

ORDINANCE NUMBER 26-4

An ordinance approving the plat of Landmark 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:

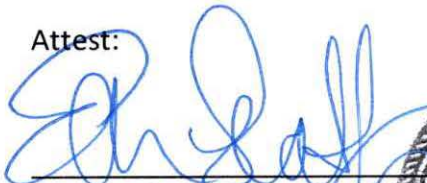
SECTION 1. That the plat of Landmark Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owner thereof, the City of Beatrice, Nebraska, on February 2, 2026, certified by Chris Witulski, Surveyor, L.S. 638 on January 27, 2026, and by James Burroughs, City Engineer, on January 30, 2026, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on February 2, 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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 2nd day of February, 2026.

Attest:


Erin Saathoff, MMC, City Clerk




Robert Morgan, Mayor

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: 20260010

SUBDIVISION PRELIMINARY PLAT APPLICATION

APPLICANT(S) INFORMATION		OWNER(S) INFORMATION (if not Applicant)	
Name(s):	<u>Chad Lottman</u>	Name(s):	<u>Landmark Snacks</u>
Address:	<u>700 Park St Beatrice NE 68310</u>	Address:	<u>same as</u> <u>←</u>
Phone:	<u>402 230 3594</u>	Phone:	
Email:	<u>ChadL@landmarksnacks.com</u>	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: a part of the West 1/2 of the SW 1/4, Section 21(4-6) Gage county, NE

Description of Proposed Changes: Lot 1, Landmark Addition

List Exhibits or Plans Submitted: Preliminary Plat, adjacent Landowners, Deed, Tax statement

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: [Signature] Date: 1-7-26

Signature: _____ Date: _____

OFFICE USE ONLY

Application Fee: \$150.00 Received By: [Signature] Date: 1/8/2026

Comments: _____

City Engineer: [Signature] Date: 1-8-2026

Com Dev Director: [Signature] Date: 1/8/2026

RECOMMENDATIONS

PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this 2nd day of Feb, 2026 Approved Denied
 Planning and Zoning Chairman: [Signature] Date: 2-2-26

CITY COUNCIL RECOMMENDATION this 2nd day of February, 2026 Approved Denied
 Mayor: [Signature] Date: 2-2-26

City Clerk: [Signature] Date: 2-2-26

COMMUNITY DEVELOPMENT

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BEATRICE
CITY - BOARD OF PUBLIC WORKS

