

ORDINANCE NUMBER 23-4

An ordinance approving the plat of Soni 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 Soni Addition to the City of Beatrice, Gage County, Nebraska, as executed by the owner thereof, Hydo Properties, LLC, a Nebraska limited liability company, on January 31, 2023, certified by Chris Witulski, Surveyor, L.S. 638 on January 30, 2023, and by James Burroughs, City Engineer, on January 31, 2023, and approved by the Planning and Zoning Commission of the City of Beatrice, Nebraska on February 6, 2023, be and the same is hereby approved.

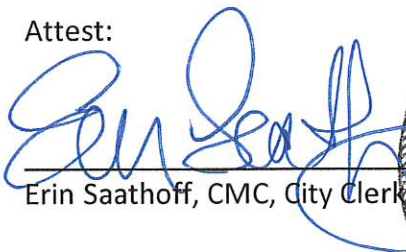
SECTION 2. That the zoning of the area contained in Soni Addition to the City of Beatrice, Gage County, Nebraska remain "GC" General Commercial District.

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 That all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 6th day of February, 2023.

Attest:



Erin Saathoff, CMC, City Clerk



Robert Morgan, 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. 2022/168



Applicant's Contact Information	Owner's Contact Information
Name(s) <u>Hydro Properties LLC</u>	Name(s) <u>Todd & Soni Hydro</u>
Address <u>PO BOX 5</u> <u>Beatrice NE 68310</u>	Address <u>1326 S 8th</u> <u>Beatrice NE 68310</u>
Phone <u>402-239-2982</u>	Phone <u>Same</u>
Email <u>hydroproperties@gmail.com</u>	Email <u>Same</u>

Proposed Project Details

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

Present Zone GC Proposed Zone GC Lot(s) _____ Block _____ Addition _____

Legal Description Lots 1 and 2, SOWT Addition

Description of proposed changes _____

List exhibits or plans submitted Final Plat mylar

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.

Soni Hydro
Applicant's Signature

8-17-22
Date

[Signature]
Applicant's Signature

8-17-22
Date

Application Fee: \$150.00 ^{RM} Date Paid 8/18/22 Date Posted _____ Hearing Date _____

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

Comments _____

Reviewed by _____ Date _____

Planning & Zoning Commission Recommendation

During a hearing on the 6 day of February, 2023 the Planning and Zoning Commission voted to:

☒ Recommend Approval ☐ Recommend Denial of this Final Plat Application to the City Council.

Comments: _____

Planning & Zoning Chairman Alan L. Jey Date 2/6/23

City Council Recommendation

During a hearing on the 6 day of February, 2023 the City Council voted to:

☒ Approve ☐ Deny this Final Plat Application.

Comments: _____

Mayor [Signature] Date 2-6-23

Attest:

[Signature]
Erin Saathoff, City Clerk

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

**SUBDIVISION PRELIMINARY PLAT
APPLICATION**

Planning and Zoning
Article XIII (1315)

Review No. 2022-1168



Applicant's Contact Information	Owner's Contact Information
Name(s) <u>Hydro Properties LLC</u>	Name(s) <u>Todd & Son, Hydro</u>
Address <u>PO Box 5</u> <u>Beatrice NE 68310</u>	Address <u>13216 S 8th</u> <u>Beatrice NE 68310</u>
Phone <u>402-239-2982</u>	Phone <u>same</u>
Email <u>hydroproperties@gmail.com</u>	Email <u>same</u>

Proposed Project Details

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

Present Zone GC Proposed Zone GC Lot(s) _____ Block _____ Addition _____

Legal Description Proposed Vacated Lots 1 and 2, Higgins First Addition

Description of proposed changes Re Plat as Lots 1 and 2 SONI Addition

List exhibits or plans submitted Preliminary plat application, Preliminary Plat,
Existing Site Conditions, Vacation Letter, Tax Current Statement,
Surrounding owners

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.

Sm Hydro
Applicant's Signature

8-17-22
Date

[Signature]
Applicant's Signature

8-17-22
Date

Application Fee: \$150.00 Date Paid NA Date Posted _____ Hearing Date _____
Planning & Zoning Commission Recommendation: Date Approved _____ Date Denied _____
Comments _____

Reviewed by _____ Date _____

Planning & Zoning Commission Recommendation

During a hearing on the 6 day of Feb, 20 23 the Planning and Zoning Commission voted to:
☒ Recommend Approval ☐ Recommend Denial of this Preliminary Plat Application to the City Council.

