

**City of Beatrice, Nebraska**  
**Planning & Zoning Commission Regular Meeting**  
**Monday, May 18, 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 meeting on May 4, 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 real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC".
4. **RESOLUTIONS**
  - 4.a. Resolution Number 26-13 recommending to the City Council to rezone real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from General Industrial District "GI" to General Commercial District "GC"
  - 4.b. Resolution Number 26-14 recommending to the City Council approval of the Final Plat Application request by Homestead Junction, LLC, to replat a portion of their property as Homestead Junction Third Addition.
5. **PUBLIC FORUM**
6. **DISCUSSION/REPORTS** - None
7. **MISCELLANEOUS**
  - 7.a. The next Planning and Zoning Commission meeting will be on **June 1, 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 May 18, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> 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](http://www.beatrice.ne.gov).

Erin Saathoff, MMC, City Clerk

May 13, 2026

## MINUTES OF THE PLANNING AND ZONING COMMISSION

A regular meeting of the Planning and Zoning Commission was held on the 4<sup>th</sup> day of May, 2026 at 5:00 p.m. in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

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

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 April 20, 2026, as on file in the City Clerk's Office.

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

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Painter  
Nay: None

MOTION CARRIED.

### PUBLIC HEARINGS/BIDS

#### **Public Hearing for the purpose of considering adoption of Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)**

Chair Fetty announced that a public hearing will now be held for the purpose of considering adoption of Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)

Taylor Rivera, City Attorney, reported to the Commission this project is for the expansion of Rare Earth located near the Beatrice Community Hospital and on the west side of Element Avenue. Rivera noted the redeveloper for the project will be Northgate Campus 2, LLC, and the redeveloper had to start a new TIF project since the parcel they are redeveloping was not included in the original Northgate Campus TIF. Rivera stated the anticipated final value of the project for Phase One is approximately \$11.2 million, which will generate approximately \$1.6 million in TIF revenue, and the project will have up to five (5) phases.

There was no further discussion from the Commission or public.

Moved by Bradney, seconded by Fletcher, that the public hearing be closed at 5:04 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Painter  
Nay: None

MOTION CARRIED.

**Public Hearing for the purpose of considering approval of the Special Use Permit Application of Frank & Mary Clarke, for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street**

Chair Fetty announced that a public hearing will now be held for the purpose of considering approval of the Special Use Permit Application of Frank & Mary Clarke, for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street.

Taylor Rivera, City Attorney, explained to the Commission this is a standard special use permit to allow Frank and Mary Clarke to construct an additional structure and exceed the 1,200 sq. ft. maximum at 510 West Park Street. There were no inquiries received on the application.

There was no further discussion from the Commission or public.

Moved by Bradney, seconded by Aden, that the public hearing be closed at 5:06 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Painter  
Nay: None

MOTION CARRIED.

#### **RESOLUTIONS**

**Resolution Number 26-11 recommending to the Community Redevelopment Authority and City Council the proposed Plan Modification "26-3" to the Redevelopment Plan for Redevelopment Area No. 5. (Northgate Campus Redevelopment Project)**

There was no further discussion by the Commission or public.

Moved by Bradney, seconded by Aden, that Resolution Number 26-11 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Painter  
Nay: None

MOTION CARRIED.

Resolution Number 26-11 has been passed and adopted.

**Resolution Number 26-12 granting Frank & Mary Clarke a Special Use Permit for the construction of a 720 sq. ft. detached accessory structure, and to exceed the 1,200 sq. ft. maximum for detached accessory structures, on Gage County Parcel ID 011701000, commonly known as 510 West Park Street**

There was no further discussion by the Commission or public.

Moved by Aden, seconded by Bradney, that Resolution Number 26-12 be passed and adopted.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Painter  
Nay: None

MOTION CARRIED.

Resolution Number 26-12 has been passed and adopted.

## **ORDINANCES**

There were no ordinances.

