetty announced that a public hearing will now be held for the purpose of considering adoption of Plan Modification "25-2" to the Redevelopment Plan for Redevelopment Area No. 9. (Manes Way Redevelopment Project)

Taylor Rivera, City Attorney, reported to the Commission this is for the redevelopment of the bowling alley located at 2223 Court Street. The new owner plans to completely renovate the existing facility and the final valuation is estimated to be \$1 million and total TIF revenue is expected to be \$135,000.

Moved by Franz, seconded by Wright, that the public hearing be closed at 5:05 p.m.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, Riha, Wright
Nay: None

MOTION CARRIED.

Public Hearing for the purpose of considering the rezoning of real property commonly known as 29912 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, from "AG" Agricultural District to "RR" Rural Residential District.

Chairman Fetty announced that this public hearing has been postponed until September 15, 2025.

RESOLUTIONS

Resolution Number 25-11 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification “25-2” to the Redevelopment Plan for Redevelopment Area No. 9. (Manes Way Redevelopment Project)

There was no further discussion by the Commission or public.

Moved by Franz, seconded by Bradney, that Resolution Number 25-11 be passed and adopted.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, Riha, Wright
Nay: None

MOTION CARRIED.

Resolution Number 25-11 has been passed and adopted.

Resolution Number 25-12 recommending to the City Council approval of the Final Plat Application request by Gail D. Berke and Kimberly M.B. Straub, to replat their property as Tsianna Heights Addition

Taylor Rivera, City Attorney, reported to the Commission stated Gail Berke and Kimberly Straub wish to plat the currently unplatted parcel of ground located near 10th and Dorsey Street into two (2) parcels.

Moved by Wright, seconded by Franz, that Resolution Number 25-12 be passed and adopted.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, Riha, Wright
Nay: None

MOTION CARRIED.

Resolution Number 25-12 has been passed and adopted.

ORDINANCES

There were no ordinances.

PUBLIC FORUM

No one appeared during public forum.

DISCUSSIONS/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for September 15, 2025 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Franz, seconded by Bradney, that the meeting be adjourned at 5:08 p.m.

Roll Call: Yea: Bradney, Fetty, Fletcher, Franz, Riha, Wright
Nay: None

MOTION CARRIED.

September 2, 2025

Page 2 of 2

NOTICE OF HEARING

The Planning and Zoning Commission of the City of Beatrice, Nebraska will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building, 320 N 5th Street, Beatrice, Nebraska, for the purpose of considering the rezoning of real property commonly known as 29912 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005215000, and a portion of real property commonly known as 30026 US Hwy 77, Beatrice, NE 68310, Gage County Parcel ID 005220000, from "AG" Agricultural District to "RR" Rural Residential District.

Erin Saathoff, MMC, City Clerk

September 5, 2025

**RESOLUTION NUMBER 25-13
PLANNING AND ZONING COMMISSION**

WHEREAS, Jeffry A. Stiefvater and Debra J. Stiefvater, husband and wife (collectively, the “Property Owner”) desires to rezone a portion the following legally described real property, commonly known as 30026 US Hwy 77, Beatrice, Nebraska 68310, from “AG” Agricultural District to “RR” Rural Residential District:

The South Thirty-one (31) acres of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 15, Township 3 North, Range 6 East of the 6th P.M., Gage County, Nebraska, EXCEPT any Railroad Right-of-way, AND EXCEPT that part conveyed to The State of Nebraska as described in Book 175, Page 307, AND EXCEPT a tract described as follows: Beginning at the Northwest corner of the South 31 acres of the Southwest Quarter of the Northwest Quarter of Section 15, Township 3 North, Range 6 East of the 6th P.M., thence East 396.1 feet, thence South 600 feet, thence West 396.1 feet, thence North 600 feet to the point of beginning, AND EXCEPT a tract of land located in the Southwest corner of said tract described as follows: Beginning at the Southwest corner of the Northwest Quarter of said Section 15, Township 3 North, Range 6 East of the 6th P.M., thence running North along the Section line a distance of 150 feet, thence running East 350 feet, thence running South 150 feet, thence running West 350 feet to the point of beginning.

WHEREAS, the aforementioned property lies outside the City’s extraterritorial zoning jurisdiction, but within its extraterritorial jurisdiction, and is subject to the zoning jurisdiction of the City of Beatrice; and

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby recommends for approval to the Beatrice City Council, to rezone the above-described property from “AG” Agricultural District to “RR” Rural Residential District.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 15th day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov



BEATRICE CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 202504101

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Jeffrey + Debra Stiefvater

Address: 30026 US Highway 77 Beatrice NE 68310

Phone: 402-239-7668

Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Jeffrey + Debra Stiefvater

Address: 30026 US Highway 77 Beatrice NE 68310

Phone: 308-325-1058

Email:

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: lot getting sold to Terry + Cecilia Beard (No address yet)

Legal Description (or attach legal description and label Exhibit "A"):

Present Use: Agricultural

Present Zone: Agricultural

Proposed Use: Rural Residential

Proposed Zone: Rural Residential

How are adjoining properties used (list use type and zone for each):

North: Agricultural

South: Agricultural

East: Agricultural

West: Rural Residential

If change is granted, how will it affect adjoining properties? There should be no affect to adjoining properties.

List reason(s) for request: More property to add accessory building for the people that are purchasing the land.