Comments: _____

Planning & Zoning Chairman Alvin J. Jorg Date 2/4/23

City Council Recommendation

During a hearing on the 6 day of Feb, 20 23 the City Council voted to:
☒ Approve ☐ Deny this Preliminary Plat Application.

Comments: _____

Mayor [Signature] Date 2-6-23

Attest:

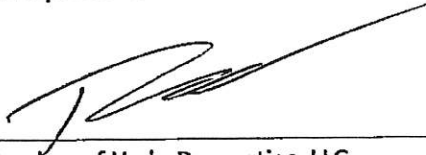
[Signature]
Erin Saathoff, City Clerk

City of Beatrice
Community Development
Department

205 N. 4th Street
Beatrice, NE 68310

This letter is a request to Vacate Lot 2, Higgins First Addition to the City of Beatrice.

A new Subdivision called Soni Addition will follow once the vacation is completed.

A handwritten signature in black ink, appearing to be 'J. Rad', is written over a horizontal line.

Member of Hydo Properties, LLC

TREASURER
Laurie Wollenburg

OFFICE OF
GAGE COUNTY TREASURER

612 Grant Street - P.O. Box 519 - Beatrice, Nebraska 68310
Phone: (402)223-1316 - Fax: (402)228-1978
Email: treasurer@gage.nacoe.org

DEPUTY
Lisa Sohl

August 16, 2022

RE: REAL ESTATE TAXES

To Whom It May Concern:

The 2021 taxes for parcel number 0012409402 in the name of JEFFCO LAND CO LLC and legally described as LOT 2 HIGGINS FIRST ADDITION have been paid.

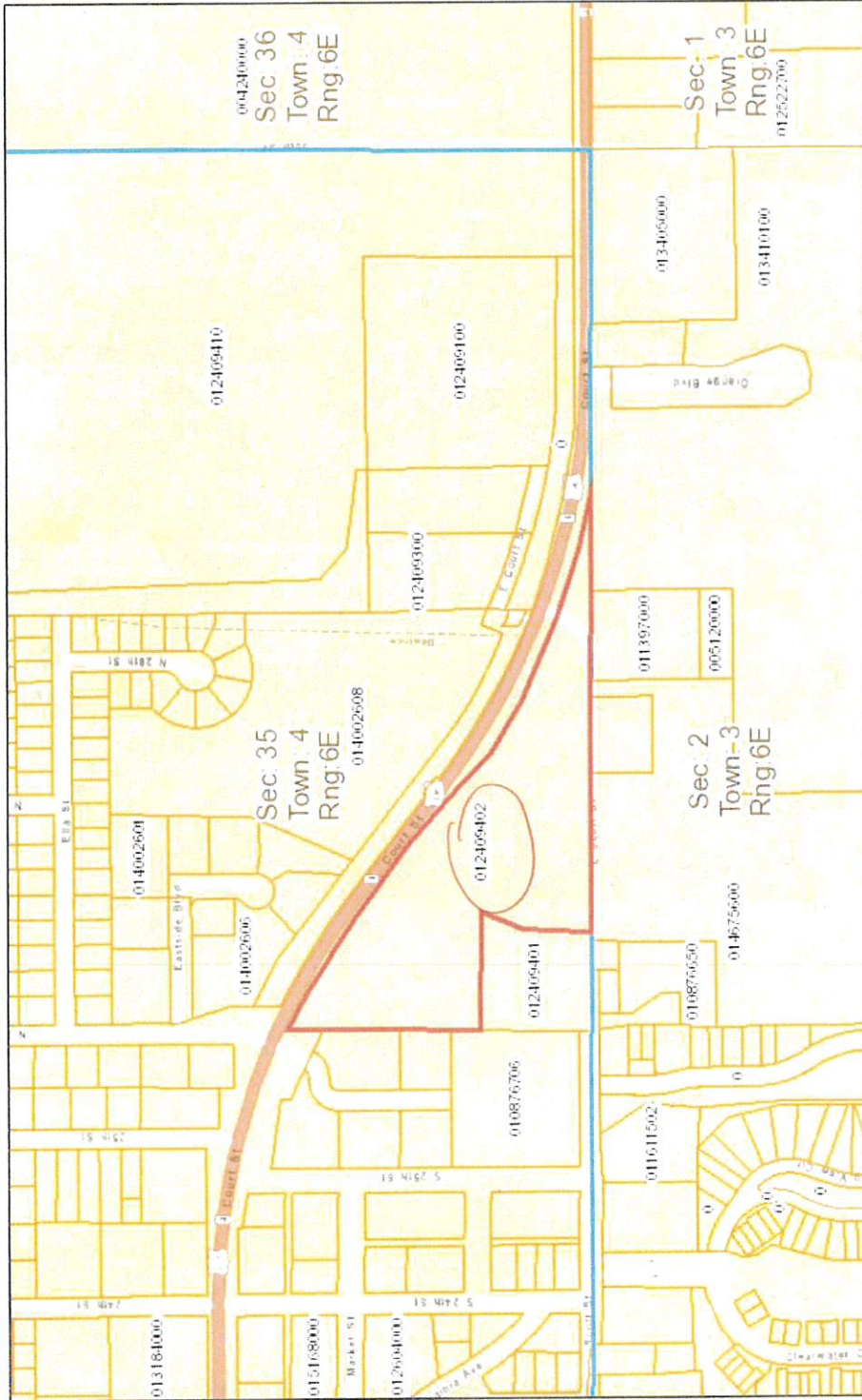
The taxes for previous years have been paid.

