

ORDINANCE NUMBER 26-23

An ordinance approving the plat of Stoddard Place 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 Stoddard Place Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owners thereof, City of Beatrice, Nebraska, a municipal corporation, on July 20, 2026, certified by Marc J. Raphael, Surveyor No. 695 on July 14, 2026, and by James Burroughs, City Engineer, on July 16, 2026, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on July 20, 2026, be and the same is hereby approved.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

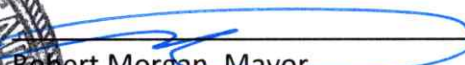
SECTION 3. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in electronic form as provided by law.

PASSED AND APPROVED this 20th day of July, 2026.

Attest:

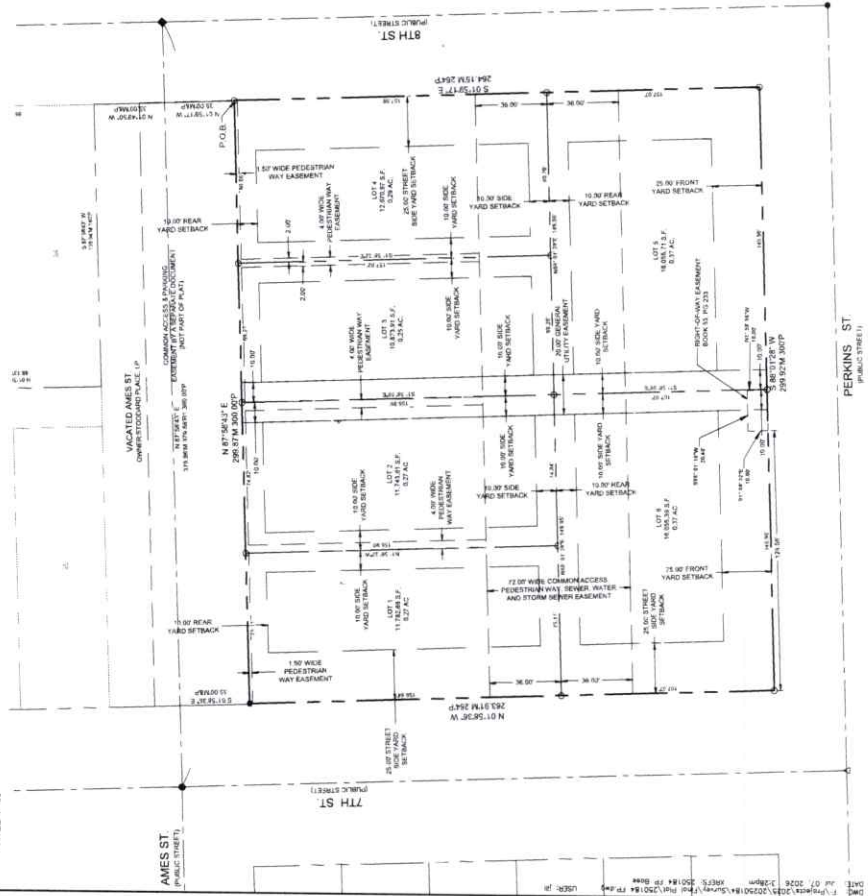


Erin Saathoff, MMC, City Clerk



Robert Morgan, Mayor

A FINAL PLAT OF A TRACT OF LAND COMPOSED OF ALL OF LOTS 138-150, THAT PORTION OF THE VACATED ALLEY LYING BETWEEN LOTS 139-150 ALL IN SOUTH BEATRICE AN ADDITION TO BEATRICE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 6 EAST, OF THE 6TH P.M. BEATRICE, GAGE COUNTY, NEBRASKA AND MORE PARTICULARLY Y DESCRIBED AS FOLLOWS:



- = FD. HOLE IN PLATE IN POT
- ◆ = FD. MAG NAIL
- ◆ = FD. SURVEY SPIKE
- = FD. CARPED REBAR
- △ = FD. CHISELED "X"
- △ = TEMPORARY POINT
- = SET 50' CARPER REBAR #350
- G = MEASURED DISTANCE
- P = PLATTED DISTANCE
- D = DEED DISTANCE
- R1 = SURVEY BY CHRIS WITULSKY
- R3 = SURVEY BY CHRIS WITULSKY