List exhibit(s) or plan(s) submitted:

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Jeff A. Steifvater
Signature

8-20-25
Date

Debra J. Steifvater
Signature

8/20/25
Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: Chelsea Date: 8-20-25
Date Posted on Property: 8-22-25 Date of Hearing: 9-2-25

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: [Signature] Date: 8/20/2025

RECOMMENDATIONS

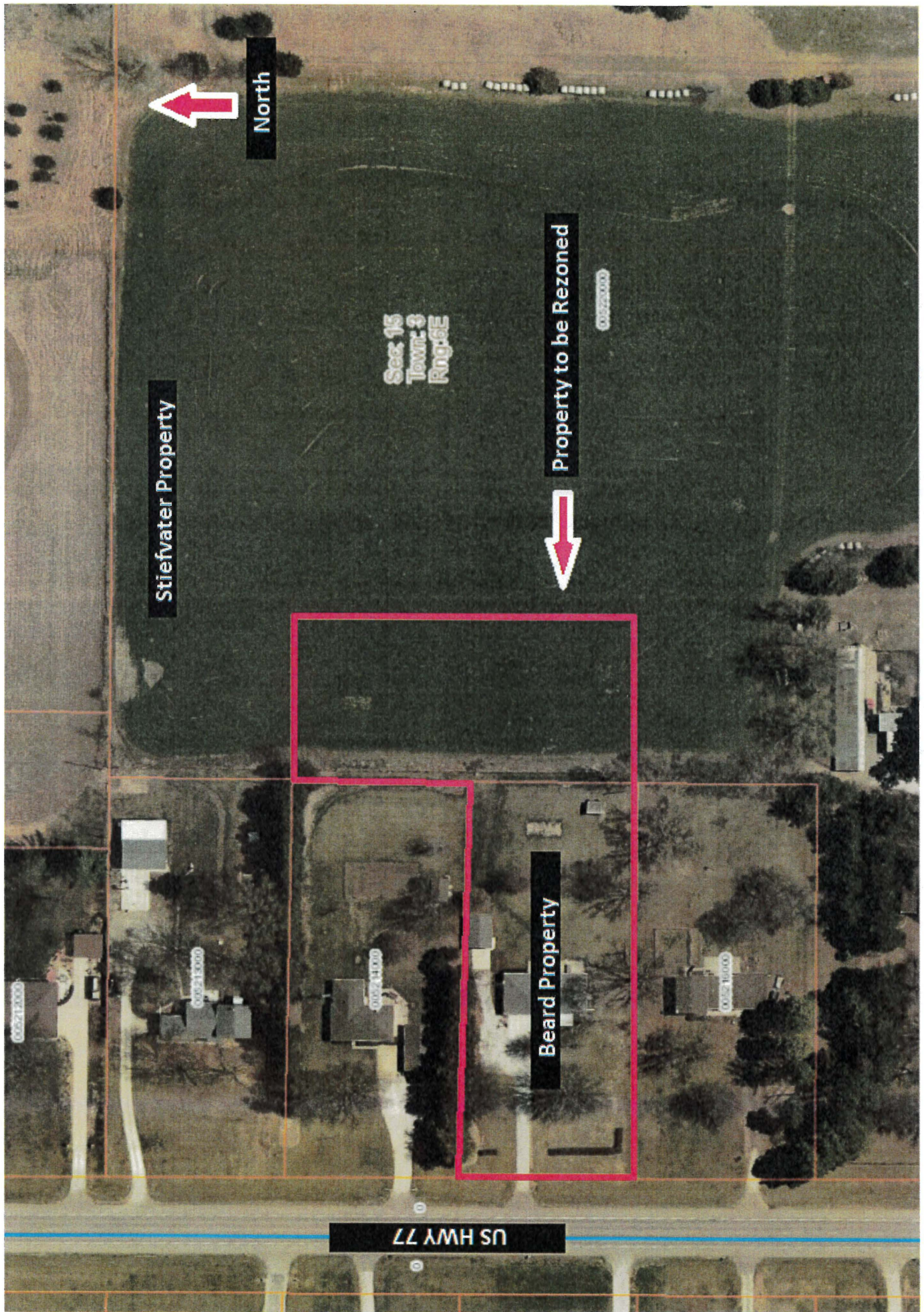
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. Approved Denied

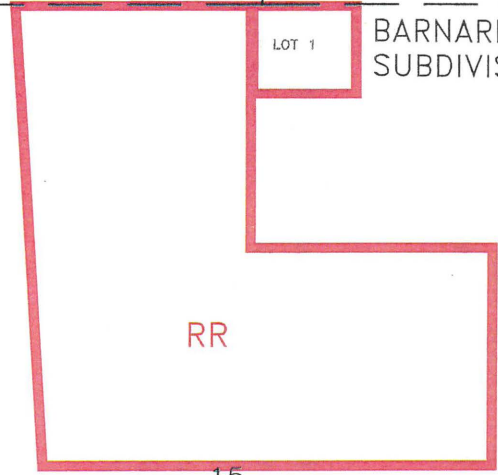
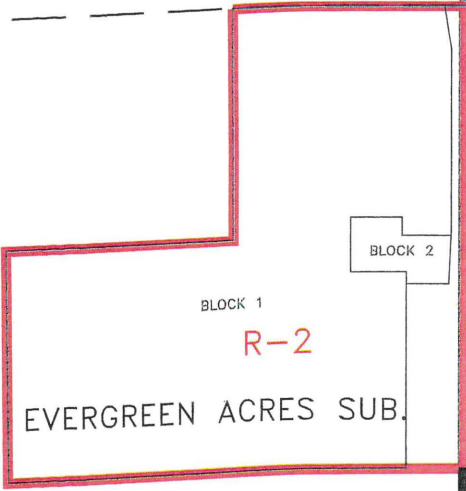
Mayor: _____ Date: _____

