

City of Beatrice, Nebraska
Planning & Zoning Commission Regular Meeting
Tuesday, February 17, 2026 at 5:00 PM
BPS Administration Building Board Room
320 N 5th Street
Beatrice, NE 68310



Pledge of Allegiance

1. **ROLL CALL**
2. **CONSENT AGENDA**
 - 2.a. Approve agenda as submitted
 - 2.b. Receive and place on file all notices pertaining to this meeting
 - 2.c. Receive and place on file all materials having any bearing on this meeting
 - 2.d. Approval of minutes of regular Planning and Zoning Commission meeting on February 2, 2026, as on file in the City Clerk's Office.
3. **PUBLIC HEARINGS**
 - 3.a. Public Hearing for the purpose of considering the rezoning of a tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska, Parcel No. 004342100, from "AG" Agricultural District to "GI" General Industrial District.
4. **RESOLUTIONS**
 - 4.a. Resolution Number 26-4 recommending to the City Council to rezone a tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska, Parcel No. 004342100, from "AG" Agricultural District to "GI" General Industrial District.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
 - 7.a. The next regular Planning & Zoning meeting is March 2, 2026 at 5:00 p.m. in the BPS Administration Building Board Room

**NOTICE OF MEETING
CITY OF BEATRICE, NEBRASKA**

Notice is hereby given that a meeting of the Planning and Zoning Commission of the City of Beatrice, Nebraska, will be held at 5:00 p.m. on Tuesday, February 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska. An agenda is available for public inspection at the City Clerk's Office, 400 Ella Street, Beatrice, Nebraska, and on the City website, www.beatrice.ne.gov.

Erin Saathoff, MMC, City Clerk

February 12, 2026

MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 2nd day of February, 2026 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska.

Attending: Commission Members: Aden, Bradney, Fetty, Fletcher, Fralin, McGhee, Wright
Absent: Painter, Riha

Chair Fetty announced that a copy of the Open Meetings Act is available in the meeting room and is accessible to members of the public.

CONSENT AGENDA

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of regular meeting on January 19, 2026, as on file in the City Clerk's Office.

Moved by Bradney, seconded by Fralin, that the items listed under the consent agenda be approved, accepted, and/or ratified as presented.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, McGhee, Wright
Nay: None

MOTION CARRIED.

PUBLIC HEARINGS/BIDS

There were no public hearings/bids.

RESOLUTIONS

Resolution Number 26-3 recommending to the City Council approval of the Final Plat Application request by Landmark Snacks, LLC, to replat their property as Landmark Addition

Chair Fetty introduced Resolution Number 26-3 recommending to the City Council approval of the Final Plat Application request by Landmark Snacks, LLC, to replat their property as Landmark Addition.

Taylor Rivera, City Attorney, explained to the Commission the City is replatting these 24.01 acres and will be selling to Landmark Snacks, LLC, for their expansion project. This is a portion of the Schwartzkopf ground the City purchased a few years ago. There is no change to the zoning requirements, as it will remain General Industrial "GI".

There was no further discussion by the Commission or public.

Moved by Wright, seconded by Aden, that Resolution Number 26-3 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, McGhee, Wright
Nay: None

MOTION CARRIED.

Resolution Number 26-3 has been passed and adopted.

ORDINANCES

There were no ordinances.

PUBLIC FORUM

No one appeared during public forum.

DISCUSSIONS/REPORTS

There were no discussions/reports.

ADJOURNMENT

The next regular Planning and Zoning meeting is scheduled for Tuesday, February 17, 2026 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5th Street, Beatrice, Nebraska.

Moved by Aden, seconded by Fralin, that the meeting be adjourned at 5:05 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Fralin, McGhee, Wright
Nay: None

MOTION CARRIED.

NOTICE OF HEARING

The Planning and Zoning Commission of the City of Beatrice, Nebraska will hold a public hearing at 5:00 p.m. on Tuesday, February 17, 2026, in the BPS Administration Building, 320 N 5th Street, Beatrice, Nebraska for the purpose of considering the rezoning of a tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska, Parcel No. 004342100, from "AG" Agricultural District to "GI" General Industrial District.

Erin Saathoff, MMC, City Clerk

February 6, 2026

RESOLUTION NUMBER 26-____
PLANNING AND ZONING COMMISSION

WHEREAS, Armstrong Rentals, LLC, a Nebraska limited liability company (“Property Owner”) desires to rezone the following legally described real property from “AG” Agricultural District to “GI” General Industrial District:

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30’06” W.

