

ORDINANCE NUMBER 23-12

An ordinance approving the plat of Diamond T Ranch, Inc., Subdivision, 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 Diamond T Ranch, Inc., Subdivision, City of Beatrice, Gage County, Nebraska, as executed by the owner thereof, Diamond T Ranch, Inc., a Nebraska corporation, on April 11, 2023, certified by Chris Witulski, Surveyor, L.S. 638 on March 31, 2023, and by James Burroughs, City Engineer, on April 4, 2023, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on April 17, 2023, be and the same is hereby approved.


SECTION 2. That the zoning of the area contained in Diamond T Ranch, Inc., Subdivision, City of Beatrice, Gage County, Nebraska remain "GC" General Commercial District.

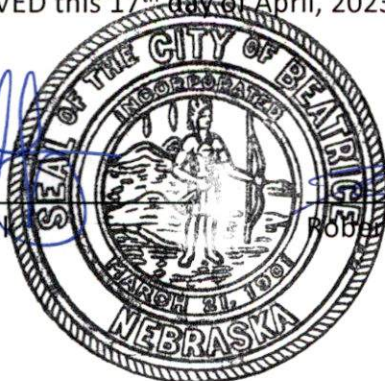
SECTION 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

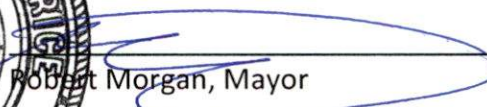
SECTION 4. That this ordinance shall be in full force and effect from and after its passage, approval, and publication in electronic form as provided by law.

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

Attest:


Erin Saathoff, CMC, City Clerk




Robert Morgan, Mayor

DIAMOND T RANCH, INC., SUBDIVISION

Located on a part of the Southwest Quarter of Section 3, Township 4 North, Range 6 East of the 6th P.M. Gage County, Nebraska.

Being all of Vacated Lots 13 & 14 and the Vacated North 200 feet of Lots 15 & 16 and a Vacated part of Lot 17 described as Beginning at the Northeast Corner of Vacated Lot 17, thence southerly S 00°09'00" E, 200.00 feet; thence westerly S 89°55'55" W, 44.82 feet; thence northerly N 00°09'00" W, 200.00 feet, to a point of intersection on the North line of said Lot 17; thence easterly N 89°55'55" E, 44.27 feet, to the Point of Beginning. All in Marshall Industrial Tract, and located on a part of the Southwest Quarter of Section 3, Township 4 North, Range 6 East of the 6th P.M. Gage County, Nebraska.

DEDICATION

Diamond T Ranch, Inc., Subdivision, Being all of Vacated Lots 13 & 14 and the Vacated North 200 feet of Lots 15 & 16 and a Vacated part of Lot 17 described as Beginning at the Northeast Corner of Vacated Lot 17, thence southerly S 00°09'00" E, 200.00 feet; thence westerly S 89°55'55" W, 44.82 feet; thence northerly N 00°09'00" W, 200.00 feet, to a point of intersection on the North line of said Lot 17; thence easterly N 89°55'55" E, 44.27 feet, to the Point of Beginning. Marshall Industrial Tract, and located on a part of the Southwest Quarter of Section 3, Township 4 North, Range 6 East of the 6th P.M. Gage County, Nebraska.

Referring to the West Quarter Corner of Section 3, Township 4 North, Range 6 East of the 6th P.M., thence easterly on the North line of the Southwest Quarter of said Section 3, N 89°55'55" E, 152.41 feet, to a point of intersection on the East line of the State of Nebraska Highway Right of Way, and point also being the Point of Beginning; thence continuing southerly N 89°55'55" E, on the North line of the Southwest Quarter of said Section 3, 507.50 feet; thence southerly S 00°18'31" E, to the Southeast corner of Vacated Lot 13, Marshall Industrial Tract, 900.01 feet; thence westerly S 89°55'55" W, on the South line of Vacated Lots 13 and 14, Marshall Industrial Tract, 200.00 feet; thence northerly N 00°18'31" W, on a part of the East line of Vacated Lot 14, Marshall Industrial Tract, 100.00 feet; thence westerly S 89°55'55" W, to a point of intersection on the East line of the State of Nebraska Highway Right of Way, 244.83 feet; thence northerly N 00°09'00" W, on said East Right of Way line, to a point of intersection on the North line of Lot 17, Marshall Industrial Tract, 200.00 feet; thence southerly S 89°55'55" W, on a part of the North line of said Lot 17 and on said East State Right of Way line, 32.12 feet; thence northerly N 00°10'17" W, on said East State Right of Way line, 129.20 feet; thence northerly N 19°45'57" W, on said East State Right of Way line, 155.55 feet; thence northerly N 02°29'37" W, on said East State Right of Way line, 300.00 feet; thence northerly N 18°50'35" E, on said East State Right of Way line, 75.18 feet, to the True Point of Beginning. Containing a calculated area of 8.660 acres or 420,789.50 square feet, more or less. Subject to all easements, Reservations 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 hereinafter dedicated for public use are hereby so dedicated.

IN TESTIMONY WHEREOF:

Diamond T Ranch, Inc., owners of the property herein described as Diamond T Ranch, Inc., Subdivision, have caused these presents to be signed this _____ day of _____, 2023.