City Clerk: _____ Date: _____



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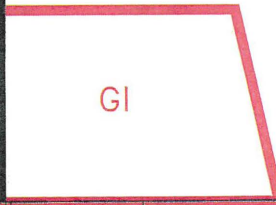
15



AG
PROPERTY TO BE REZONED

HIGHWAY 77

AG



LOCUST ROAD

34F

VAN'S WATERPROOFING SUB. Ord. # 05-28



DANIEL'S SUBDIVISION
Ord. # 05-27

**RESOLUTION NUMBER 25-13
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WHEREAS, the aforementioned property lies outside the City’s extraterritorial zoning jurisdiction, but within its extraterritorial jurisdiction, and is subject to the zoning jurisdiction of the City of Beatrice; and

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby recommends for approval to the Beatrice City Council, to rezone the above-described property from “AG” Agricultural District to “RR” Rural Residential District.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 15th day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.223.5252

community@beatrice.ne.gov



BEATRICE CITY - BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20250401

REZONING APPLICATION

APPLICANT(S) INFORMATION

Name(s): Jeffrey + Debra Stiefvater
Address: 30026 US Highway 77 Beatrice NE 68310
Phone: 402-239-7668
Email:

OWNER(S) INFORMATION (if not Applicant)

Name(s): Jeffrey + Debra Stiefvater
Address: 30026 US Highway 77 Beatrice NE 68310
Phone: 308-325-1058
Email:

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: lot getting sold to Terry + Cecilia Beard (No address yet)
Legal Description (or attach legal description and label Exhibit "A"):

Present Use: Agricultural Present Zone: Agricultural
Proposed Use: Rural Residential Proposed Zone: Rural Residential

How are adjoining properties used (list use type and zone for each):

North: Agricultural South: Agricultural
East: Agricultural West: Rural Residential

If change is granted, how will it affect adjoining properties? There should be no affect to adjoining properties.

List reason(s) for request: More property to add accessory building for the people that are purchasing the land.

List exhibit(s) or plan(s) submitted:

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Jeff A. Steifvater
Signature

8-20-25
Date

Debra J. Steifvater
Signature

8/20/25
Date

OFFICE USE ONLY

Application Fee: \$100.00 Received By: Chelsea Date: 8-20-25
Date Posted on Property: 8-22-25 Date of Hearing: 9-2-25

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: [Signature] Date: 8/20/2025

RECOMMENDATIONS

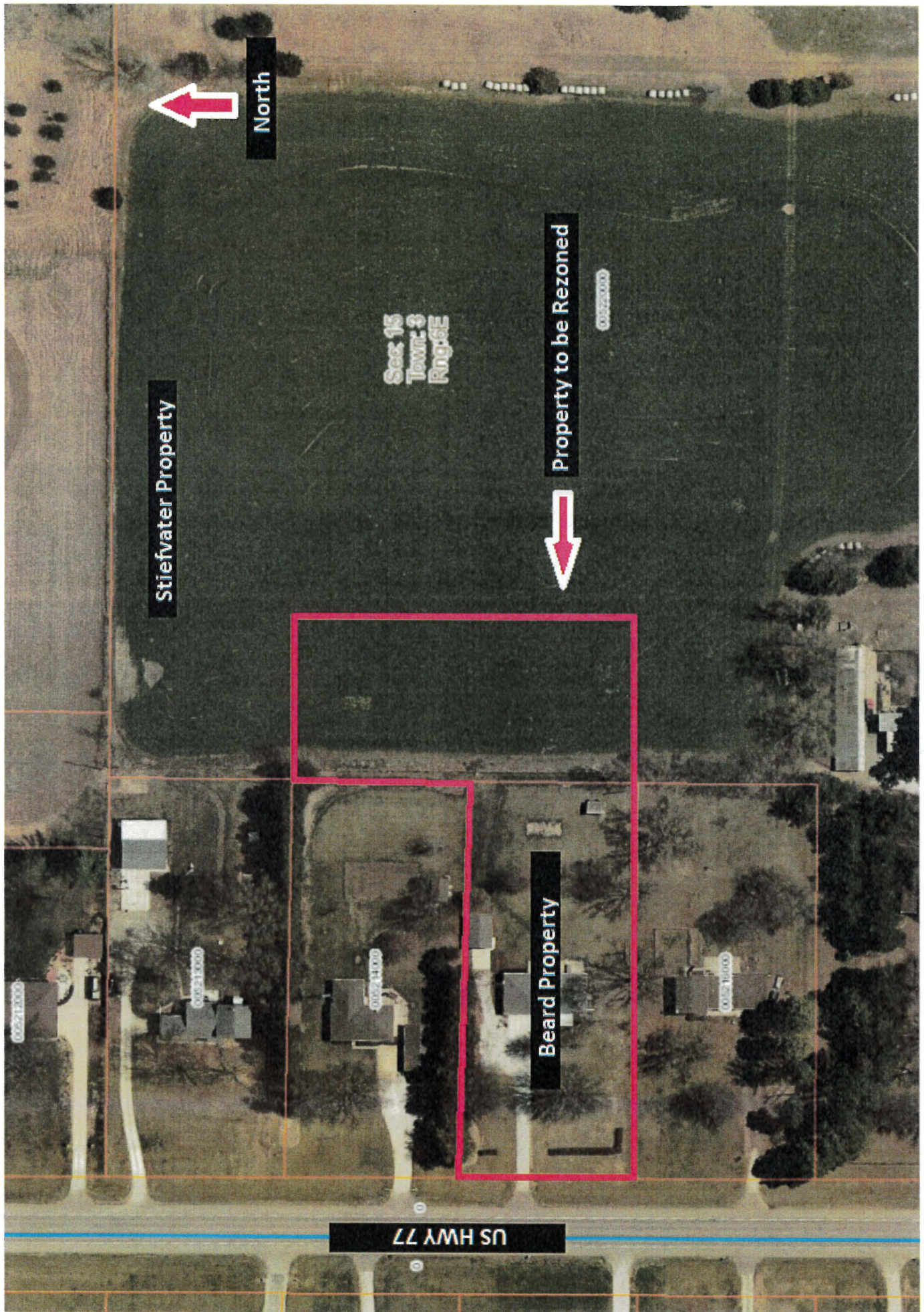
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this ____ day of _____, 20____. Approved Denied