Beginning at the Northeast Corner of said Section 29, thence westerly S 89°30’06” W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00’32” W, 131.10 feet; thence southwesterly S 35°04’57” W, 225.85 feet; thence easterly S 89°18’55” E, 204.56 feet, thence southerly S 10°36’35” E, 274.39 feet; thence southeasterly S 24°33’38” E, 50.41 feet; thence southeasterly S 38°45’34” E, 63.38 feet; thence southeasterly S 47°31’17” E, 374.74 feet; thence southeasterly S 52°50’22” E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04’35” E, on the East line of the Northeast Quarter of said Section 29, 1,012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning; and

WHEREAS, the aforementioned property lies within the City’s extraterritorial zoning jurisdiction and is subject to the zoning jurisdiction of the City of Beatrice; and

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby

recommends for approval to the Beatrice City Council, to rezone the above-described property from "AG" Agricultural District to "GI" General Industrial District.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 17th day of February, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson



BEATRICE
CITY • BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260021

REZONING APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): Armstrong Rentals, LLC
Address: 1250 Lakeside
Beatrice, NE 68310
Phone: (402) 239-9930
Email: joea@armstrongrentalsllc.com

Name(s): Joe Armstrong
Address: _____
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: PTA: 007342100

Legal Description (or attach legal description and label Exhibit "A"): _____

Present Use: AG / materials Present Zone: AG

Proposed Use: Crushing / material YARD Proposed Zone: GI

How are adjoining properties used (list use type and zone for each):

North: AG South: AG

East: GI - Ed. Park West: AG

If change is granted, how will it affect adjoining properties? None

List reason(s) for request: Rezone to GI to use for construction
YARD / material storage.

List exhibit(s) or plan(s) submitted: _____

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 

Date 1/21/26

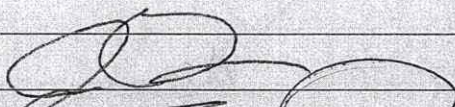

Signature _____

Date _____

OFFICE USE ONLY

Application Fee: \$100.00 Received By: Chelsea Date: 1/21/26
Date Posted on Property: 2/6/2026 Date of Hearing: 2/17/26

Comments: _____

City Engineer:  Date: 1-21-2026
Com Dev Director:  Date: 1/21/2026

RECOMMENDATIONS

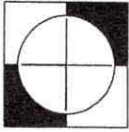
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this _____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

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

Mayor: _____ Date: _____

City Clerk: _____ Date: _____

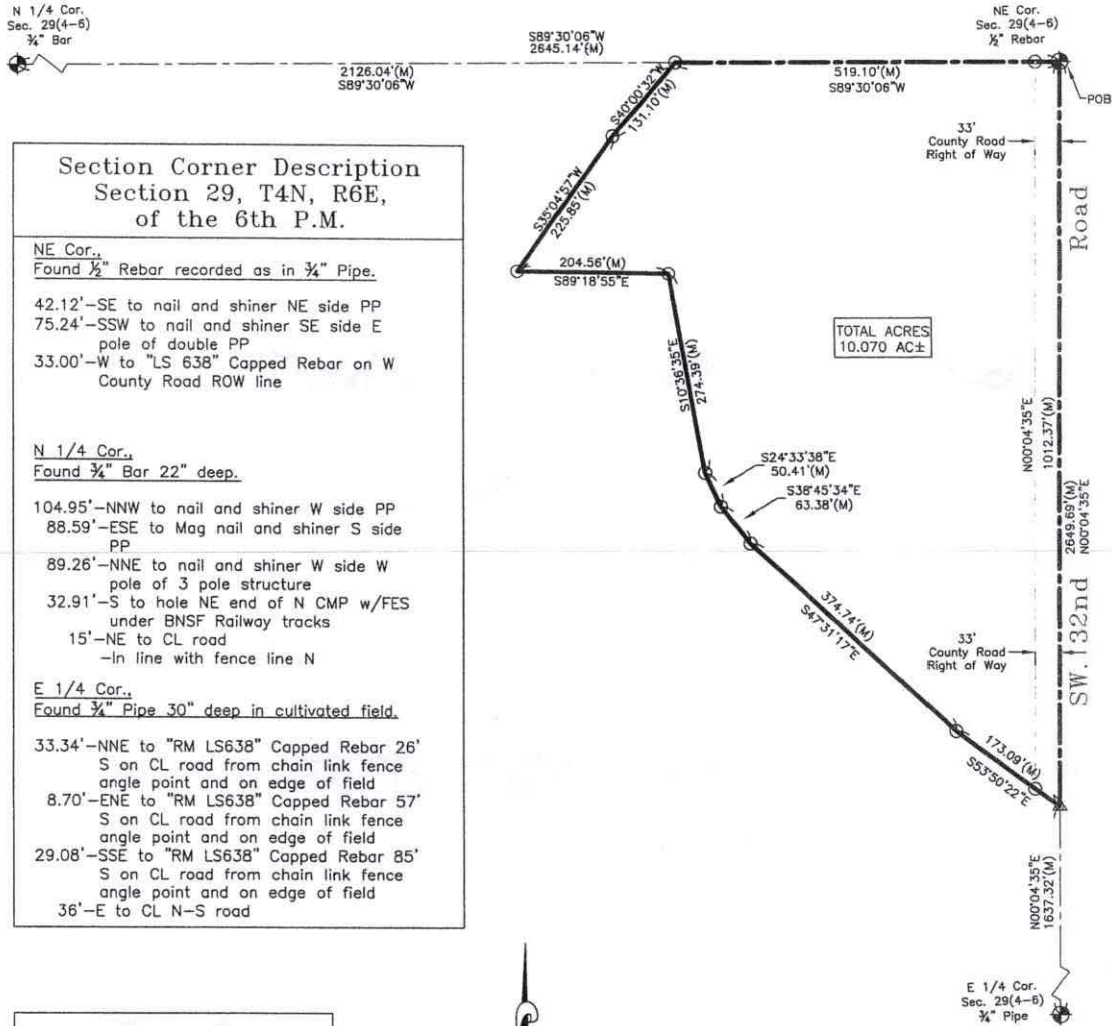


**Land
Survey
Tech**

P.O.
Box 713
Beatrice, Ne
68310-0713
JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter
Section 29 T. 4 N. R. 6 E. of the 6th P.M.
Gage County, Nebraska
Date of Survey: 2-26-2025



Section Corner Description
Section 29, T4N, R6E,
of the 6th P.M.

