

ORDINANCE NUMBER 26-19

An ordinance approving the plat of Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owner thereof, certified by the surveyor of said addition, approved by the City Engineer, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska; repealing conflicting ordinances; and providing for publication in electronic form and an effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF BEATRICE, NEBRASKA:

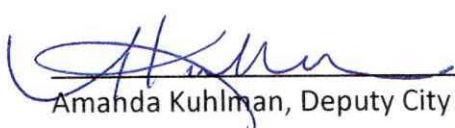
SECTION 1. That the plat of Homestead Junction Third Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owners thereof, Homestead Junction, LLC, a Nebraska limited liability company, on April 22, 2026, certified by Kyle E. Catt, Surveyor No. 609 on April 22, 2026, and by James Burroughs, City Engineer, on April 27, 2026, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on May 18, 2026, be and the same is hereby approved.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in electronic form as provided by law.

PASSED AND APPROVED this 18th day of May, 2026.

Attest:


Amanda Kuhlman, Deputy City Clerk

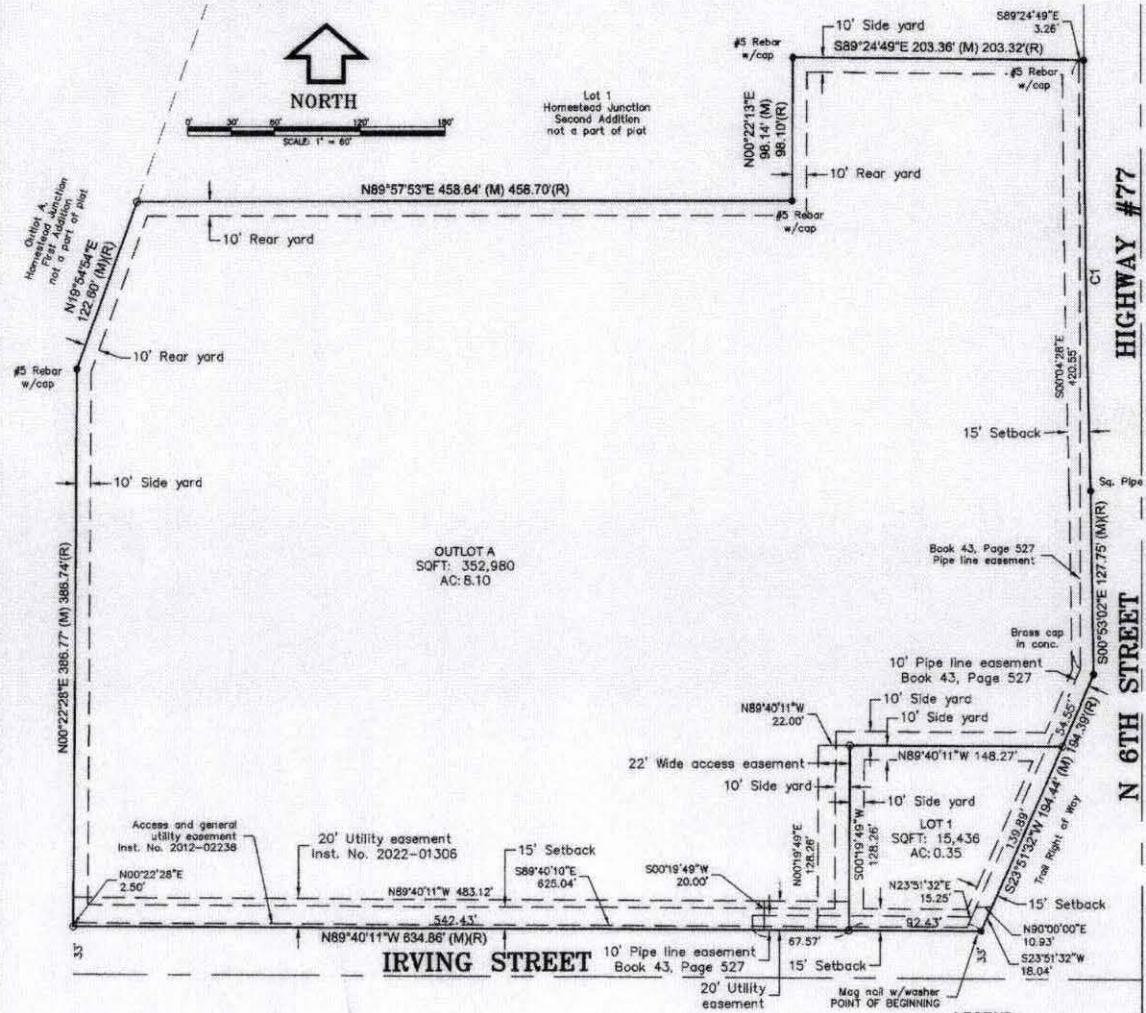



Robert Morgan, Mayor

HOMESTEAD JUNCTION THIRD ADDITION

TO THE CITY OF BEATRICE

A replat of Vacated Outlot B Homestead Junction Second Addition



OUTLOT A
SQFT: 352,980
AC: 8.10

LOT 1
SQFT: 15,436
AC: 0.35

Curve Table				
Curve#	Delta	Radius	Length	Chord Length
C1	1°28'38"	11500.36'	296.62'	296.51'