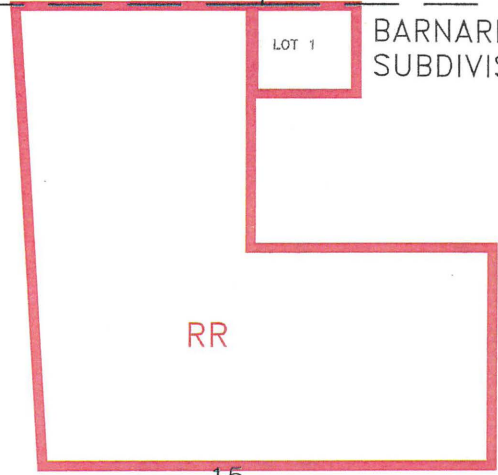
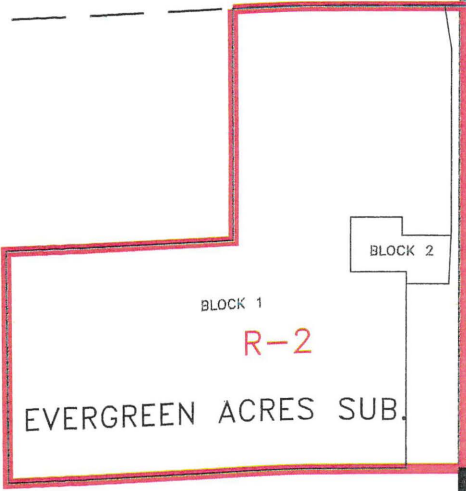
Mayor: _____ Date: _____

City Clerk: _____ Date: _____



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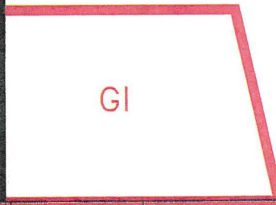
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AG
PROPERTY TO BE
REZONED

HIGHWAY 77

AG



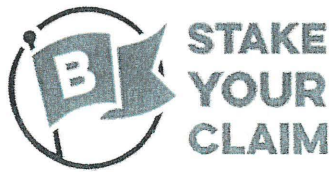
LOCUST ROAD

34F

VAN'S WATERPROOFING SUB. Ord. # 05-28



DANIEL'S SUBDIVISION
Ord. # 05-27



BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Jeffry and Debra Stiefvater
30026 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

Dear Jeffry and Debra:

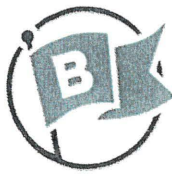
The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Johnny D. Saathoff
29738 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

Dear Johnny:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
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400 Ella Street | Beatrice, NE 68310

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Dorothy Manes
1683 West Lilac Road
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

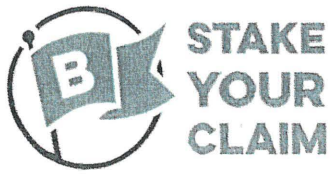
Dear Dorothy:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
CITY • BOARD OF PUBLIC WORKS

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400 Ella Street | Beatrice, NE 68310

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Jason and Teresa Zoellner
1319 West Lilac Road
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

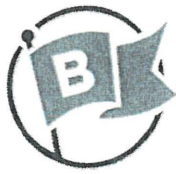
Dear Jason and Teresa:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



STAKE
YOUR
CLAIM

BEATRICE

CITY • BOARD OF PUBLIC WORKS

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ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Jay and Megan Beavers
30498 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

Dear Jay and Megan:

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Sincerely,

Taylor Rivera
City Attorney



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August 27, 2025

Robert and Sherri Carnes
30138 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

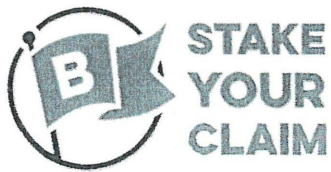
Dear Robert and Sherri:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Cody Stiefvater
30088 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

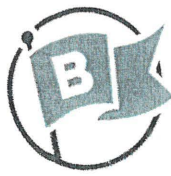
Dear Cody:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Trent Geistlinger
29966 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffrey and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

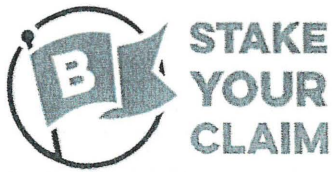
Dear Trent:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Terry and Cecilia Beard
29912 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

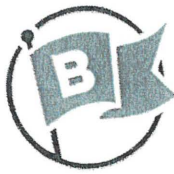
Dear Terry and Cecilia:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Adam and Callie Engler
29886 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

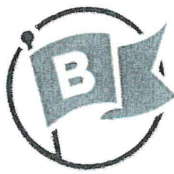
Dear Adam and Callie:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310

Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax: 402.228.5252

August 27, 2025

Jennica Martinez
29824 US Hwy 77
Beatrice, NE 68310

RE: Rezoning Application of Jeffry and Debra Stiefvater, Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310

Dear Jennica:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Monday, September 15, 2025, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, September 15, 2025, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider the Rezoning Application of Jeffry and Debra Stiefvater to rezone Parcel Nos. 005220000 and 005215000, commonly known as 30026 US Hwy 77 and 29912 US Hwy 77, Beatrice, NE 68310, from "AG" Agricultural District to "RR" Rural Residential District.