## **PUBLIC FORUM**

Dave Rayburn, 100 West Mulberry, appeared before the Commission urging them to challenge the City Administrator and City Attorney who believe the Open Meetings Act does not allow members to respond during public forum. Rayburn inquired about the Commission's stance on keeping Highway 77 a four-lane through Beatrice. Commission Member Aden stated he does not have enough information on the subject at this time and explained ultimately the State has the final say, as it is their highway. Chair Fetty stated he has expressed his concerns to the Council, as he was on the Council in 1987 when the change was made and it did not go smoothly.

## **DISCUSSIONS/REPORTS**

There were no discussions/reports.

## **ADJOURNMENT**

The next regular Planning and Zoning meeting is scheduled for May 18, 2026 at 5:00 p.m. in the BPS Administration Building Meeting Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska.

Moved by Aden, seconded by Bradney, that the meeting be adjourned at 5:09 p.m.

Roll Call: Yea: Aden, Bradney, Fetty, Fletcher, Painter  
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 May 18, 2026, in the BPS Administration Building, 320 N 5<sup>th</sup> Street, Beatrice, Nebraska for the purpose of considering the rezoning of real estate legally described as: Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska, Parcel No. 012409603, from "GI" General Industrial District to "GC" General Commercial District.

Erin Saathoff, MMC, City Clerk

May 8, 2026

**RESOLUTION NUMBER 26-13  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, Homestead Junction, LLC, a Nebraska limited liability company (hereinafter, "Property Owner"), desires to rezone the following legally described real property, commonly from "GI" General Industrial District to "GC" General Commercial District:

Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska,

**WHEREAS**, the aforementioned property lies within the city limits 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 "GI" General Industrial District to "GC" General Commercial District.

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

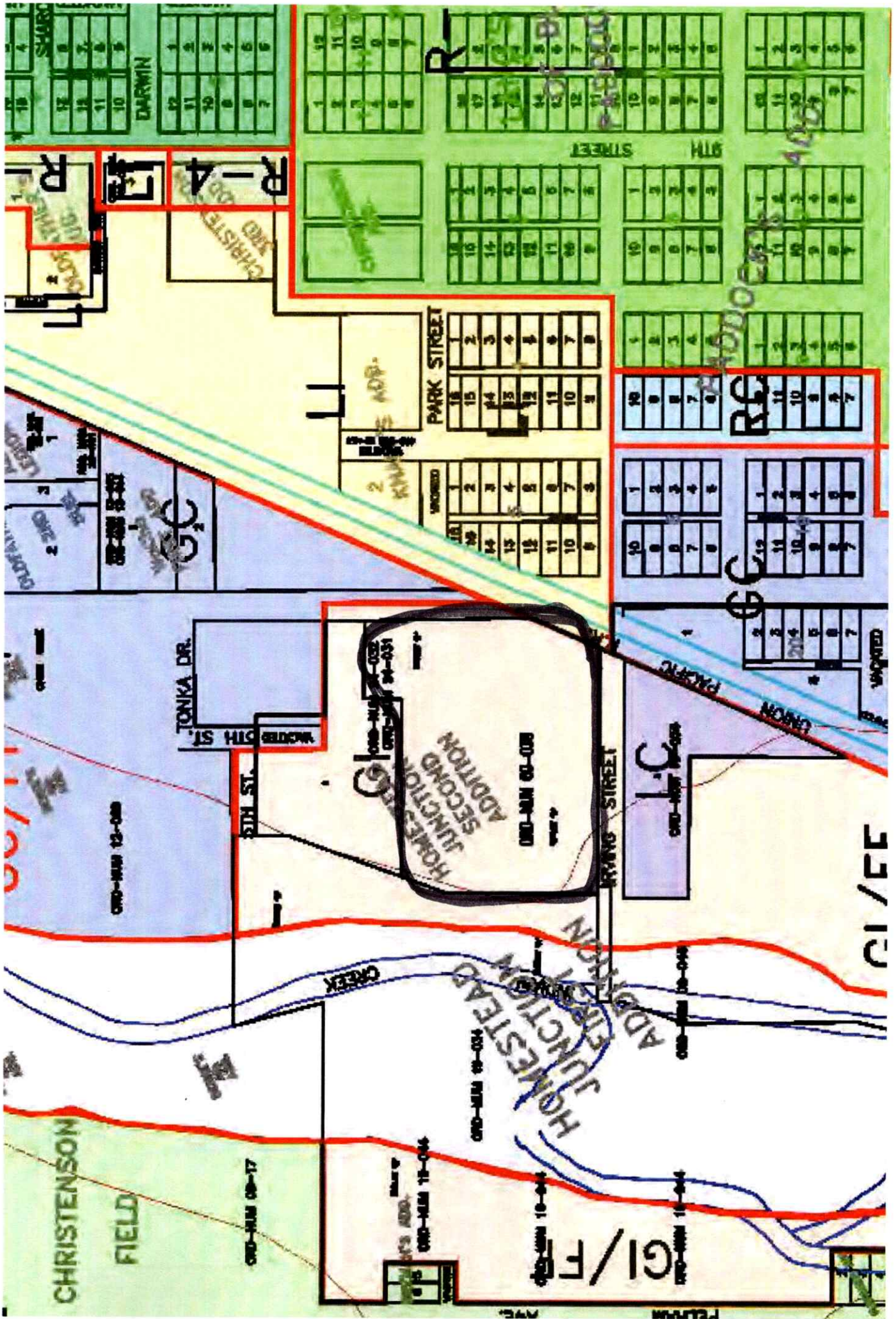
P&Z RESOLUTION PASSED and ADOPTED this 18<sup>th</sup> day of May, 2026.