REVIEW NUMBER: _____

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): _____

Name(s): _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

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Signature _____

Date _____

Signature _____

Date _____

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Comments: _____

City Engineer: _____ Date: _____

Com Dev Director: _____ Date: _____

RECOMMENDATIONS

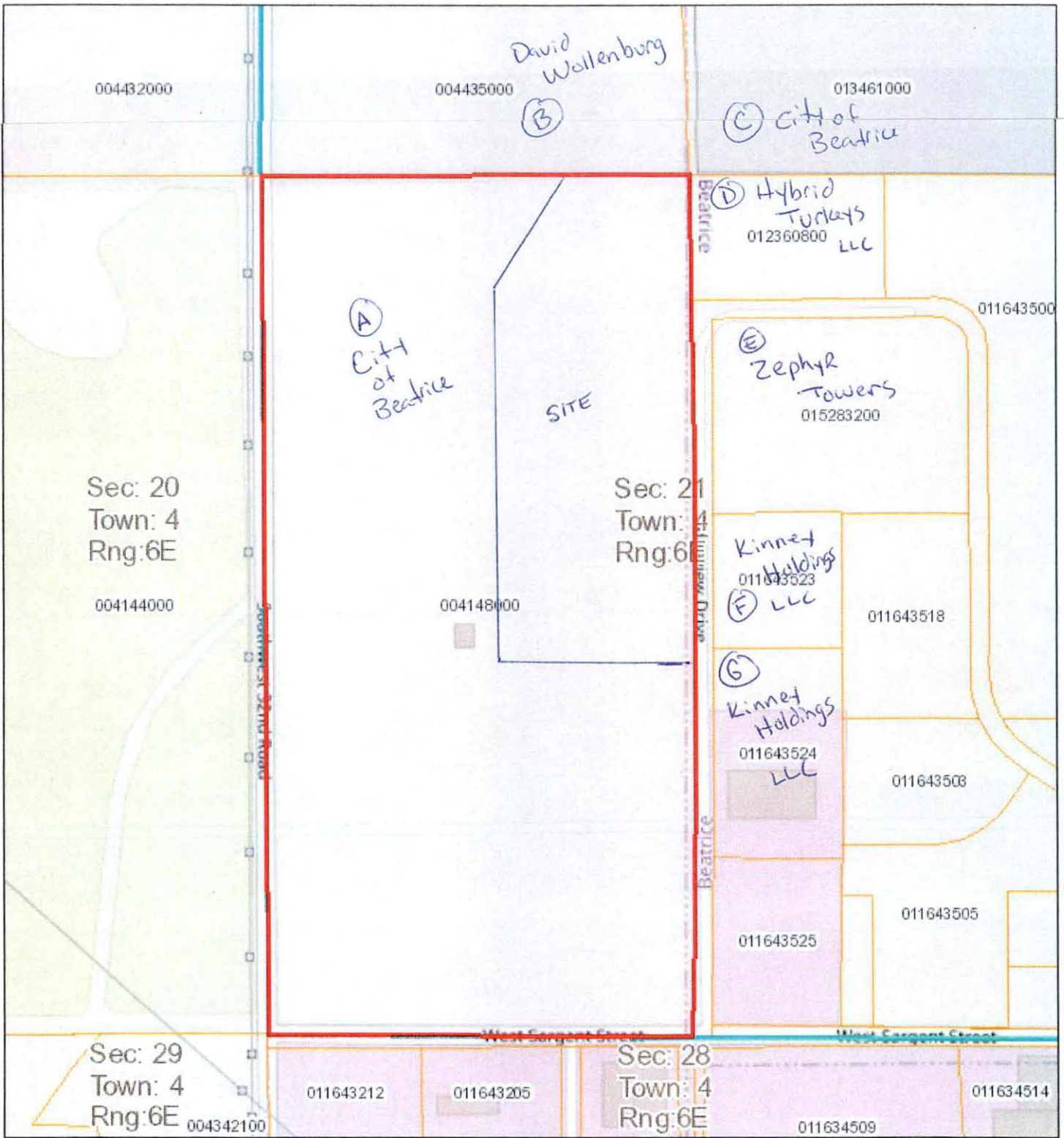
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this ____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

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

Mayor: _____ Date: _____

City Clerk: _____ Date: _____



January 6, 2026

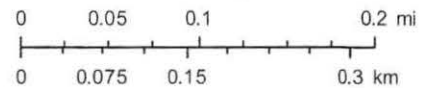
DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

Legend

- Parcels
- Sections

Adjacent owners

1:6,868



Landmark Addition

TO THE CITY OF BEATRICE

DEDICATION

A part of the West Half of the Southwest Quarter of Section 21, Township 4 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska.

The foregoing Addition located on a part of the west half of the Southwest Quarter of Section 21, Township 4 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska, are being more particularly described by areas and bounds as follows:

For the purpose of the legal description, the scale of bearings is the East line of the West Half of the Southwest Quarter of Section 21, Township 4 North, Range 6 East of the 6th Principal Meridian, Gage County, Nebraska, having an assumed reference bearing of N 02°13'00" W.

Referring to the South Statewide Corner of the Southwest Quarter of said Section 21, thence southerly 81°09'59" W, on the East line of the West Half of the Southwest Quarter of said Section 21, 1133.11 feet, to the Point of Beginning; thence westerly 71°54'23" W, 755.01 feet; thence northerly N 00°19'00" W, 3074.75 feet; thence northerly 71°45'22" E, to a point of Intersection on the North line of the West Half of the Southwest Quarter of said Section 21, 620.00 feet; thence easterly 89°38'52" E, on said North line, 312.83 feet, to the North-Southwest Corner of the Southwest Quarter of said Section 21; thence southerly 5°09'18"00" E, on said East line, 1513.71 feet, to the True Point of Beginning.

Containing an undivided area of 24,016 Acres or 1,645,875.60 Square feet, more or less. Subject to all easements, reservations and restrictions 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 plat and not herebefore dedicated in public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

The City of Beatrice, Denver of the property herein described as LANDMARK ADDITION, have caused these presents to be signed this _____ day of _____, 2026.

Name _____ Title _____

ACKNOWLEDGMENT OF NOTARY

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

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by _____ of the City of Beatrice.

Name _____ Title _____

Witness my hand and Notary Seal the day and year first above written.