Respectfully submitted,



Lisa Sohl
Gage County Deputy Treasurer

LS:lam



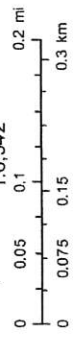
August 16, 2022

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.

Parcels

Sections

1:6,542



Gage County
gWorks

Tax Statement
For City Plat.

08/16/2022
01:21 PM

Gage
PARCEL PAYMENT INFORMATION FOR PARCEL 0012409402

Page 1

Property Owner

Legal Description

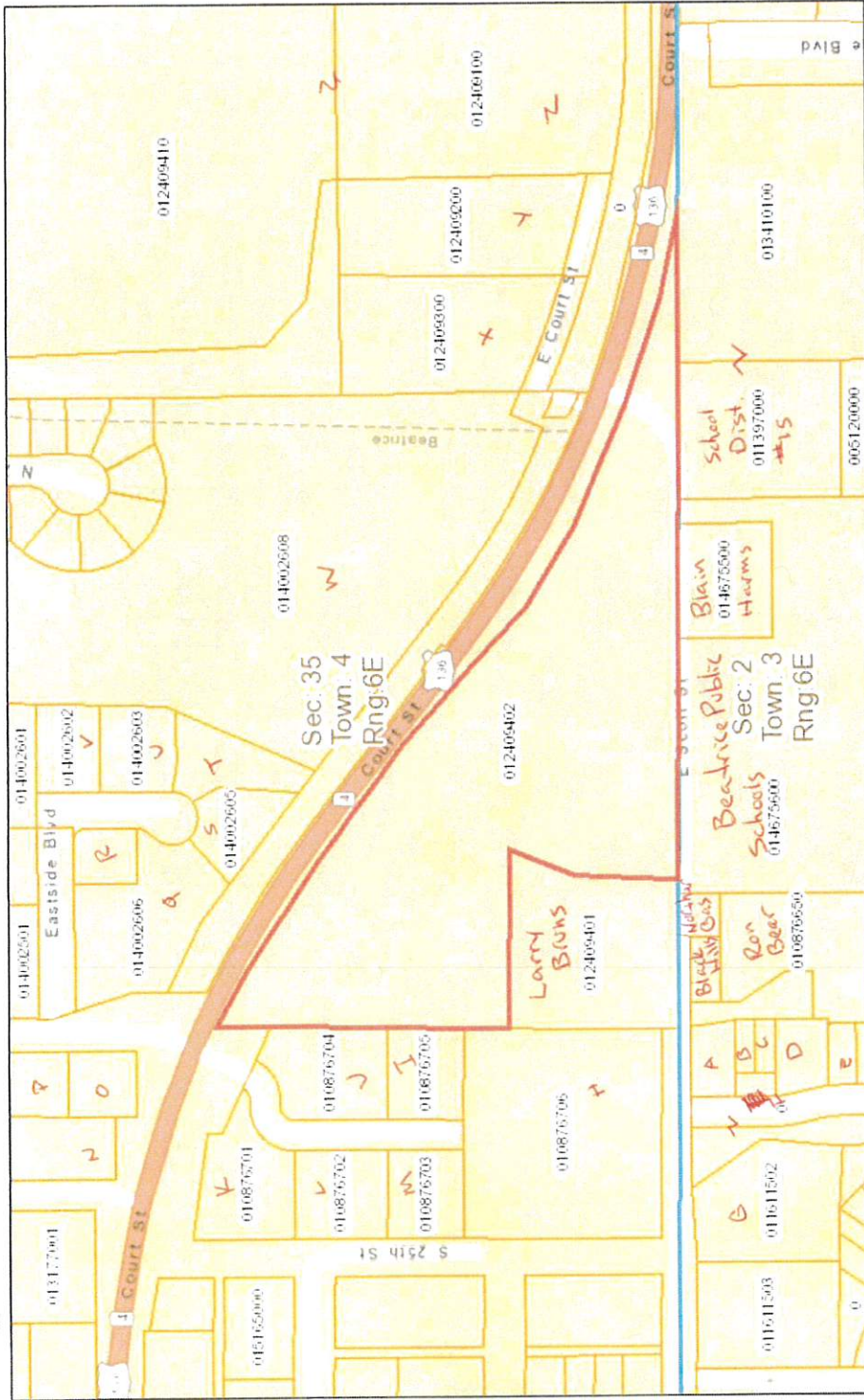
JEFFCO LAND CO LLC
C/O RICK SIEBERT
57350 709 RD
FAIRBURY NE 68352-

LOT 2 HIGGINS FIRST ADDITION

Statement Information	Date Paid	Receipt	Paid By	Tax Paid	Interest Paid	Advertising	Distress	Total Paid
2021-00013409 - Real Estate	03/14/2022	22005654	Consumer Title and Escrow MAIL	2,516.56	0.00	0.00	0.00	2,516.56
Taxable Value:	132,825							
Net Tax:	2,516.56							
Tax Paid:	2,516.56							
Outstanding Tax:	0.00							
2020-00013385 - Real Estate	12/17/2020	21001351	MAIL	2,546.90	0.00	0.00	0.00	2,546.90
Taxable Value:	132,825							
Net Tax:	2,546.90							
Tax Paid:	2,546.90							
Outstanding Tax:	0.00							
2019-00013341 - Real Estate	05/01/2020	20015169	ml no int	1,299.78	0.00	0.00	0.00	1,299.78
Taxable Value:	132,825							
Net Tax:	2,599.56							
Tax Paid:	2,599.56							
Outstanding Tax:	0.00							
	09/02/2020	20027103	ML 8/31	1,299.78	0.00	0.00	0.00	1,299.78
				2,599.56	0.00	0.00	0.00	2,599.56
2018-00013319 - Real Estate	12/09/2019	20000569	MAIL	2,630.78	162.96	0.00	0.00	2,793.74
Taxable Value:	132,825							
Net Tax:	2,630.78							
Tax Paid:	2,630.78							
Outstanding Tax:	0.00							
