

ORDINANCE NO. 2354

AN ORDINANCE OF THE CITY OF YORK, NEBRASKA TO AMEND THE ZONING MAP TO REZONE PROPERTY LOCATED IN THE C-2 DISTRICT TO THE INDUSTRIAL DISTRICT; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith, AND TO PROVIDE FOR AN EFFECTIVE DATE FOR THIS ORDINANCE.

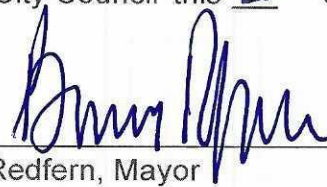
BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF YORK, NEBRASKA:

Section 1. The City of York Zoning Map shall be amended to remove property located in the C-2 District and to rezone the property as part of the Industrial District. The real estate to be rezoned is set forth on the attached survey.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

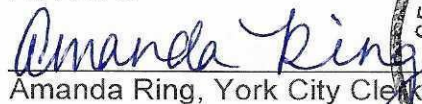
Section 3. This ordinance shall take effect and be in full force and effect from and after its passage, approval, publication pursuant to law.

PASSED AND APPROVED by the York City Council this 20<sup>th</sup> day of July 2023.



Barry Redfern, Mayor

ATTEST:

  
Amanda Ring, York City Clerk



York County, Nebraska

York County, Nebraska

## INDEX OF SHEETS:

- 1 - Situs Plat
- Gov't Corner Ties, Notes
- 2 - Tract Details
- 3 - Legal Description

Irregular Tract Thirty-five (35) and part of the Burlington Northern and Santa Fe Railway Company's formerly Chicago, Burlington & Quincy Railroad Company One-hundred (100) foot right of way and Irregular Tract Fifty-seven (57), located in Section Seven (7), Township Ten (10) North, Range Two (2) West of the Sixth Principal Meridian (P.M.) and Irregular Tract Nineteen (19) and part of the Burlington Northern and Santa Fe Railway Company's formerly Chicago, Burlington & Quincy Railroad Company One-hundred (100) foot right of way, located in Section Twelve (12), Township Ten (10) North, Range Three (3) West of the Sixth Principal Meridian (P.M.), ALL LOCATED IN THE City of York, York County, Nebraska.

2664.32'(M)  
assumed Bearing  
N89°06"13"E

$$1/4 - \frac{1}{12}$$

Found Pipe.

Found Pipe:  
Northwest 27.11' to 'x' in concrete surrounding water valve  
Northeast 33.08' to 'x' in concrete surrounding water valve  
Southwest 37.80' to 'x' in rim of manhole  
Southeast 37.59' to 'x' in concrete surrounding water valve  
LAT: N 40°51'28.65" LONG: W 097°36'25.47"

R3W	12	6
R2W	7	1

Found Iron in metal pot in center line Nobles Road  
South 32.84' to 2" pipe  
Southwest 78.02 to rebar (found)  
Northwest 29.34' to mag nail in power pole, E face,  
East Northeast 48.68' to chiseled 'x' in concrete curb  
Southeast 45.95' to chiseled 'x' in concrete curb  
LAT: N 40°51'28.33" LON W 097°35'50.80"

$$\frac{12}{7} \frac{1}{4}$$

ound Aluminum Cap  
Northeast 71.58" to 58" capped rebar  
East 54.03" to iron bar for reflector post  
Southeast 57.99" to 58" capped rebar  
South Southeast 86.5" to center manhole lid  
East 163.42" to pipe  
AT: N 40°51'02.33" LON: W097°35'50.8"  
NOTE: A 2" pipe was found, bent and lying flat on surface, approximately 10' south of aluminum cap)