If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney

**RESOLUTION NUMBER 25-14
PLANNING AND ZONING COMMISSION**

WHEREAS, Terry V. Beard and Cecilia Beard, husband and wife (hereinafter, collectively, "Property Owner"), owner of property legally described:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 15, Township 3 North, Range 6, East of the 6th P.M., described as follows: Commencing at a point 300 feet South of the Northwest corner of the South 31 acres of the Southwest Quarter of the Northwest Quarter of said Section 15 (The Northwest corner of the South 31 acres of the Northwest Quarter of Section 15 being 1,082 feet more or less North of the Southwest corner of the Northwest Quarter of said Section 15); thence running East 396.10 feet more or less to the Pole line of the Norris Public Power District as now located in the Southwest Quarter of the Northwest Quarter of said Section 15; thence running South a distance of 150 feet, thence West 396.10 feet more or less to a point in the West line of the Southwest Quarter of the Northwest Quarter of said Section 15; thence North along West line of the Southwest Quarter of the Northwest Quarter of said Section 15, 150 feet more or less to the point of beginning, except the portion heretofore conveyed to the State of Nebraska by Deed recorded in Book 175, Page 307 records in the Office of Register of Deeds, Gage County, Nebraska

wishes to replat their property as Schroeder's First Subdivision; and

WHEREAS, the aforementioned property lies outside the city limits of the City of Beatrice, but within its extraterritorial jurisdiction; and

WHEREAS, the Property Owner has properly applied to replat the property and have paid the corresponding fees; and

WHEREAS, all prerequisites for a replat have been satisfied and the final plat has been prepared in compliance with applicable state law.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby recommends to the Beatrice City Council, that the request by Terry V. Beard and Cecilia Beard, husband and wife, to replat their property as Schroeder's First Subdivision, be approved.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED AND ADOPTED this 15th day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.223.5252
community@beatrice.ne.gov



BEATRICE
CITY • BOARD OF PUBLIC WORKS

REVIEW NUMBER: 20250325

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Jeff Stiefvater
Address: 30026 US Hwy 77
Beatrice, NE 68310
Phone: 402-239-7668
Email: _____

OWNER(S) INFORMATION (if not Applicant)

Name(s): Debra J Stiefvater
Address: 30026 US Hwy 77
Beatrice NE 68310
Phone: 308-325-1058
Email: _____

PROPOSED PROJECT DETAILS

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: AG Proposed Zone: RR Lot(s): _____ Block: _____ Addition: _____

Legal Description: A part of the NW 1/4, Section 15(3-6) Gage County, NE

Description of Proposed Changes: Lot 1, Schroeder's First Subdivision

List Exhibits or Plans Submitted: final mylar Plat

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Signature: Jeff A. Stiefvater

Date: 7-7-25

Signature: Debra J Stiefvater

Date: 7-7-25

OFFICE USE ONLY

Application Fee: \$150.00 Received By: [Signature] Date: 7-7-2025

Comments: _____

City Engineer: [Signature] Date: 8-15-28

Com Dev Director: [Signature] Date: 7/7/2025

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this _____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this _____ day of _____, 20____. Approved Denied

Mayor: _____ Date: _____

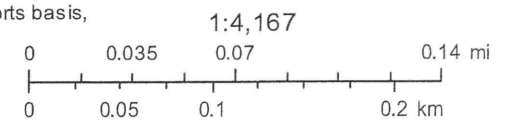
City Clerk: _____ Date: _____



February 20, 2025
14:58 PM

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



Schroeder's First Subdivision

Located on a part of the Northwest Quarter of Section 15, Township 3 North, Range 6 East, of the Sixth Principal Meridian, Gage County, Nebraska

DEDICATION

DESCRIPTION:

Schroeder's First Subdivision, located on a part of the Northwest Quarter of Section 15, Township 3 North, Range 6 East of the Sixth Principal Meridian, Gage County, Nebraska and being more particularly described by metes and bounds as follows:

For the purpose of the legal description, the basis of bearings is the West line of the Northwest Quarter of said Section 15, having an assumed reference bearing of N 00°24'25" E.

Referring to the West Quarter Corner of said Section 15, thence northerly N 00°24'25" E, on the West line of the Northwest Quarter of said Section 15, 632.00 feet, to the Northwest Corner of a tract of land recorded in Instrument Number 2022-02441; thence easterly S 89°30'26" E, on the North line of said tract, 63.01 feet, to a point of intersection on the East line of the State of Nebraska Highway 77 Right of Way, said point also being the Point of Beginning; thence continuing easterly S 89°30'26" E, on the North line and the easterly extension of the North line of said tract, 512.92 feet; thence northerly N 00°24'25" E, 450.00 feet, to a point of intersection on the easterly extension of the North line of a tract of land recorded in Instrument Number 2022-01574; thence westerly N 89°30'26" W, on the westerly extension of the North line of said tract, 179.54 feet, to the Northeast Corner of said tract; thence southerly S 00°24'25" W, on the East line of said tract and the East line of a tract of land recorded in Instrument Number 2017-02039, 300.00 feet, to the Southeast Corner of said tract recorded in Instrument Number 2017-02039; thence westerly N 89°30'26" W, on the South line of said tract, 333.39 feet, to a point of intersection on the East line of the State of Nebraska Highway 77 Right of Way; thence southerly S 00°17'26" W, on said Right of Way line, 150.00 feet, to the True Point of Beginning.