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Deven McGhee, Secretary

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Alan Fetty, Chairperson



CHRISTENSON  
FIELD

TONKA DR.

HIGH ST.

5TH ST.

DND-MUN 09-17

DND-MUN 18-046

DND-MUN 09-004

DND-MUN 18-044

DND-MUN 18-045

HOMESTEAD JUNCTION  
SECOND ADDITION  
DND-MUN 00-008

PARK STREET

RYAN STREET

5TH STREET

R-4

GC

GI/FE

GI/FE

CREEK

R

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DARWIN

SHARON

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**CITY HALL**

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

**ENGINEERING & COMMUNITY DEVELOPMENT**

205 North 4<sup>th</sup> Street | Beatrice, NE 68310  
Phone: 402.228.5250 Fax: 402.228.5252

May 4, 2026

Homestead Junction, LLC  
129 North 10<sup>th</sup> Street  
Capitol Hill  
Lincoln, NE 68508

RE: Rezoning Application of Homestead Junction, LLC, Gage County Parcel No. 012409603

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 Monday, May 18, 2026, and the City Council of the City of Beatrice will hold a public hearing at 6:00 p.m. on Monday, May 18, 2026, in the BPS Administration Building Board Room, 320 North 5<sup>th</sup> Street, Beatrice, Nebraska, to consider approval of your Rezoning Application to rezone Parcel No. 012409603, from "GI" General Industrial District to "GC" General Commercial 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](mailto:community@beatrice.ne.gov) if you have any questions.

Sincerely,

Taylor Rivera  
City Attorney

**RESOLUTION NUMBER 26-13  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, Homestead Junction, LLC, a Nebraska limited liability company (hereinafter, "Property Owner"), desires to rezone the following legally described real property, commonly from "GI" General Industrial District to "GC" General Commercial District:

Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska,

**WHEREAS**, the aforementioned property lies within the city limits 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 "GI" General Industrial District to "GC" General Commercial District.