2017-00013300 - Real Estate	04/30/2018	18013715	ONLINE PYMT 4/28/18	1,228.17	0.00	0.00	0.00	1,228.17
Taxable Value:	132,825							
Net Tax:	2,456.34							
Tax Paid:	2,456.34							
Outstanding Tax:	0.00							
	12/14/2018	19001015	MAIL	1,228.17	48.99	0.00	0.00	1,277.16
				2,456.34	48.99	0.00	0.00	2,505.33
2016-00013253 - Real Estate	05/31/2017	17017077	E-CHECK 5/23/17	2,422.62	10.69	0.00	0.00	2,433.31
Taxable Value:	132,825							
Net Tax:	2,422.62							
Tax Paid:	2,422.62							
Outstanding Tax:	0.00							
2015-00013231 - Real Estate	07/25/2016	16018220		2,503.42	39.85	0.00	0.00	2,543.27
Taxable Value:	132,825							
Net Tax:	2,503.42							
Tax Paid:	2,503.42							
Outstanding Tax:	0.00							
2014-00013226 - Real Estate	05/01/2015	15013238	MAIL 4/29 NO INT	1,293.31	0.00	0.00	0.00	1,293.31
Taxable Value:	132,825							
Net Tax:	2,586.62							
Tax Paid:	2,586.62							
Outstanding Tax:	0.00							
	08/26/2015	15023214	MAIL	1,293.31	0.00	0.00	0.00	1,293.31
				2,586.62	0.00	0.00	0.00	2,586.62
2013-00013186 - Real Estate	04/28/2014	14010414	MAIL	1,312.49	0.00	0.00	0.00	1,312.49
Taxable Value:	132,825							
Net Tax:	2,624.98							
Tax Paid:	2,624.98							
Outstanding Tax:	0.00							
	09/11/2014	14028557	MAIL	1,312.49	5.03	0.00	0.00	1,317.52
				2,624.98	5.03	0.00	0.00	2,630.01
2012-00013180 - Real Estate	05/07/2013	13016070	MAIL 5/1 NO INT	1,328.80	0.00	0.00	0.00	1,328.80
Taxable Value:	132,825							
Net Tax:	2,657.60							
Tax Paid:	2,657.60							
Outstanding Tax:	0.00							
	09/04/2013	13027387	ML 9/3 NO INT	1,328.80	0.00	0.00	0.00	1,328.80
				2,657.60	0.00	0.00	0.00	2,657.60