Jack Thies, President of Diamond T Ranch, Inc.

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA } S.S.
COUNTY OF GAGE }
The foregoing instrument was acknowledged before me on this _____ day of _____, 2023, by Jack Thies, President, Diamond T Ranch, Inc., witness my hand and Notary Seal the day and year first above written.

Notary Public

PLANNING COMMISSION APPROVAL

By order of the Planning Commission the foregoing plat of Diamond T Ranch, Inc., Subdivision, is hereby approved this _____ day of _____, 2023.

Joan Robertson, Chairperson

Dawn LeChue, Secretary

CITY COUNCIL APPROVAL

By order of the Mayor and City Council of the City of Gage, Nebraska, the foregoing plat of Diamond T Ranch, Inc., Subdivision, is hereby approved this _____ day of _____, 2023.

Mayor

City Clerk

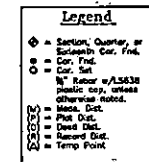
FILED FOR RECORD

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

The foregoing plat was filed for Record and entered in Historical Index on the _____ day of _____, 2023, at _____ o'clock _____ m., and recorded as Instrument No. _____.

Register of Deeds

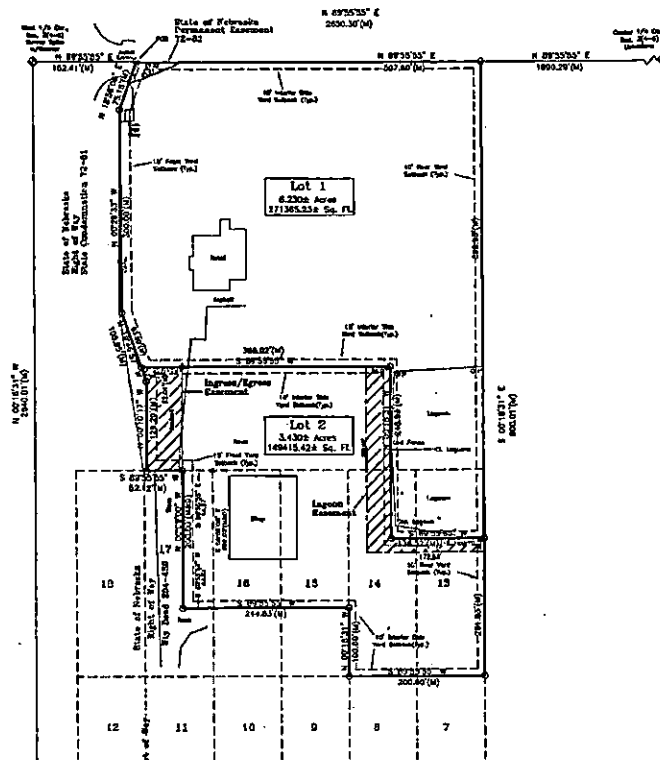
Deputy



All Bearings are Assumed

Current Zoning-GC
Proposed Zoning-GC

GRAPHIC SCALE



Section Corner Ties Section 3, Township 4 North, Range 6 East of the 6th P.M. Gage County, Nebraska

Center 1/4 Cor.
Intersection of 2 1/2" x 1/4" Timber 0.17' S and
0.17' W at center of State 100' x 100' Acre.

4.30'-to rail and other top 1' side PP
0.28'-to rail and other 1' side C/P
5.25'-to top rail and other 1' side double track Railway line
to C/P from line
-At intersection of Range R, S, E and W

SW Cor.
2 1/2" x 1/4" Timber

58.25'-to rail and other top 1' and 15" C/P w/7/32
71.33'-to 5/8" rail w/1/8" Timber, 25' N of
and median road at on CL median
60.23'-to 5/8" rail w/1/8" Timber, 25' N of
and median road at on CL median

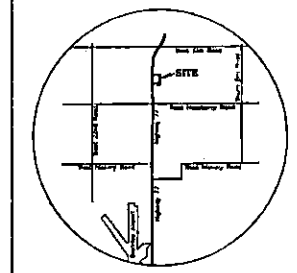
71.24'-to rail and other 1' side PP
13.35'-to top rail and other 1' side C/P
0.35'-to CL from 50' from Highway 77
-At line w/CL, S-W road
-Other line is approx. 5' SE of line

E 1/4 Cor.
2 1/2" x 1/4" Timber

67.54'-to rail and other top 1' and 15" C/P w/7/32
68.44'-to rail and other top 1' and 15" C/P w/7/32
15.52'-to 5/8" rail w/1/8" Timber, 25' N of
and median road at on CL median

74.87'-to 5/8" rail w/1/8" Timber, 25' N of
and median road at on CL median
4.87'-to CL from 50' from Highway 77
1.95'-to CL from other return to

VICINITY MAP Not to scale



CITY ENGINEER'S APPROVAL

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

James Burroughs

Date

SURVEYOR'S CERTIFICATE

I, Chris Shubert, 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 markers will be placed at all existing or recommended corners, as shown hereon, within 30 days from approval of the final Plat by the City of Gage County Council.

Chris Shubert - NE LS 838

Date - 04.28.23