Containing a calculated area of 3.005 acres or 130,897.80 square feet, more or less. Subject to all easements, Restrictions and Reservations of record.

EASEMENTS:

The utility easements shown hereon are hereby dedicated for public use, as well as Easements of Record.

STREETS:

Streets shown on this plot and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

Terry V. Beard and Cecilio Beard, husband and wife, as joint tenants, owners of the property hereon described as SCHROEDER'S FIRST SUBDIVISION, have caused these presents to be signed this _____ day of _____, 2025.

Terry V. Beard _____

Cecilio Beard _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF GAGE }

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by, Terry V. Beard, owner, Witness my hand and Notary Seal the day and year last above written.

Notary Public _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF GAGE }

The foregoing instrument was acknowledged before me on this _____ day of _____, 2025, by, Cecilio Beard, owner, Witness my hand and Notary Seal the day and year last above written.

Notary Public _____

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plot of SCHROEDER'S FIRST SUBDIVISION is hereby approved this _____ day of _____, 2025.

Mayor _____ City Clerk _____

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve this plot.

James Burroughs _____ Date _____

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plot of SCHROEDER'S FIRST SUBDIVISION, is hereby approved this _____ day of _____, 2025.

Chairperson _____

Secretary _____

SURVEYOR'S CERTIFICATE

I, Chris Witaski, a Registered Professional Land Surveyor under the laws of the State of Nebraska, hereby certify that the foregoing survey was executed by me, or under my personal supervision. Permanent corners will be placed at all missing or re-monumented corners, as shown hereon, within 30 days from approval of the Final Plat by the City of Beatrice City Council.

Chris Witaski - NE LS 630

Date - JN 4826

FILED FOR RECORD

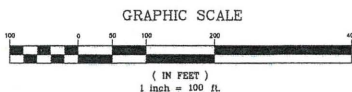
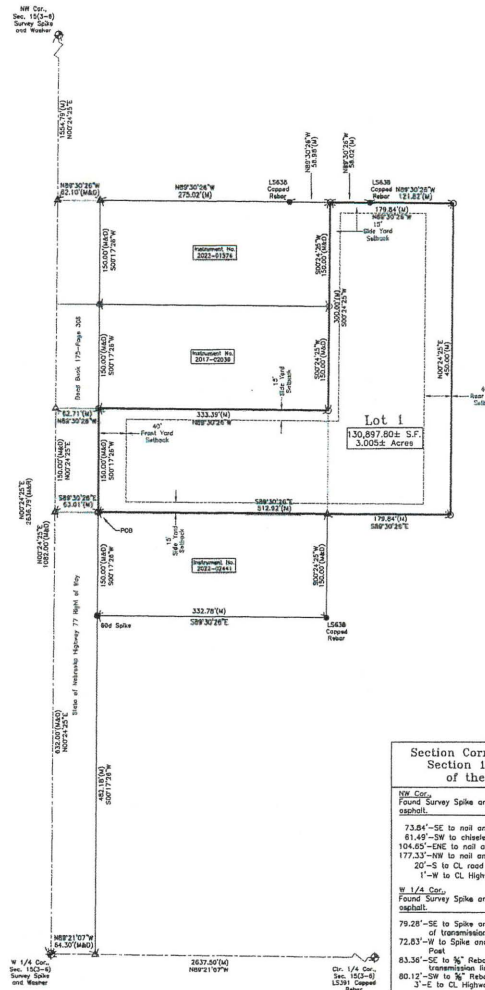
STATE OF NEBRASKA } S.S.
COUNTY OF GAGE }

The foregoing plot was filed for Record and entered in Numerical Index on the _____ day of _____, 2025.

At _____ o'clock _____ m., and recorded as Instrument No. _____

Register of Deeds _____

Deputy _____



Legend	
◆	Section, Quarter, or Sixteenth Cor. Pnd.
●	Cor. Pnd.
○	Cor. Set
⊕	Rebar w/LS638 plastic cap, unless otherwise noted.
⊙	Cor. Set 60d Spike
(M)	Meas. Dist.
(P)	Plot. Dist.
(O)	Deed Dist.
(R)	Record Dist.
(Δ)	Temp Point

Present Zoning - AG
Proposed Zoning - RR
All Bearings are Assumed

Section Corner Description
Section 15, T3N, R6E,
of the 6th P.M.

NR Cor. Sec. 15-24 Survey Spike and Washer at surface of asphalt.

73.84'-SE to nail and shiner S and CMP 81.49'-SW to chiselled "x" top center headwall 104.02'-E to nail and shiner S side CTP 177.33'-NW to nail and shiner W side TUG Plot 20'-S to CL road C-W 1'-W to CL Highway 77

W 1/4 Cor. Found Survey Spike and Washer at surface of asphalt.

79.28'-SE to Spike and Washer N side N PP of transmission line

72.83'-W to Spike and 3 Washers N side TUG Plot

83.56'-SE to "x" Rebar between poles of transmission line structure

80.12'-SW to "x" Rebar under E-W PP line 3'-E to CL Highway 77

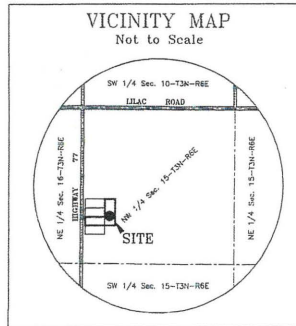
Center 1/4 Cor. Found "S 391" Capped Rebar at surface.