OWNERS



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.

August 16, 2022

Parcels

Sections

A - Patrick Burns
B - Loma Cañon
C - Larry Nider
D - Larry Nider
E - Marianna Stuart
F - Flying Spinnings
G - Brad Bewand
H - Mac Ventura LLC
I - Marvin Kemper
J - Glenison Zentup LLC
K - Ken Drenth
L - Ronald Hochen
M - Craig Runcie
N - Pickett Lennie T-
O - Northcutt LLC
P - Bliss LeBanc
Q - Robert Tiedeman
R - Bob Dierker
S - Hyde Prop LLC
T -
U - McCarne
V - Roche Enterprises LLC
W - Hyde Prop LLC
X - Suck Lumber
Y - Gage Comm. LLC
Z - Beatriz schools

Gage County
gWorks

DEDICATION

[illegible]

EASEMENTS:
The utility easements shown herein are hereby dedicated for public use, as well as Easements of Record.

IN TESTIMONY WHEREOF:

Soni N. Hydo, Member of Hyda Properties, LLC.

STATE OF NEBRASKA } ss.

ACKNOWLEDGMENT OF NOTARY

_____ day of _____, 2023, by,
COUNTY OF CAKE)
The foregoing instrument was acknowledged before me on this _____ day of _____, 2023, by,

Notary Public

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Jana Robertson, Chairperson

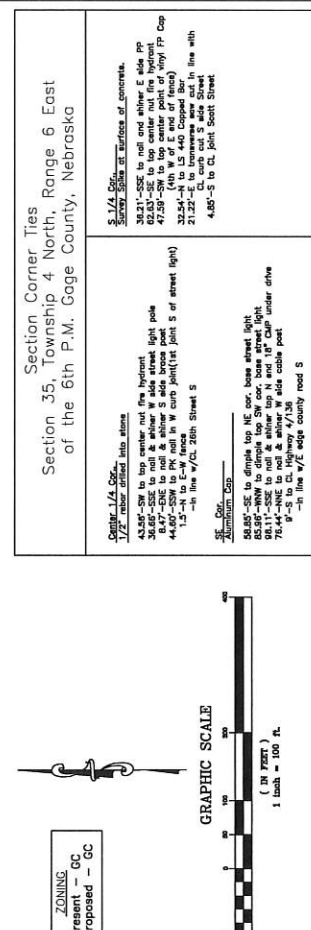
Darren McGhee, Secretary

[illegible]

STATE OF NEBRASKA }

The foregoing plot was filed for Record and entered in Numerical Index on the _____ day of _____, 2022.

Register of Deeds	Deputy
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GRAPHIC SCALE



VICINITY MAP
Not to scale

CITY ENGINEER'S APPROVAL

Civil Engineers Affirm

Data
James Burroughs

SURVEYOR'S CERTIFICATE

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

表 7-1	
	60 分 - 100 分