R1 = SURVEY BY CHRIS WITULSKY DATED 9-1-2009
R3 = SURVEY BY CHRIS WITULSKY DATED 2-16-2023

A legal description of a tract of land composed of all of Lots 139-150, that portion of the vacated alley lying between Lots 139-150 all in South Beatrice, an addition to Beatrice, located in the Northwest Quarter of Section 3, Township 3 North, Range 6 East, of the 6th P.M., Beatrice County, Nebraska and more particularly described as follows:

Beginning at the Northeast Corner of Lot 138 South Baetsee, an addition to Baetsee, Thence South, on the East Line of Lots 139, 140, 141, 142, 143, 144 South Baetsee, an addition to Baetsee, on an assumed bearing of $89^{\circ}59'17''$ E, for a distance of 256.87' to the Southeast Corner of Lot 144, Thence $S\ 68^{\circ}07'28''$ W, on the South Line of Lots 144 and 145 and the South Line of Lot 145, on a vacated alley between them in South Baetsee, an addition to Baetsee, for a distance of 259.92' to the Southwest Corner of said Lot 145, Thence $N\ 01^{\circ}54'38''$ W, on the West Line of Lots 145 and 150 South Baetsee, an addition to Baetsee, for a distance of 263.81' to the Northwest Corner of said Lot 150, Thence $N\ 87^{\circ}59'43''$ E, on the North Line of Lots 150 and 156 and the North Line of the vacated alley between them in South Baetsee, an addition to Baetsee, for a distance of 259.87' to the Point of Beginning and having a calculated area of 1.82 acres more or less.

EASEMENTS

The other easements shown thereon are hereby defined as follows:

IN TESTIMONY WHEREOF

STATE OF NEBRASKA)
) S.S.
COUNTY OF GAGE)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Mayor Robert Morgan, Mayor of the City of Beaufort, North Carolina, a Nebraska municipal corporation owner of Stoddard Place. Addition to the City, witness my hand and Notary Seal the day and year last above written.

By order of the Planning Commission the foregoing plat of Stoddard Place Addition is hereby approved this _____ day of _____, 2008.

Chairperson

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska the foregoing plat of Stoddard Place Addition is hereby approved this _____ day of _____, 2026.

The Author(s)

CITY ENGINEER, 1900-1901.

James Burroughs, City Engineer, approve the

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SURVEYOR'S CERTIFICATE

Marc J. Rappest, Nebraska Professional Land Surveyor No. 035, duly licensed under the Land Surveyor's 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 the survey data 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 Surveyor's Regulation Act in effect at the time of this survey. All dimensions are chord measurements unless otherwise shown, and are in feet and decimals of a foot.

STATE OF NEBRASKA)
COUNTY OF _____)
S.S.)
_____)

The foregoing state was filed for Record and entered in Numerical Index on this _____ day of _____, 2016, at _____ o'clock _____ m. and recorded as Instrument No. _____.

COMMUNITY DEVELOPMENT

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



REVIEW NUMBER: 20260149

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

Name(s): Stoddard Place, LP
Address: 1620 S. 84th Street
Lincoln, NE 68506-1812
Phone: 402-320-1064
Email: Connor@hoppeddevelopment.com

OWNER(S) INFORMATION (if not Applicant)

Name(s): City of Beatrice
Address: 205 N. 4th St.
Beatrice, NE 68310
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

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

Present Zone: R-4 Proposed Zone: R-4 Lot(s): 5 lots & 1 outlot Block: 1 Addition: Stoddard Place
Legal Description: Lots 139-150, portion of vacated alley between Lots
139-150 all in South Beatrice, NW 1/4 of Sec. 3, 13N, R6E
Description of Proposed Changes: 5 lots and 1 outlot for a 54 unit apartment
Complex
List Exhibits or Plans Submitted: Final Plat & Improvement Exhibit

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.

Jacob F. Hoppe

C8D0EC748E6A0E

Signature

5/7/2026

Date

Signature

Date

OFFICE USE ONLY

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

Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: [Signature] Date: 5/15/2026

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: _____