NE Cor.,
Found $\frac{1}{2}$ " Rebar recorded as in $\frac{3}{4}$ " Pipe.

42.12'-SE to nail and shiner NE side PP
75.24'-SSW to nail and shiner SE side E pole of double PP
33.00'-W to "LS 638" Capped Rebar on W County Road ROW line

N 1/4 Cor.,
Found $\frac{3}{4}$ " Bar 22" deep.

104.95'-NNW to nail and shiner W side PP
88.59'-ESE to Mag nail and shiner S side PP
89.26'-NNE to nail and shiner W side W pole of 3 pole structure
32.91'-S to hole NE end of N CMP w/FES under BNSF Railway tracks
15'-NE to CL road
-In line with fence line N

E 1/4 Cor.,
Found $\frac{3}{4}$ " Pipe 30" deep in cultivated field.

33.34'-NNE to "RM LS638" Capped Rebar 26' S on CL road from chain link fence angle point and on edge of field
8.70'-ENE to "RM LS638" Capped Rebar 57' S on CL road from chain link fence angle point and on edge of field
29.08'-SSE to "RM LS638" Capped Rebar 85' S on CL road from chain link fence angle point and on edge of field
36'-E to CL N-S road

- Legend**
- ⊕ = Section, Quarter, or Sixteenth Corner Found
 - = Corner Found
 - = Corner Set
 - = $\frac{3}{8}$ " Rebar with LS638 plastic cap, unless otherwise noted
 - ⊗ = Corner Set 60d Spike
 - ⊓ = Lath, Flag and 60d Spike Set
 - (M) = Measured Distance
 - (P) = Plat Distance
 - (D) = Deed Distance
 - (R) = Record Distance
 - (Δ) = Temporary Point



All bearings are assumed

Nebraska
Survey Record Repository
RECEIVED
\$5.00
MAY 09 2025
GAGE
1719-208 1/2
Repository Stamp

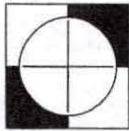
Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.

Chris Witulski
Chris Witulski

NEBRASKA REGISTERED LAND SURVEYOR CHRIS WITULSKI



Land Survey Tech

P.O. Box 713 Beatrice, Ne 68310-0713 JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter Section 29 T. 4 N. R. 6 E. of the 6th P.M. Gage County, Nebraska Date of Survey: 2-26-2025

LEGAL DESCRIPTION

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29; thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet; thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 53°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning:

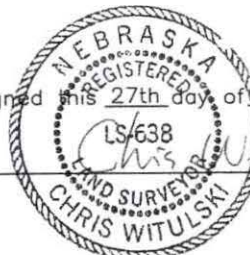
Containing a calculated area of 10.070 acres more or less of which 0.758 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

