

ORDINANCE NUMBER 20-035

An ordinance approving the plat of the Blue Ridge Northeast Subdivision to Gage County Nebraska, as executed by the owner thereof, certified by the surveyor of said subdivision, 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 pamphlet 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 the Blue Ridge Northeast Subdivision to Gage County Nebraska, as executed by the owner thereof, Allen Pfingsten, Personal Representative of the Berniece Pfingsten estate, certified by Chris Witulski, Surveyor, L.S. 638 on September 16, 2020, and by James Burroughs, City Engineer, on September 16, 2020, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on September 21, 2020, be and the same is hereby approved.

SECTION 2. That the zoning of the area contained in the Blue Ridge Northeast Subdivision to Gage County Nebraska be changed from Agricultural District ("AG") to Rural Residential District ("RR").

SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED ^{5th} October, 2020.

Attest:


Erin Saathoff, CMC, City Clerk




Stan Wirth, Mayor

Community Development Department
205 North 4th Street
Beatrice, Nebraska 68310
(402) 228-5250 phone
(402) 228-5252 fax
community@beatrice.ne.gov

**SUBDIVISION FINAL
PLAT APPLICATION**

Planning and Zoning
Article XIII (1315)

Review No. 20200570



BEATRICE
CITY - BOARD OF PUBLIC WORKS

Applicant's Contact Information	Owner's Contact Information
Name(s) <u>Allen Pfingsten, Personal Representative of the Berniece E. Pfingsten Estate</u>	Name(s) <u>Estate of Berniece E. Pfingsten</u>
Address <u>1984 State Highway 103</u> <u>DeWitt NE 68341</u>	Address <u>P.O. Box 218</u> <u>Beatrice NE 68310</u>
Phone <u>(402) 239-5300</u>	Phone <u>(402) 239-5300</u>
Email _____	Email _____

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

Present Zone AG Proposed Zone AG Lot(s) 1 Block _____ Addition _____

Legal Description A part of the Northwest Quarter of Section 9, T4N, R6E.

Description of proposed changes Lot 1, Blue Ridge Northeast Subdivision.

List exhibits or plans submitted Mylar Plat

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 permit application.

Allen Pfingsten PR
Applicant's Signature

7-28-2020
Date

Applicant's Signature

Date

OFFICE USE ONLY

Application Fee: \$150.00 Date Paid 7/29/20 Date Posted _____ Hearing Date 9-21-20

Planning & Zoning Commission Recommendation: Date Approved _____ Date Denied _____

Comments _____

Reviewed by Muriel Ball Date 7/29/20

Planning & Zoning Commission Recommendation

During a hearing on the _____ day of _____, 20____ the Planning and Zoning Commission voted to:
☐ Recommend Approval ☐ Recommend Denial of this Final Plat Application to the City Council.

Comments: _____

Planning & Zoning Chairman _____ Date _____

City Council Decision

During a hearing on the _____ day of _____, 20____ the City Council voted to:
☐ Approve ☐ Deny this Final Plat Application.

Comments: _____

Mayor _____ Date _____

Attest:

Erin Saathoff, City Clerk

Blue Ridge Northeast Subdivision

TO THE CITY OF BEATRICE DEDICATION

DESCRIPTION:

Blue Ridge Northeast Subdivision, located on a part of the Northwest Quarter of Section 9, T4N, R6E of the 6th P.M., Dodge County, Nebraska, 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 9, having an assumed reference bearing of N 00°12'46" W.

Referring to the West Quarter Corner of said Section 9, thence northerly N 00°12'46" W, on the West line of the Northwest Quarter of said Section 9, 520.29 feet, to the Point of Beginning; thence continuing northerly N 00°12'46" W, on the West line of the Northwest Quarter of said Section 9, 410.10 feet; thence easterly E 06°14'54" E, 814.30 feet; thence southerly S 00°34'44" W, 400.12 feet; thence southerly S 27°48'27" W, 187.16 feet; thence southerly S 48°20'50" W, 28.25 feet; thence westerly W 74°08'30" W, 30.75 feet; thence westerly W 86°17'48" W, 132.50 feet; thence northerly N 42°30'48" W, 24.28 feet; thence northerly N 02°48'17" E, 107.91 feet; thence westerly W 86°20'20" W, 521.12 feet, to a point of intersection on the West line of the Northwest Quarter of said Section 9, said point also being the True Point of Beginning.

Containing a calculated area of 8.732 acres or 380,327.43 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 plat and not heretofore dedicated to public use are hereby dedicated.

IN WITNESS WHEREOF:

Alan Pfitzner, Personal Representative of the Service Pfitzner estate, Owner of the property hereon described as BLUE RIDGE NORTHEAST SUBDIVISION, have caused these presents to be signed this _____ Day of _____, 2020.

Alan Pfitzner, Personal Representative

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } S.S.

COUNTY OF DAVIS }

The foregoing instrument was acknowledged before me on this _____ day of _____, 2020, by Alan Pfitzner, Personal Representative of the Service Pfitzner estate, Owner, witness my hand and Notary Seal the day and year last above written.

Notary Public

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of BLUE RIDGE NORTHEAST SUBDIVISION, is hereby approved this _____ day of _____, 2020.

Jane Robertson, Chairperson

Daren McDrew, Secretary

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of BLUE RIDGE NORTHEAST SUBDIVISION is hereby approved this _____ day of _____, 2020.

Mayor

City Clerk

CITY ENGINEER'S APPROVAL

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

James Burroughs

Date

FILED FOR RECORD

STATE OF NEBRASKA } S.S.