1.56'-W to nail and blue plastic washer E side CTP

8.85'-N to screw in insulator E side S yoke post

15.06'-E to TM LS638" Capped Rebar on Quarter Section line

15.02'-S to TM LS638" Capped Rebar on Quarter Section line -in line with fence line W



-24-

**RESOLUTION NUMBER 25-15
PLANNING AND ZONING COMMISSION**

WHEREAS, the City of Beatrice, Nebraska, a municipal corporation (hereinafter, "Property Owner"), owner of property legally described as:

Lots One (1), Thirty (30), Thirty-One (31), Thirty-Two (32), Thirty-Three (33), and Thirty-Four (34), Gage County Industrial Park Second Addition to the City of Beatrice, Gage County, Nebraska,

wishes to replat their property as Gage County Industrial Park Third Addition; and

WHEREAS, the aforementioned property lies within the city limits of the City of Beatrice; and

WHEREAS, the Property Owner has properly applied to replat the property and have paid the corresponding fees; and

WHEREAS, all prerequisites for a replat have been satisfied and the final plat has been prepared in compliance with applicable state law.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby recommends to the Beatrice City Council, that the request by the Property Owner to replat their property as Gage County Industrial Park Third Addition, be approved.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED AND ADOPTED this 15th day of September, 2025.

Deven McGhee, Secretary

Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT
 205 North 4th Street | Beatrice, NE 68310
 Phone: 402.228.5250 Fax: 402.223.5252
 community@beatrice.ne.gov



REVIEW NUMBER: 20250371

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

Name(s): City of Beatrice
 Address: 400 Ella Street
 Phone: _____
 Email: _____

OWNER(S) INFORMATION (if not Applicant)

Name(s): _____
 Address: _____
 Phone: _____
 Email: _____

PROPOSED PROJECT DETAILS

(Attach location map of proposed subdivision to existing and proposed streets, public facilities, lots)

Present Zone: GI Proposed Zone: GI Lot(s): _____ Block: _____ Addition: _____

Legal Description: _____

Description of Proposed Changes: _____

List Exhibits or Plans Submitted: _____

APPLICANT(S) SIGNATURE

I hereby certify that I have read and examined this application and affirm the above information, as well as any attached information, as true and correct. I also agree to comply with all applicable ordinances or laws of the City of Beatrice, Nebraska. I further certify that I am authorized to sign this Subdivision Final Plat Application.

Signature _____ Date _____
 Signature _____ Date _____

OFFICE USE ONLY

Application Fee: \$150.00 Received By: _____ Date: _____

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: [Signature] Date: 8/12/2025

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this _____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