1719-208 2/2

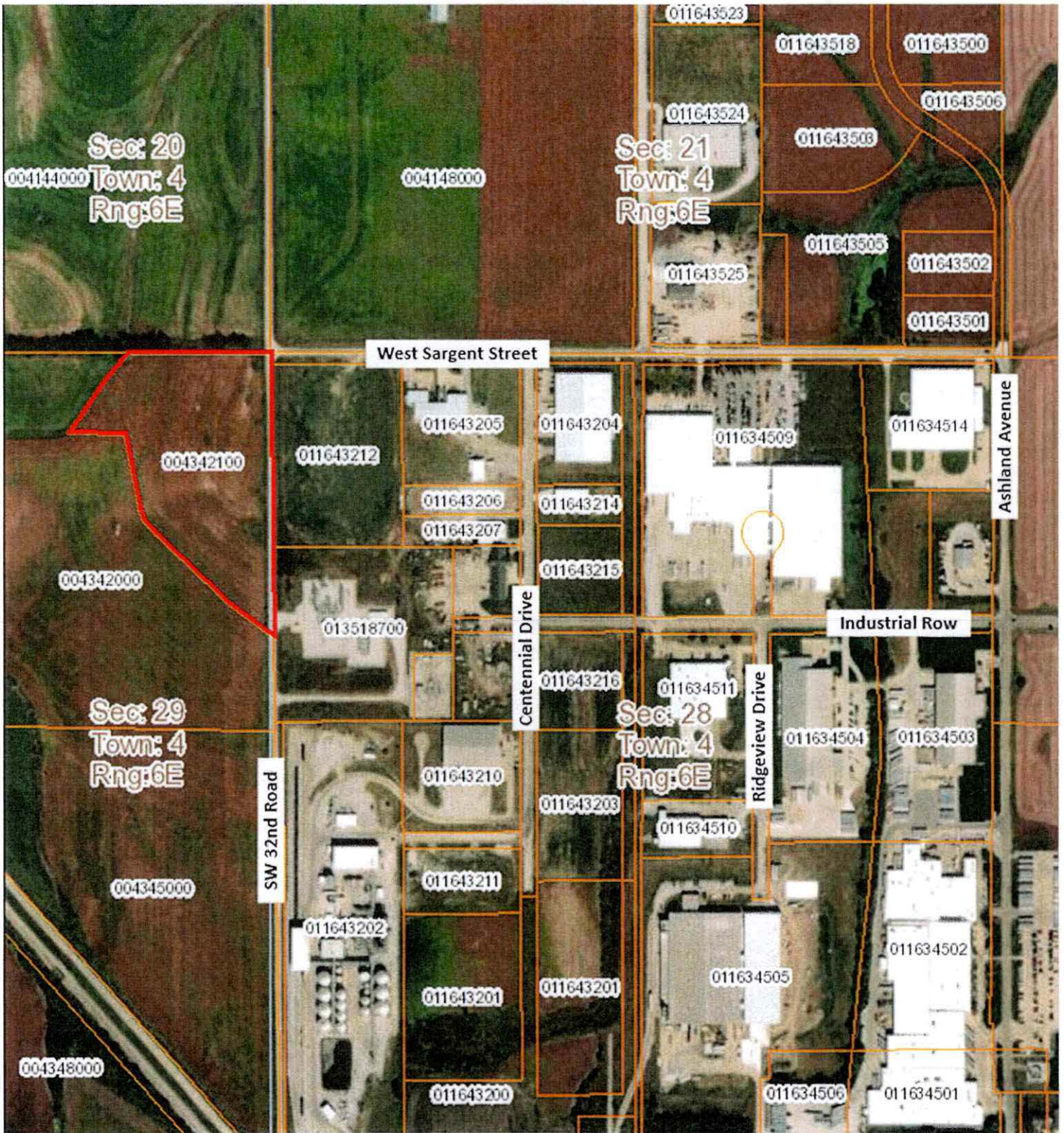
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Signed this 27th day of February, 2025.



Chris Witulski





**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

January 27, 2026

Armstrong Rentals, LLC
1250 Lakeview Lane
Beatrice, NE 68310

RE: Rezoning Application of Armstrong Rentals, LLC, Gage County Parcel No. 004342100

To Whom It May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Tuesday, February 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Tuesday, February 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 004342100, from "AG" Agricultural District to "GI" General Industrial District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney



**STAKE
YOUR
CLAIM**

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CITY • BOARD OF PUBLIC WORKS

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January 27, 2026

Dale J. Hagemeyer &
Jonetta E. Hagemeyer, Co-Trustees
Beatrice, NE 68310

RE: Rezoning Application of Armstrong Rentals, LLC, Gage County Parcel No. 004342100

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If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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Phone: 402.228.5250 Fax: 402.228.5252

January 27, 2026

William C. Schwartzkopf
c/o United Farm & Ranch Management
3501 Plantation Drive, Ste. 100
Lincoln, NE 68516

RE: Rezoning Application of Armstrong Rentals, LLC, Gage County Parcel No. 004342100

To Whom It May Concern:

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If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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Phone: 402.228.5250 Fax: 402.228.5252

January 27, 2026

Nebraska Public Power District
1414 15th Street
PO Box 499
Columbus, NE 68602-0499

RE: Rezoning Application of Armstrong Rentals, LLC, Gage County Parcel No. 004342100