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

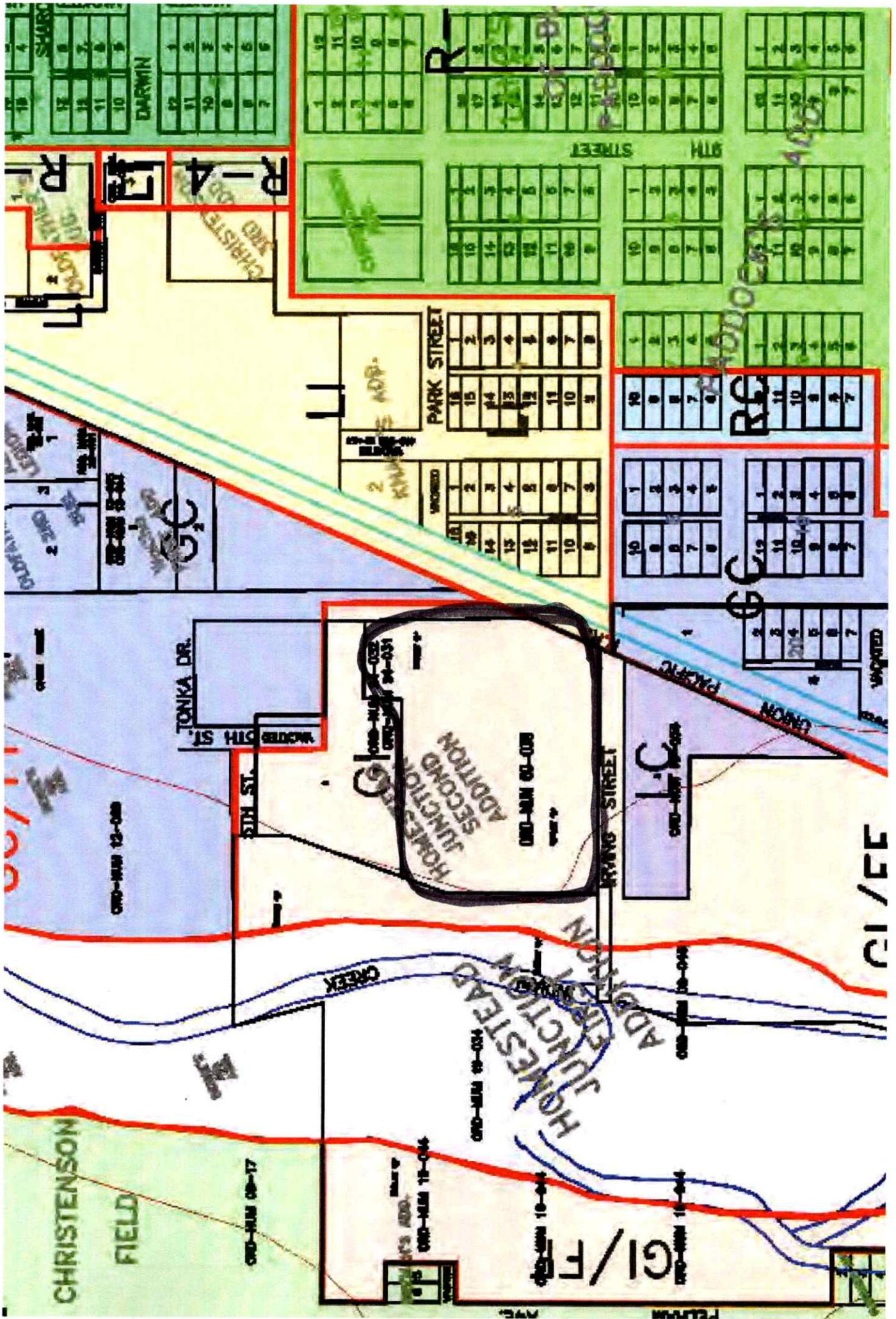
P&Z RESOLUTION PASSED and ADOPTED this 18<sup>th</sup> day of May, 2026.

---

Deven McGhee, Secretary

---

Alan Fetty, Chairperson



CHRISTENSON  
FIELD

TONKA DR.

HIGH ST.

5TH ST.

DND-MUN 00-17

DND-MUN 18-046

HOMESTEAD  
JUNCTION  
SECOND  
ADDITION

DND-MUN 00-004

DND-MUN 18-044

DND-MUN 18-045

HOMESTEAD  
JUNCTION  
SECOND  
ADDITION

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DND-MUN 00-002

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PARK STREET

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May 4, 2026

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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](mailto:community@beatrice.ne.gov) if you have any questions.