CITY COUNCIL RECOMMENDATION this _____ day of _____, 20____. Approved Denied

Mayor: _____ Date: _____

City Clerk: _____ Date: _____

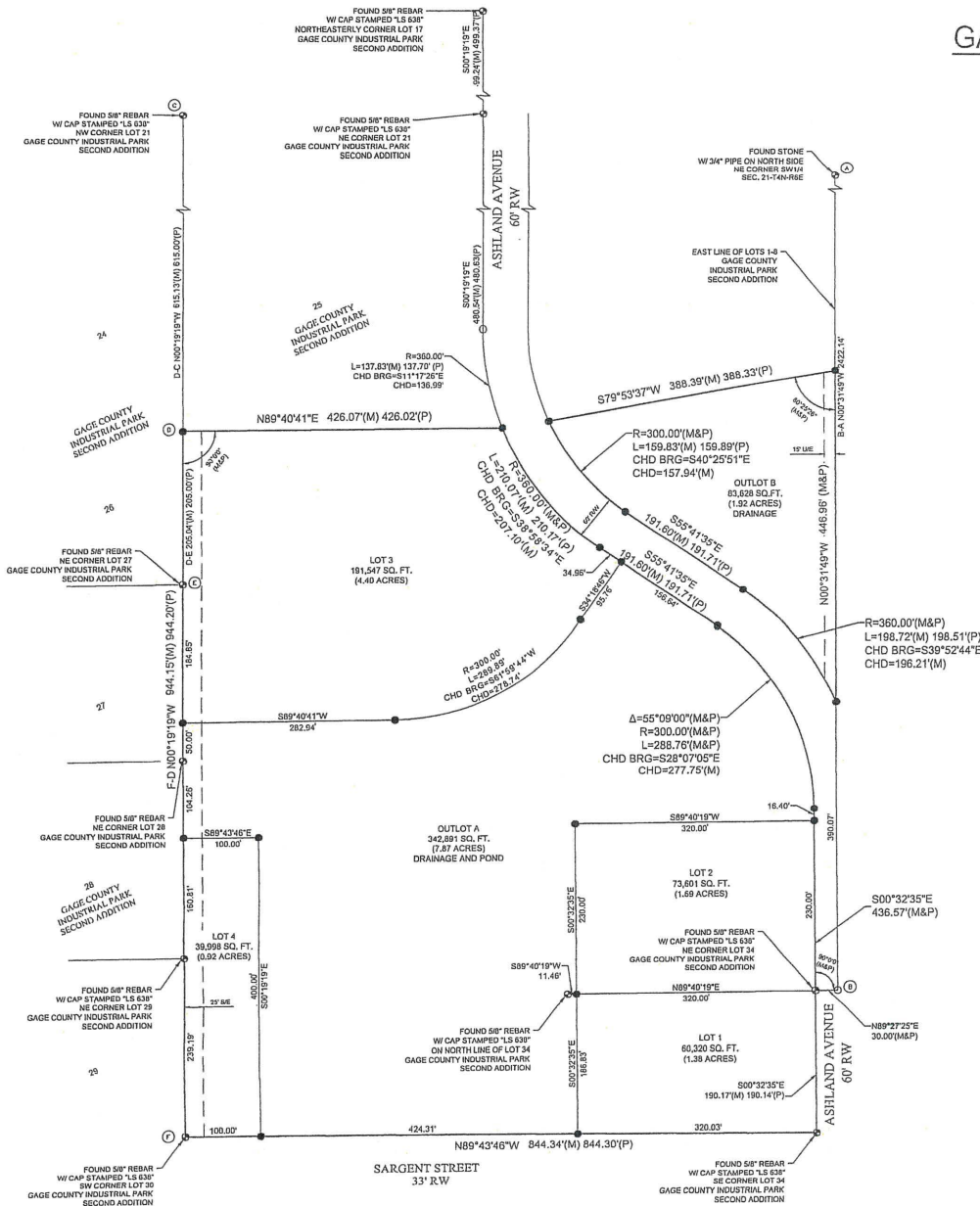
GAGE COUNTY INDUSTRIAL PARK THIRD ADDITION

A REPLAT OF LOTS 1, 30, 31, 32, 33 AND 34
GAGE COUNTY INDUSTRIAL PARK SECOND ADDITION
TO THE CITY OF BEATRICE LOCATED IN
PART OF THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE SIXTH P.M.,
GAGE COUNTY, NEBRASKA



JEO CONSULTING GROUP

JEO Consulting, Inc.
2000 Q Street, Suite 500
Lincoln, NE 68503
402.435.3080 | jeo.com
Organization Certificate of
Authorization Number: CA-0069



CORNER TIES:

- ① NE CORNER SW 1/4 SECTION 21-T4N-86E
FOUND A STONE WITH A 3/4" PIPE ON NORTH SIDE
NE 29.47' TO A 5/8" X 24" REBAR SET 0.9' BELOW GROUND
S 13.39' TO A MAG NAIL SET IN THE SW FACE OF A FENCE POST
(2.7' ABOVE GROUND)
SW 16.00' TO A 5/8" X 24" REBAR SET 0.1' BELOW GROUND
E 1.56' TO THE WEST FACE OF A HEDGE POST
NE 1.56' TO A 3/4" OPEN TOP PIPE ON THE NORTH SIDE OF STONE

SURVEYOR'S REPORT:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE CITY OF BEATRICE. THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH THE PERIMETER AND CREATE A METES AND BOUNDS DESCRIPTION OF LOTS 26, 30, 31, 32, 33 AND 34 IN GAGE COUNTY INDUSTRIAL PARK SECOND ADDITION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 6 EAST OF THE 6TH P.M., CITY OF BEATRICE, GAGE COUNTY, NEBRASKA.

EXISTING MONUMENTS OF RECORD WERE FOUND AT LOCATIONS SHOWN ON THIS PLAT. ALL MONUMENTS FOUND ON THIS PLAT ARE A 5/8" REBAR WITH CAP STAMPED "LS 638", UNLESS NOTED OTHERWISE. ALL MONUMENTS SET ARE A 5/8" BY 24" REBAR WITH A PLASTIC CAP STAMPED "SURVEY MARKER WEERS LS. 007".

THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21 WAS NOT USED TO DETERMINE THE EAST LINE OF THE SOUTHWEST QUARTER DUE TO IT BEING DISTURBED. BASED ON 2017 WTL500 SURVEY OF LOT 34, THE PLATTED MEASUREMENT SOUTHERLY OF THE SOUTH LINE OF LOT 34, GAGE COUNTY INDUSTRIAL PARK SECOND ADDITION IS PLATTED AS BEING 30.00'. THE FOUND CORNER MEASURED 32.6' SOUTHERLY OF THE SOUTH LINE OF SAID LOT 34. I CALCULATED CORNER "B" AS BEING 30.00' EASTERLY OF AND PERPENDICULAR TO THE EAST LINE OF SAID LOT 34, BEING ON THE EAST LINE OF SAID SOUTHWEST QUARTER.

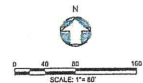
ALL LINES WERE PRODUCED AND ANGLES AND DISTANCES MEASURED WITH A TRIMBLE R121 GNSS RECEIVER AND BASE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA; THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY; THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TYLER J. WEERS, LS 007

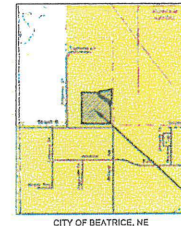
DATE



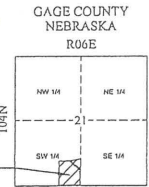
NOTE: ALL BEARINGS ARE BASED ON GAGE COUNTY LOW DISTORTION PROJECTION

LEGEND

- ① MONUMENT FOUND AS NOTED
- STAMPED "SURVEY MARKER WEERS LS. 007"
- CALCULATED CORNER
- M MEASURED DISTANCE
- P PLATTED DISTANCE PER GAGE COUNTY INDUSTRIAL PARK SECOND ADDITION
- R RECORDED IN PLAT BOOK 4, PAGE 104 (08/11/1999)
- S/E SANITARY SEWER EASEMENT
- U/E UTILITY EASEMENT
- R/W RIGHT OF WAY



VICINITY SKETCH



GAGE COUNTY INDUSTRIAL PARK THIRD ADDITION
CITY OF BEATRICE
GAGE COUNTY, NEBRASKA
IN THE SW 1/4 OF SECTION 21,
TOWNSHIP 4 NORTH,
RANGE 6 EAST OF THE 6TH P.M.

JEO Project No.: 211942.01
Date: 7/31/2025
QA/QC: QA/QC
Field Book: GAGE CO. #3
Field Crew: CR/JRL
Survey File No.: 2025-127
Drawn By: DV



FINAL PLAT