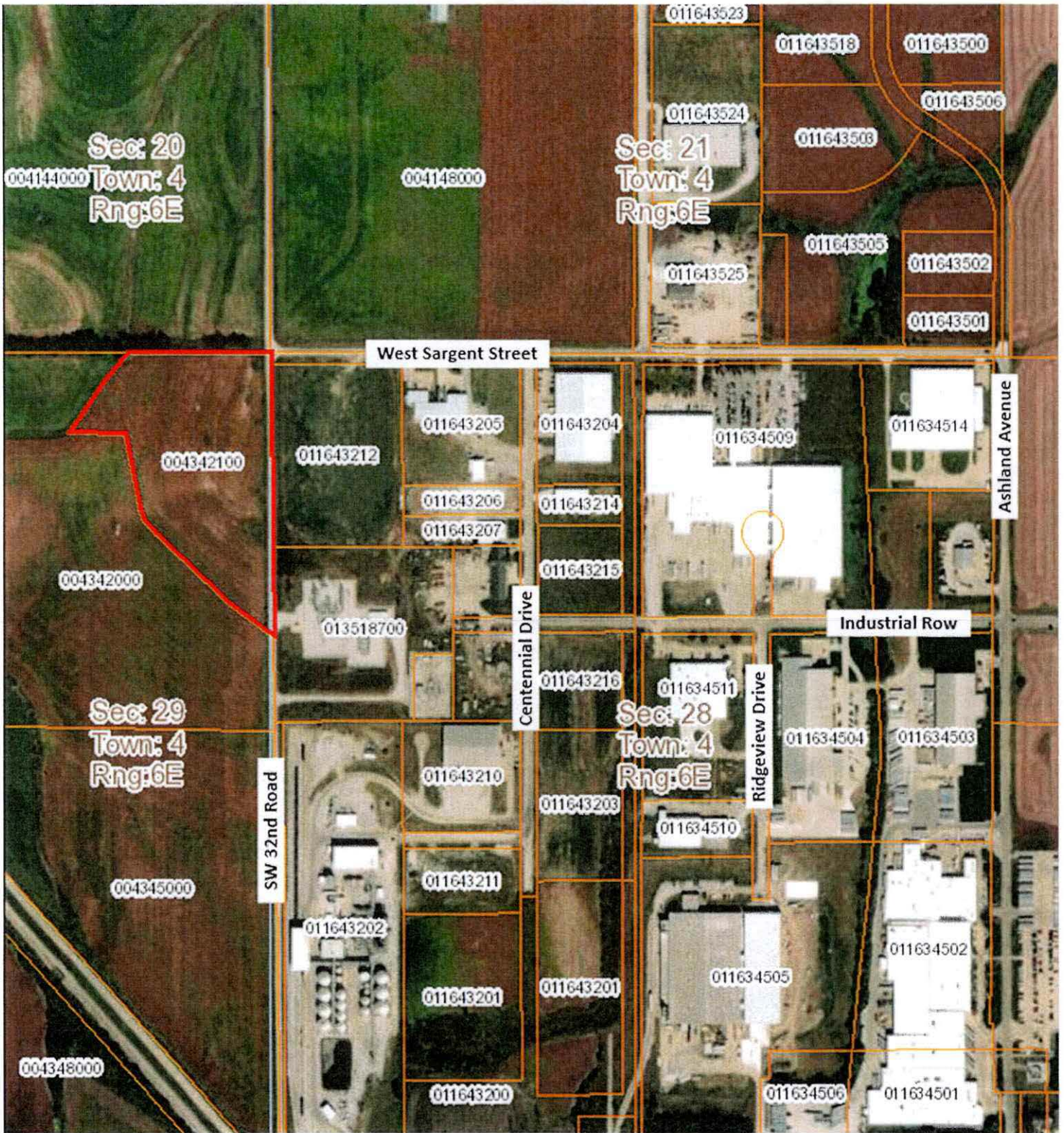
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If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



RESOLUTION NUMBER 26-____
PLANNING AND ZONING COMMISSION

WHEREAS, Armstrong Rentals, LLC, a Nebraska limited liability company (“Property Owner”) desires to rezone the following legally described real property from “AG” Agricultural District to “GI” General Industrial District:

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East of the 6th P.M., City of Beatrice, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30’06” W.

Beginning at the Northeast Corner of said Section 29, thence westerly S 89°30’06” W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00’32” W, 131.10 feet; thence southwesterly S 35°04’57” W, 225.85 feet; thence easterly S 89°18’55” E, 204.56 feet, thence southerly S 10°36’35” E, 274.39 feet; thence southeasterly S 24°33’38” E, 50.41 feet; thence southeasterly S 38°45’34” E, 63.38 feet; thence southeasterly S 47°31’17” E, 374.74 feet; thence southeasterly S 52°50’22” E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04’35” E, on the East line of the Northeast Quarter of said Section 29, 1,012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning; and

WHEREAS, the aforementioned property lies within the City’s extraterritorial zoning jurisdiction and is subject to the zoning jurisdiction of the City of Beatrice; and

WHEREAS, all corresponding fees for the rezoning of said property have been paid; and

WHEREAS, the Rezone Application has been reviewed by the Community Development Department of the City of Beatrice.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BEATRICE, NEBRASKA:

SECTION 1. The Planning and Zoning Commission of the City of Beatrice hereby

recommends for approval to the Beatrice City Council, to rezone the above-described property from "AG" Agricultural District to "GI" General Industrial District.

SECTION 2. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

P&Z RESOLUTION PASSED and ADOPTED this 17th day of February, 2026.

Deven McGhee, Secretary

Alan Fetty, Chairperson



BEATRICE
CITY • BOARD OF PUBLIC WORKS

PERMIT NUMBER: 20260021

REZONING APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): Armstrong Rentals, LLC
Address: 1250 Lakeside
Beatrice, NE 68310
Phone: (402) 239-9930
Email: joea@armstrongrentalsllc.com

Name(s): Joe Armstrong
Address: _____
Phone: _____
Email: _____

PROPOSED PROJECT DETAILS

(Attach graphic information including site plans, elevations, other drawings necessary)

Project Address: PTA: 007342100

Legal Description (or attach legal description and label Exhibit "A"): _____

Present Use: AG / materials Present Zone: AG

Proposed Use: Crushing / material YARD Proposed Zone: GI

How are adjoining properties used (list use type and zone for each):

North: AG South: AG

East: GI - Ed. Park West: AG

If change is granted, how will it affect adjoining properties? None

List reason(s) for request: Rezone to GI to use for construction
YARD / material storage.