Sincerely,

Taylor Rivera  
City Attorney

**RESOLUTION NUMBER 26-14  
PLANNING AND ZONING COMMISSION**

**WHEREAS**, Homestead Junction, LLC, a Nebraska limited liability company (hereinafter, "Property Owner"), owner of property legally described:

Outlot B, Homestead Junction Second Addition to the City of Beatrice, Gage County, Nebraska,

wishes to replat their property as Homestead Junction Third Addition; and

**WHEREAS**, the aforementioned property lies within the city limits of the City of Beatrice; and

**WHEREAS**, the Property Owner has properly applied to replat the property and have paid the corresponding fees; and

**WHEREAS**, all prerequisites for a replat have been satisfied and the final plat has been prepared in compliance with applicable state law.

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 to the Beatrice City Council, that the request by Homestead Junction, LLC, to replat their property as Homestead Junction Third Addition, be approved.

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

P&Z RESOLUTION PASSED AND ADOPTED this 18<sup>th</sup> day of May, 2025.

\_\_\_\_\_  
Deven McGhee, Secretary

\_\_\_\_\_  
Alan Fetty, Chairperson

COMMUNITY DEVELOPMENT

205 North 4<sup>th</sup> Street | Beatrice, NE 68310

Phone: 402.228.5250 Fax 402.223.5252

community@beatrice.ne.gov



BEATRICE CITY BOARD OF PUBLIC WORKS

REVIEW NUMBER: 2026073

SUBDIVISION FINAL PLAT APPLICATION

APPLICANT(S) INFORMATION

OWNER(S) INFORMATION (if not Applicant)

Name(s): REGA Engineering

Name(s): Homestead Junction, LLC

Address: 601 Old Cheney Road  
Lincoln, NE 68512

Address: 129 N 10th Street  
Lincoln, NE 68508

Phone: 402-484-7342

Phone:

Email: kcatt@regaeng.com

Email:

PROPOSED PROJECT DETAILS

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

Present Zone: G1 Proposed Zone: GC Lot(s): Block: Addition:

Legal Description: Vacated Outlot B Homestead Junction Second Addition

Description of Proposed Changes: Subdivide said Outlot B into a small, buildable lot and new smaller Outlot

List Exhibits or Plans Submitted: Final plat, sheet 1 of 1

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: 3/13/2026

Signature

Date

OFFICE USE ONLY

Application Fee: \$150.00 Received By: C. Griffin Date: 3/16/2026

Comments:

City Engineer: Date:

Com Dev Director: Date: 3/16/2026

RECOMMENDATIONS

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

Planning and Zoning Chairman: Date:

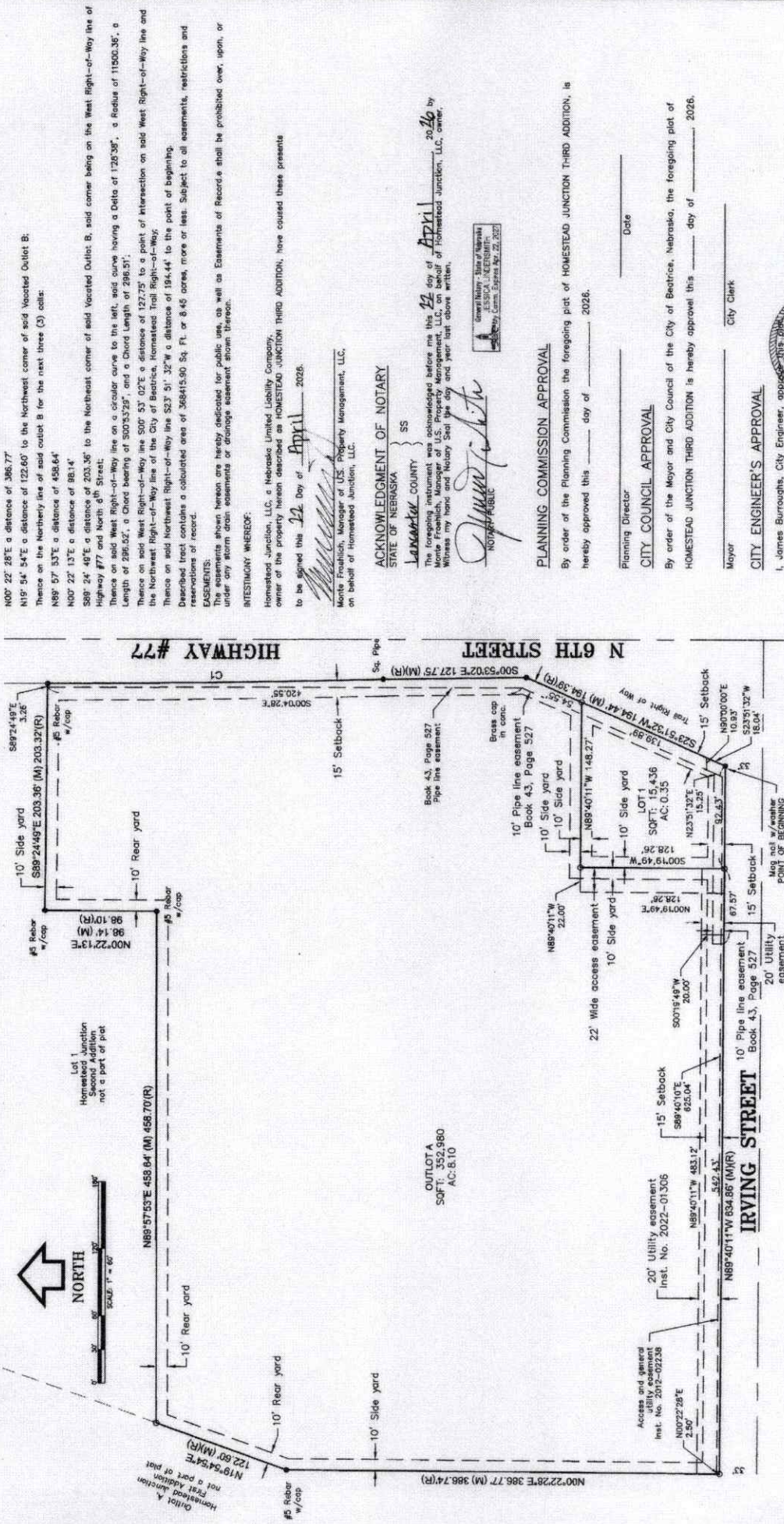
CITY COUNCIL RECOMMENDATION this \_\_\_ day of \_\_\_, 20\_\_\_.  Approved  Denied

Mayor: Date:

City Clerk: Date:

# HOMESTEAD JUNCTION THIRD ADDITION TO THE CITY OF BEATRICE

## A replat of Vacated Outlot B Homestead Junction Second Addition



**DEDICATION**  
The foregoing Subdivision comprising of Vacated Outlot B Homestead Junction Second Addition to the City of Beatrice, NE and located on a part of the Southeast Quarter of Section 26, T4N, R06E of the 6th Principal Meridian, Gage County, Nebraska, being more particularly described by metes and bounds as follows:  
Beginning at the Southeast corner of said Vacated Outlot B, thence on the south line of said Vacated Outlot B, and the North Right-of-Way line of Irving Street N89°40'11"W a distance of 634.86' to the Southwest corner of said Vacated Outlot B;  
Thence on the Westerly line of said Vacated Outlot B for the next two (2) calls:  
N00°22'28"E a distance of 386.77'  
N19°54'54"E a distance of 122.60' to the Northwest corner of said Vacated Outlot B;  
Thence on the Northerly line of said Outlot B for the next three (3) calls:  
N89°57'53"E a distance of 458.84'  
N00°22'13"E a distance of 98.14'  
N00°22'13"E a distance of 98.14'  
S08°24'49"E a distance of 203.36' to the Northeast corner of said Vacated Outlot B, said corner being on the West Right-of-Way line of Highway #77 and North 6th Street;  
Length of said West Right-of-Way line on a circular curve to the left, said curve having a Delta of 172°39', a Radius of 11500.35', a Length of 296.52', a Chord bearing of S00°53'02"E a distance of 127.75' to a point of intersection on said West Right-of-Way line and the Northwest Right-of-Way line of the City of Beatrice, Homestead Trail Right-of-Way;  
Thence on said Northwest Right-of-Way line S23°51'32"W a distance of 184.44' to the point of beginning.  
Described tract contains a calculated area of 368415.90 Sq. Ft. or 8.45 acres, more or less. Subject to all easements, restrictions and reservations of record.  
The easements shown herein are hereby dedicated for public use, as well as Easements of Record shall be prohibited over, upon, or under any storm drain easements or drainage easement shown thereon.