COUNTY OF DAVIS }

The foregoing plat was filed for Record and entered in Numerical Index on the _____ day of _____, 2020.

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

Register of Deeds

Deputy

SURVEYOR'S CERTIFICATE

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

Chris Wilkeli - NE LS 538

Date - JAN 2020

Present Zoning - AG
Proposed Zoning - RM

Section Corner Description Section 9, T4N, R6E, of the 6th P.M.

3/8" Cor.
Found 8" Pipe 5' deep.

49.55'-SW to nail and whiner SE side PP
61.38'-NW to nail and whiner NE side CTP
43.95'-NE to nail and whiner NW side TUG Post
40.59'-SE to nail and whiner SW side CTP
-On CL Intersection

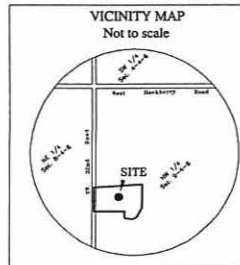
W 1/4 Cor.
Found 1" Pipe 4' deep.

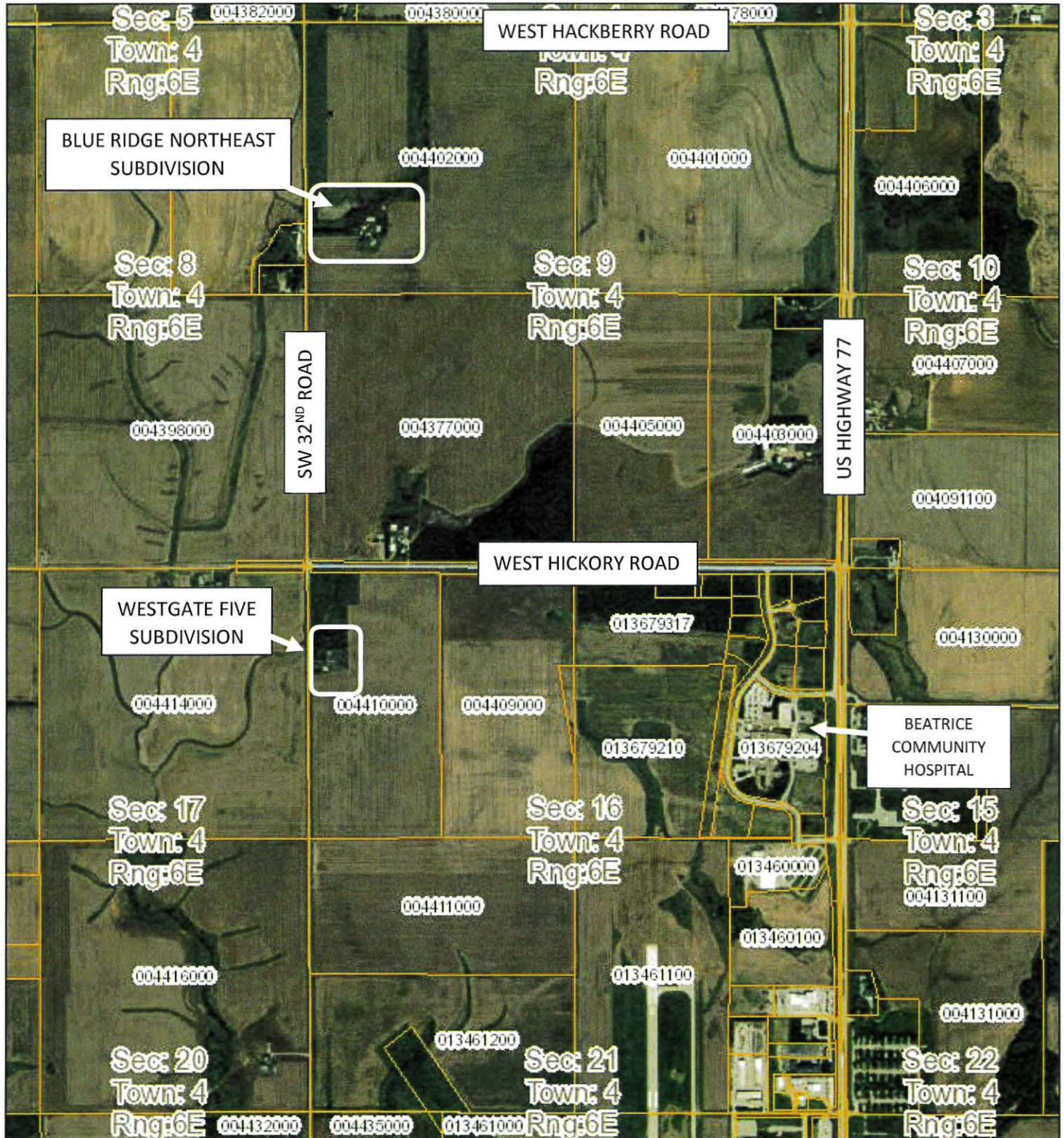
41.47'-NW to "N" Rebar 30" N of fence line E
and 30' W of CL N-S road
26.95'-SW to "N" 1/2" Cor. 30' S of
CL line and 25' W of CL N-S road
36.68'-SW to "N" 1/2" Cor. 30' S of
CL line and 25' W of CL N-S road

All Bearings are Assumed

Legend

- Section, Quarter, or Sixteenth Cor. Find.
- Cor. Find.
- Cor. Set
- "N" Rebar w/ALUMINUM plastic cap, unless otherwise noted.
- Mass. Dist.
- Prod. Dist.
- Dead End
- Record Dist.
- Temp Point





September 18, 2020

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

Legend

- Parcels
- Sections

1:21,787