List exhibit(s) or plan(s) submitted: _____

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 

Date 1/21/26

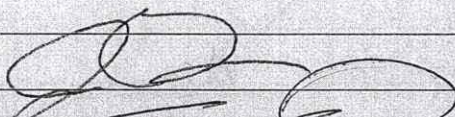

Signature _____

Date _____

OFFICE USE ONLY

Application Fee: \$100.00 Received By: Chelsea Date: 1/21/26
Date Posted on Property: 2/6/2026 Date of Hearing: 2/17/26

Comments: _____

City Engineer:  Date: 1-21-2026
Com Dev Director:  Date: 1/21/2026

RECOMMENDATIONS

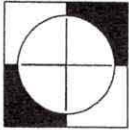
PLANNING & ZONING COMMISSION RECOMMENDATION to the City Council this _____ day of _____, 20____. Approved Denied

Planning and Zoning Chairman: _____ Date: _____

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

Mayor: _____ Date: _____

City Clerk: _____ Date: _____



**Land
Survey
Tech**

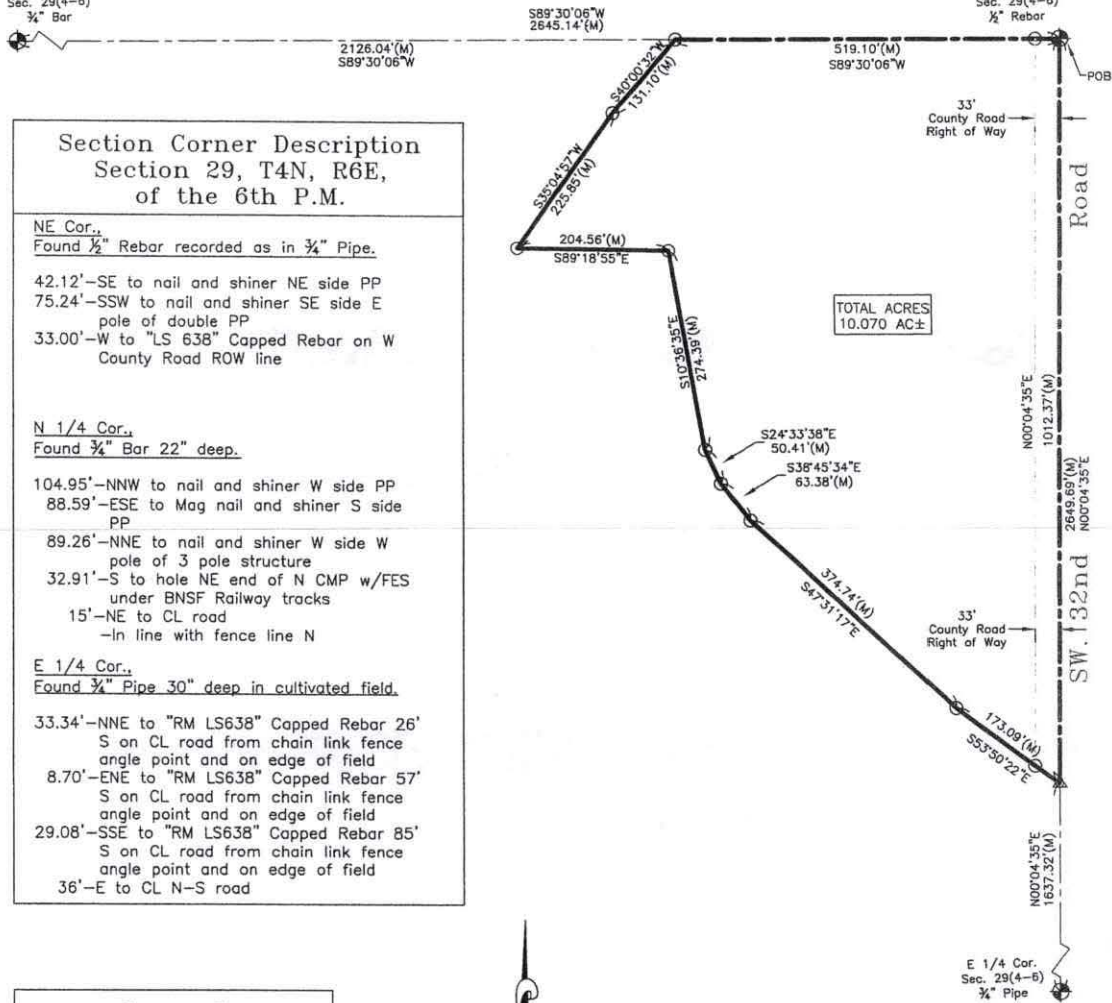
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SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter
Section 29 T. 4 N. R. 6 E. of the 6th P.M.
Gage County, Nebraska
Date of Survey: 2-26-2025

N 1/4 Cor.,
Sec. 29(4-6)
3/4" Bar

NE Cor.,
Sec. 29(4-6)
1/2" Rebar



Section Corner Description
Section 29, T4N, R6E,
of the 6th P.M.

NE Cor.,
Found 1/2" Rebar recorded as in 3/4" Pipe.