**INTESTIMONY WHEREOF:**  
Homestead Junction, LLC, a Nebraska Limited Liability Company,  
owner of the property herein described as HOMESTEAD JUNCTION THIRD ADDITION, have caused these presents  
to be signed this 22 Day of April, 2026.

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA }  
LANANIA COUNTY } SS  
The foregoing instrument was acknowledged before me this 22 day of April, 2026 by  
Monte Froelich, Manager of U.S. Property Management, LLC, on behalf of Homestead Junction, LLC, owner.  
Witness my hand and Notary Seal the day and year last above written,  
Notary Public  
JESSICA LINENBERGER  
Notary Public, State of Nebraska  
Commission Expires 07/25/2027

**PLANNING COMMISSION APPROVAL**  
By order of the Planning Commission the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION, is hereby approved this \_\_\_ day of \_\_\_ 2026.

**CITY COUNCIL APPROVAL**  
By order of the Mayor and City Council of the City of Beatrice, Nebraska, the foregoing plat of HOMESTEAD JUNCTION THIRD ADDITION is hereby approved this \_\_\_ day of \_\_\_ 2026.

Planning Director \_\_\_\_\_ Date \_\_\_\_\_  
City Clerk \_\_\_\_\_ City Clerk

**CITY ENGINEER'S APPROVAL**  
I, James Burroughs, City Engineer, approve this \_\_\_\_\_ day of \_\_\_\_\_ 2026.  
James A. Burroughs  
City Engineer  
City of Beatrice, NE 68101

**FILED FOR RECORD**  
STATE OF NEBRASKA }  
GAGE COUNTY } SS  
The foregoing plat was filed for Record and entered in Numerical Index on the \_\_\_\_\_ day of \_\_\_\_\_ 2026, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded as instrument No. \_\_\_\_\_

Register of Deeds \_\_\_\_\_ Date \_\_\_\_\_  
Deputy \_\_\_\_\_

**LEGEND**  
P PLATTED DISTANCE  
M MEASURED DISTANCE  
R RECORDED DISTANCE  
C CALCULATED DISTANCE  
O CORNER SET (BY 7.24' REBAR W/ 0.5 600 GAL)

**Curve Table**

Curve #	Delta	Radius	Chord Direction	Chord Length
C1	172°39'	11500.35'	S00°53'29"E	296.51'

**PLATTED DISTANCE**  
Total Lots = 2  
Total Acres = 8.45

**MEASURED DISTANCE**  
Total Acres = 8.45

**RECORDED DISTANCE**  
Total Acres = 8.45

**CALCULATED DISTANCE**  
Total Acres = 8.45

**CORNER SET (BY 7.24' REBAR W/ 0.5 600 GAL)**  
Total Acres = 8.45

**SURVEYORS CERTIFICATE**  
I, JAMES A. BURROUGHS, REGISTERED LAND SURVEYOR NO. 659, ONLY REGISTERED UNDER THE LAND SURVEYORS REGULATION ACT OF NEBRASKA THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT. THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEYED LAND AND THAT I HAVE MADE A REASONABLE INVESTIGATION TO KNOW AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, CORRECT AND IN ACCORDANCE WITH THE LAND SURVEYORS REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

**CURRENT ZONE: G.I.**  
**PROPOSED ZONE: G.O.**

**VICINITY MAP**  
NOT TO SCALE

**DATE**  
4/22/2026  
JESSICA LINENBERGER