

ORDINANCE NUMBER 23-10

An ordinance to amend the Zoning Map for the City of Beatrice, Nebraska by changing the zoning of the property legally described in Exhibit "A", attached hereto and incorporated herein, from "AG" Agriculture District to "GC" General Commercial District; to repeal conflicting ordinances; and to provide for publication in electronic form and for 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 Zoning Map of the City of Beatrice, Nebraska be amended by changing the zoning of the property legally described above from "AG" Agriculture District to "GC" General Commercial District.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 required by law.

PASSED AND APPROVED this 17th day of April, 2023.

Attest:


Erin Saathoff, CMC, City Clerk


Robert Morgan, Mayor



Exhibit "A"

State of Nebraska Gage County ss. Entered
Numerical Index and filed for record the
17 day of May, 2022
at 11:41 o'clock AM, and recorded as

27-4-6

NEBRASKA DOCUMENTARY STAMP TAX	
May 17, 2022	
\$ 202.50	By RRC

INSTRUMENT NO. 2022-01572

Anna S. Munro
Register of Deeds

TRACT INDEX _____
COMPUTER _____
COMPARED _____
PAGED _____

Pages 3 By RRC
Recording Fees \$22.00
Totals Fees \$224.50

WARRANTY DEED

Pamela A. Wurdeman and Leo W. Wurdeman, a married couple and Dawn M. Liberty and Robert L. Liberty, a married couple and Daryl R. Uhlman, Trustee of the Daryl R. Uhlman Revocable Trust, GRANTOR, in consideration of One Dollar and other good and valuable consideration received from TeKolste Organics, LLC, a Nebraska limited liability company, GRANTEE, hereby conveys to GRANTEE the following described real estate (as defined in Neb. Rev. Stat. 76-201):

All my undivided right title and interest in and to
The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-seven (27),
Township Four (4) North, Range Six (6) East of the 6th P.M., Gage County, Nebraska,
EXCEPT Railroad Right of Way as evidenced in Book 31, Page 531; AND EXCEPT that
part conveyed to The State of Nebraska at Book 193, Page 678; AND EXCEPT that part
conveyed to The State of Nebraska at Book 204, Page 230; AND EXCEPT a tract of land
previously conveyed at Book 204, Page 365, more particularly described as follows:
Commencing at a point 60 feet East of the Northwest corner of said Section 27 where the
state right-of-way line intersects the North line of said Section 27, thence Easterly along
said section line 540 feet, thence Southerly parallel to the West section line of said Section
27, 420 feet, thence Westerly parallel to the North line of said Section 27, 540 feet to a
point intersecting the state right-of-way line, thence Northerly along said right-of-way line
420 feet to the point of beginning; AND EXCEPT a tract of land previously conveyed at
Warranty Deed Book 204, Page 564, more particularly described as follows:
Commencing 60 feet East and 620 feet South of the Northwest corner of said Section 27,
at a point in the state right-of-way line, thence South along said right-of-way line 200 feet,
thence east 540 feet, thence North 200 feet, thence West 540 feet, more or less to the point
of beginning; AND EXCEPT a tract of land previously conveyed in Warranty Deed
recorded in Book 205, Page 522, more particularly described as follows: Commencing 60
feet East and 420 feet South of the Northwest corner of said Section 27, said point being
the East highway right-of-way line, thence South along said right-of-way line 200 feet,
thence east and parallel to the north line of said Section 27, a distance of 540 feet, thence
north and parallel to said highway right-of-way line a distance of 200 feet, thence west 540
feet to the point of beginning; AND EXCEPT a tract of land previously conveyed in
Warranty Deed recorded in Book 216, Page 25, described as follows: All that part of the
North Half (N1/2) of the Northwest Quarter of Section 27, Township 4 North, Range 6
East of the 6th P.M., Gage County, Nebraska, lying East of the Railroad Right of Way as
located; AND EXCEPT a tract of land previously conveyed in Warranty Deed recorded in
Book 217, Page 443, more particularly described as follows: Commencing 60 feet East
and 820 feet (more or less) South of the Northwest corner of said Section 27, at a point in
the State right-of-way line which said point is also the Southwest corner of tract heretofore
conveyed to Dale L. Howell as described in Deed recorded at Book 204, Page 564, records
of the office of the Register of Deeds Gage County, Nebraska; thence running East along
the south line of said tract a distance of 540 feet; thence running directly South to a point
in the Center line of Indian Creek; thence running Southerly along the centerline of Indian
Creek to a point in the South line of the NW1/4 NW1/4 of Section 27; thence running west
along said line to a point 64.31 feet Easterly from the west line of the Northwest Quarter
of said Section 27; thence Northerly a distance of 12.98 feet to a point 66.03 feet Easterly
from the west line of the NW1/4 of Section 27; thence Northeasterly along a 49 foot radius
curve a distance of 49.3 feet to a point; thence Northeasterly along an 82 foot radius
reverse curve a distance of 84 feet to a point 142.13 feet Easterly from the West line of the
NW1/4 of Section 27; thence Northerly a distance of 45.54 feet to a point 147.83 feet

easterly from said west line of NW1/4 of Section 27; thence Easterly a distance of 17 feet to a point; thence Northerly along a line 164.83 feet from and parallel to the west line of the NW1/4 of Section 27, a distance of 60 feet to a point; thence westerly a distance of 104.83 feet to a point; thence northerly along a line 60 feet from and parallel to the West line of the NW1/4 of Section 27 a distance of 273.83 feet more or less to the point of beginning; AND EXCEPT Lots 1, 2 and 3, Koenig Addition to the City of Beatrice, Gage County, Nebraska.

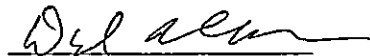
GRANTOR covenant with GRANTEE that GRANTOR:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except encumbrances, liens, easements and restrictions of record;
- (2) has legal power and lawful authority to convey the same; and
- (3) warrants and will defend title to the real estate against the lawful claims of all persons.

Dated 5-13-2022


Pamela A. Wurdeman


Leo W. Wurdeman

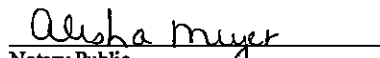

Daryl R. Uhlman, Trustee of the
Daryl R. Uhlman Revocable Trust

STATE OF NEBRASKA

COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 13 day of May, 2022 by Pamela A. Wurdeman.



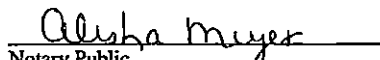

Notary Public

STATE OF NEBRASKA

COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 13 day of May, 2022 by Leo W. Wurdeman.

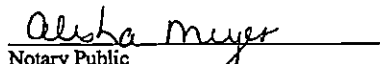


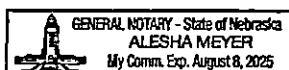

Notary Public

STATE OF NEBRASKA

COUNTY OF GAGE

The foregoing instrument was acknowledged before me this 13 day of May, 2022 by ^{Am} Pamela A. Wurdeman, ~~Dana M. Liberty~~, Daryl R. Uhlman, Trustee of the Daryl R. Uhlman Revocable Trust.


Notary Public



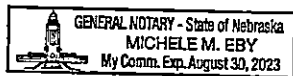
Dawn M. Liberty
Dawn M. Liberty

Robert L. Liberty
Robert L. Liberty

STATE OF NEBRASKA

COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 13th day of May, 2022 by Dawn M. Liberty.



Michele M. Eby
Notary Public

STATE OF NEBRASKA

COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 13th day of May, 2022 by Robert L. Liberty.



Michele M. Eby
Notary Public

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