42.12'-SE to nail and shiner NE side PP
75.24'-SSW to nail and shiner SE side E
pole of double PP
33.00'-W to "LS 638" Capped Rebar on W
County Road ROW line

N 1/4 Cor.,
Found 3/4" Bar 22" deep.

104.95'-NNW to nail and shiner W side PP
88.59'-ESE to Mag nail and shiner S side
PP
89.26'-NNE to nail and shiner W side W
pole of 3 pole structure
32.91'-S to hole NE end of N CMP w/FES
under BNSF Railway tracks
15'-NE to CL road
-In line with fence line N

E 1/4 Cor.,
Found 3/4" Pipe 30" deep in cultivated field.

33.34'-NNE to "RM LS638" Capped Rebar 26'
S on CL road from chain link fence
angle point and on edge of field
8.70'-ENE to "RM LS638" Capped Rebar 57'
S on CL road from chain link fence
angle point and on edge of field
29.08'-SSE to "RM LS638" Capped Rebar 85'
S on CL road from chain link fence
angle point and on edge of field
36'-E to CL N-S road

- Legend**
- ⊕ = Section, Quarter, or Sixteenth Corner Found
 - = Corner Found
 - = Corner Set
 - = 3/8" Rebar with LS638 plastic cap, unless otherwise noted
 - ⊗ = Corner Set 60d Spike
 - ⊓ = Lath, Flag and 60d Spike Set
 - (M) = Measured Distance
 - (P) = Plat Distance
 - (D) = Deed Distance
 - (R) = Record Distance
 - (Δ) = Temporary Point



All bearings are assumed

Nebraska
Survey Record Repository
RECEIVED
\$5.00
MAY 09 2025
GAGE
1719-208 1/2
Repository Stamp

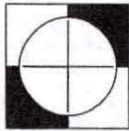
Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.

Chris Witulski
Chris Witulski

NEBRASKA REGISTERED LAND SURVEYOR
CHRIS WITULSKI



Land Survey Tech

P.O. Box 713 Beatrice, Ne 68310-0713 JOB - # 4854

SURVEY RECORD

Survey of: A tract of land located on a part of the Northeast Quarter Section 29 T. 4 N. R. 6 E. of the 6th P.M. Gage County, Nebraska Date of Survey: 2-26-2025

LEGAL DESCRIPTION

A tract of land located on a part of the Northeast Quarter of Section 29, Township 4 North, Range 6 East, of the 6th Principal Meridian, Gage County, Nebraska and more particularly described as follows:

For the purpose of this legal description, the basis of bearings is the North line of the Northeast Quarter of said Section 29 having an assumed reference bearing of S 89°30'06" W.

Beginning at the Northeast Corner of said Section 29; thence westerly S 89°30'06" W, on the North line of the Northeast Quarter of said Section 29, 519.10 feet; thence southwesterly S 40°00'32" W, 131.10 feet; thence southwesterly S 35°04'57" W, 225.85 feet; thence easterly S 89°18'55" E, 204.56 feet; thence southerly S 10°36'35" E, 274.39 feet; thence southeasterly S 24°33'38" E, 50.41 feet; thence southeasterly S 38°45'34" E, 63.38 feet; thence southeasterly S 47°31'17" E, 374.74 feet; thence southeasterly S 53°50'22" E, 173.09 feet, to a point of intersection on the East line of the Northeast Quarter of said Section 29; thence northerly N 00°04'35" E, on the East line of the Northeast Quarter of said Section 29, 1012.37 feet, to the Northeast Corner of said Section 29, said Corner also being the True Point of Beginning:

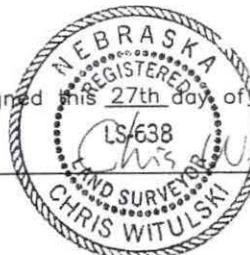
Containing a calculated area of 10.070 acres more or less of which 0.758 acres more or less are reserved for County Right of Way purposes. Subject to all easements, restrictions, and reservations of record.