LEGEND

- P PLATTED DISTANCE
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- △ CALCULATED CORNER
- FOUND CORNER (AS NOTED)
- CORNER SET (5/8" x 24" REBAR W/ PLS 609 CAP)

Total Lots = 2
Total Acres = 8.45

SURVEYORS CERTIFICATE
I, KYLE E. CATT, NEBRASKA REGISTERED LAND SURVEYOR NO. 609, DULY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION, THAT SAID SURVEY WAS MADE WITH REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Kyle E. Catt 4/22/2026
DATE



CURRENT ZONE: G.I.
PROPOSED ZONE: G.C.
LOT 1

DEDICATION

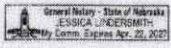
The foregoing Subdivision comprising of Vacated Outlot B Homestead Junction Second Addition to the City of Beatrice, NE and located on a part of the Southeast Quarter of Section 28, T04N, R06E of the 6th Principal Meridian, Gage County, Nebraska, being more particularly described by metes and bounds as follows:
Beginning at the Southeast corner of said Vacated Outlot B, thence on the south line of said Vacated Outlot B, and the North Right-of-Way line of Irving Street N89°40'11"W a distance of 634.86' to the Southwest corner of said Vacated Outlot B;
Thence on the Westerly line of said Vacated Outlot B for the next two (2) calls:
N00°22'28"E a distance of 386.77'
N19°54'54"E a distance of 122.60' to the Northwest corner of said Vacated Outlot B;
Thence on the Northerly line of said Outlot B for the next three (3) calls:
N89°57'53"E a distance of 458.64'
N00°22'13"E a distance of 98.14'
S89°24'49"E a distance of 203.36' to the Northeast corner of said Vacated Outlot B, said corner being on the West Right-of-Way line of Highway #77 and North 8th Street;
Thence on said West Right-of-Way line on a circular curve to the left, said curve having a Delta of 1°28'38", a Radius of 11500.36', a Length of 296.52', a Chord bearing of S00°53'29"E, and a Chord Length of 296.51'.
Thence on said West Right-of-Way line S00°53'02"E a distance of 127.75' to a point of intersection on said West Right-of-Way line and the Northwest Right-of-Way line of the City of Beatrice, Homestead Trail Right-of-Way;
Thence on said Northwest Right-of-Way line S23°51'32"W a distance of 194.44' to the point of beginning.
Described tract contains a calculated area of 368415.90 Sq. Ft. or 8.45 acres, more or less. Subject to all easements, restrictions and reservations of record.
EASEMENTS:
The easements shown hereon are hereby dedicated for public use, as well as Easements of Record, shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

INTESTIMONY WHEREOF:

Homestead Junction, LLC, a Nebraska Limited Liability Company, owner of the property hereon described as HOMESTEAD JUNCTION THIRD ADDITION, have caused these presents to be signed this 22 Day of April, 2026.
Monte Froehlich
Monte Froehlich, Manager of U.S. Property Management, LLC, on behalf of Homestead Junction, LLC.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA }
Lancaster COUNTY } SS
The foregoing instrument was acknowledged before me this 22 day of April, 2026 by Monte Froehlich, Manager of U.S. Property Management, LLC, on behalf of Homestead Junction, LLC, owner. Witness my hand and Notary Seal the day and year last above written.
Jessica Undersmith
NOTARY PUBLIC



PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION, is hereby approved this ___ day of ___, 2026.

Planning Director _____ Date _____

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION is hereby approved this ___ day of ___, 2026.

Mayor _____ City Clerk _____

CITY ENGINEER'S APPROVAL

I, James Burroughs, City Engineer, approve
James Burroughs
Planning Director
James Burroughs
City Engineer
April 27th, 2026
Date



FILED FOR RECORD

STATE OF NEBRASKA }
GAGE COUNTY } SS
The foregoing plat was filed for Record and entered in Numerical index on the ___ day of ___, 2026, at ___ o'clock ___ M. and recorded as instrument No. _____

Register of Deeds _____ Deputy _____