Notary Public

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the following part of LANDMARK ADDITION is hereby approved this _____ day of _____, 2026.

Mayor _____ City Clerk _____

FILED FOR RECORD

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

The foregoing plat was filed for Record and entered in Record Book on this _____ day of _____, 2026.

at _____ o'clock _____ M., and recorded in Instrument No. _____

Register of Deeds _____ Deputy _____

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of LANDMARK ADDITION is hereby approved this _____ day of _____, 2026.

Chairperson _____

Secretary _____

CITY ENGINEER'S APPROVAL

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

James Burroughs _____ Date _____

SURVEYOR'S CERTIFICATE

I, Chris Whitson, a Registered Professional Land Surveyor under the laws of the State of Nebraska, hereby certify that the foregoing survey was conducted and reduced to this plat under my personal supervision. Permanent markers will be placed at all missing or noncommunicated corners, within 30 days from approval of the final Plat by the City of Beatrice City Council.

Chris Whitson - 11-13-638
Date: 05-27-2026



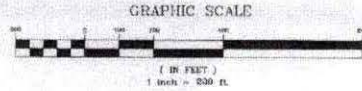
All Bearings are Assumed

Legend

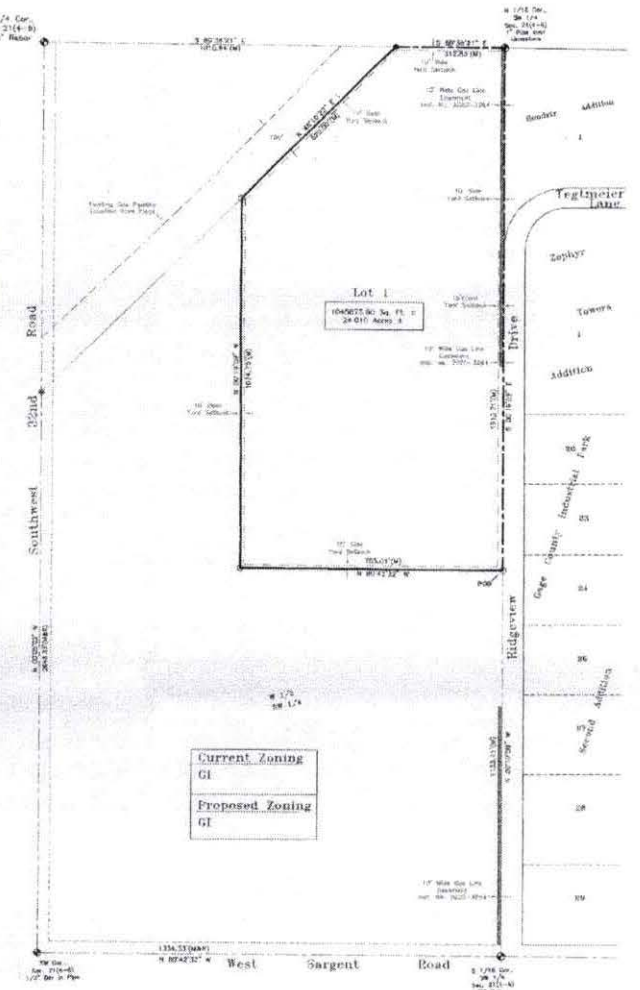
- ◆ = Section, Quarter, or Sixteenth Cor. Peg
- = Cor. Peg
- = Cor. Peg
- = 1/2" Round or 1/4" Round (as noted)
- = Brass Cap in Concrete
- = 2" Square iron
- = Stake, Dist.
- = Post, Dist.
- = Dime, Dist.
- = Record Dist.
- = Tarp, Point



Repository Stamp



SECTION CORNER DESCRIPTIONS	
Section 21, T4N, R6E, of the 6th P.M.	
<p>N 12°14' Cor. Peg 1/4"</p> <p>1/4" Round 1/4" Dist.</p> <p>1/4" Round 1/4" Dist.</p> <p>1/4" Round 1/4" Dist.</p> <p>1/4" Round 1/4" Dist.</p>	<p>1/4" Round 1/4" Dist.</p> <p>1/4" Round 1/4" Dist.</p> <p>1/4" Round 1/4" Dist.</p> <p>1/4" Round 1/4" Dist.</p>



Current Zoning
GI

Proposed Zoning
GI