1719-208 2/2

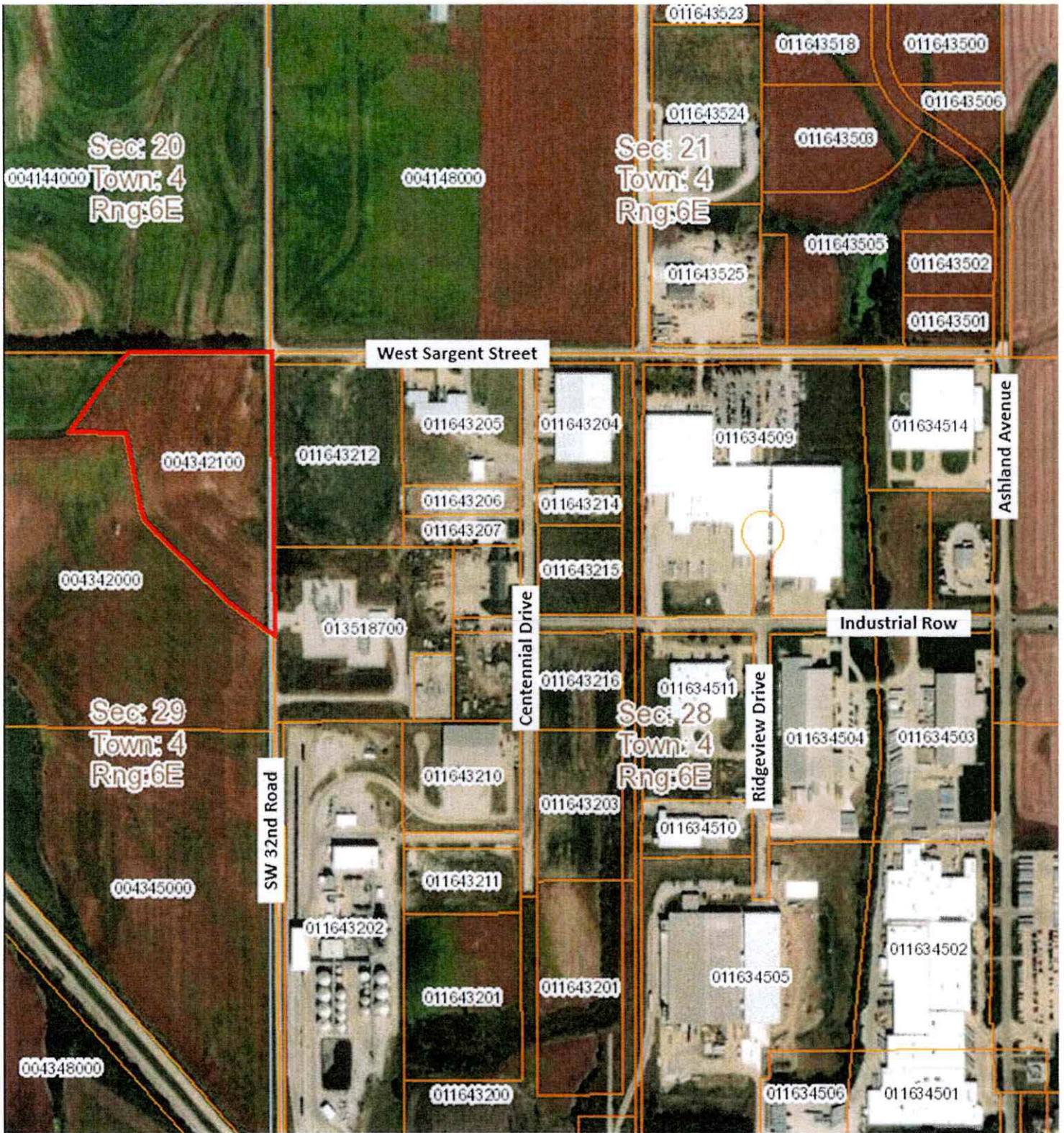
Surveyor's Certificate

I, Chris Witulski, a Professional Registered Land Surveyor under the laws of the State of Nebraska, certify the above survey was executed by me, on the date shown. Permanent monument corners as described in the survey drawing were placed at all missing or remonumented corners. Distances shown are measured in feet and decimals of a foot.

Signed this 27th day of February, 2025.



Chris Witulski





**STAKE
YOUR
CLAIM**

BEATRICE
CITY • BOARD OF PUBLIC WORKS

CITY HALL

400 Ella Street | Beatrice, NE 68310
Phone: 402.228.5200 Fax: 402.228.2312

ENGINEERING & COMMUNITY DEVELOPMENT

205 North 4th Street | Beatrice, NE 68310
Phone: 402.228.5250 Fax: 402.228.5252

January 27, 2026

Armstrong Rentals, LLC
1250 Lakeview Lane
Beatrice, NE 68310

RE: Rezoning Application of Armstrong Rentals, LLC, Gage County Parcel No. 004342100

To Whom It May Concern:

The Planning and Zoning Commission of the City of Beatrice will hold a public hearing at 5:00 p.m. on Tuesday, February 17, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Tuesday, February 17, 2026, in the BPS Administration Building Board Room, 320 North 5th Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 004342100, from "AG" Agricultural District to "GI" General Industrial District.

Applicants are not required to attend said hearing, however, I would encourage you to attend should the Commissioners or City Council have questions only you can answer pertaining to your Rezoning application.

Please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov if you have any questions.

Sincerely,

Taylor Rivera
City Attorney



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January 27, 2026

Dale J. Hagemeyer &
Jonetta E. Hagemeyer, Co-Trustees
Beatrice, NE 68310

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If you would like to contest, have questions or concerns, please feel free to contact the Community Development Office at (402) 228-5250 or email community@beatrice.ne.gov.

Sincerely,

Taylor Rivera
City Attorney



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January 27, 2026

William C. Schwartzkopf
c/o United Farm & Ranch Management
3501 Plantation Drive, Ste. 100
Lincoln, NE 68516

RE: Rezoning Application of Armstrong Rentals, LLC, Gage County Parcel No. 004342100

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Sincerely,

Taylor Rivera
City Attorney



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January 27, 2026

Nebraska Public Power District
1414 15th Street
PO Box 499
Columbus, NE 68602-0499

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City Attorney