Virlyn S/Bolte RLS 631  
302 Road 3  
Henderson, NE 68371  
402) 723-5244

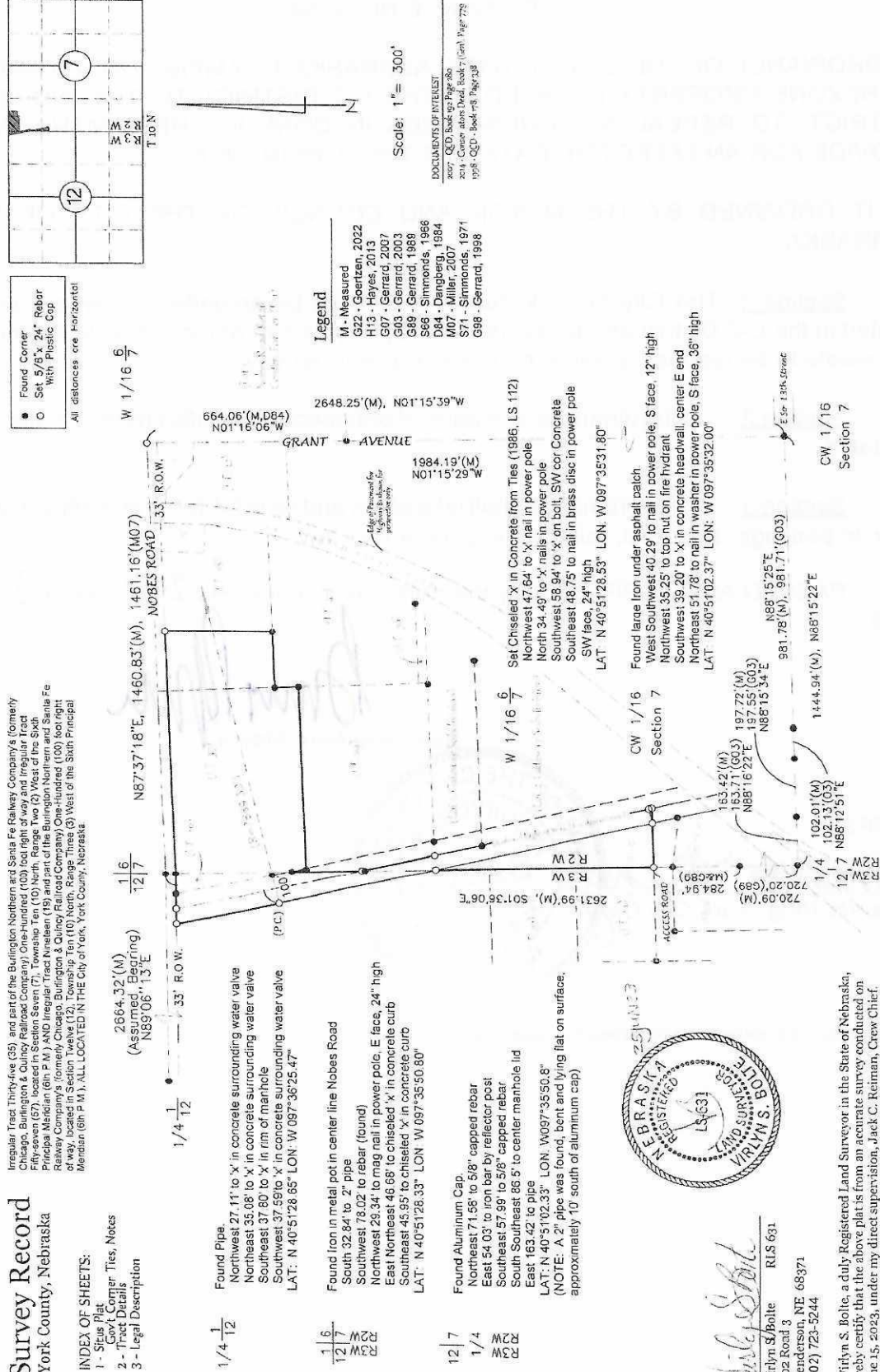
I, Virlyn S. Bolte, a duly Registered Land Surveyor in the State of Nebraska, hereby certify that the above plat is from an accurate survey conducted on June 15, 2023, under my direct supervision, Jack C. Reiman, Crew Chief.

LAND SERVICES, LLC

WILLIAMSON, J. 1981. *Journal of the Royal Society of Medicine* 74: 103-104.

① 1475 672 (501)

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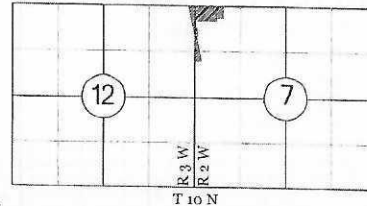
# Survey Record

York County, Nebraska

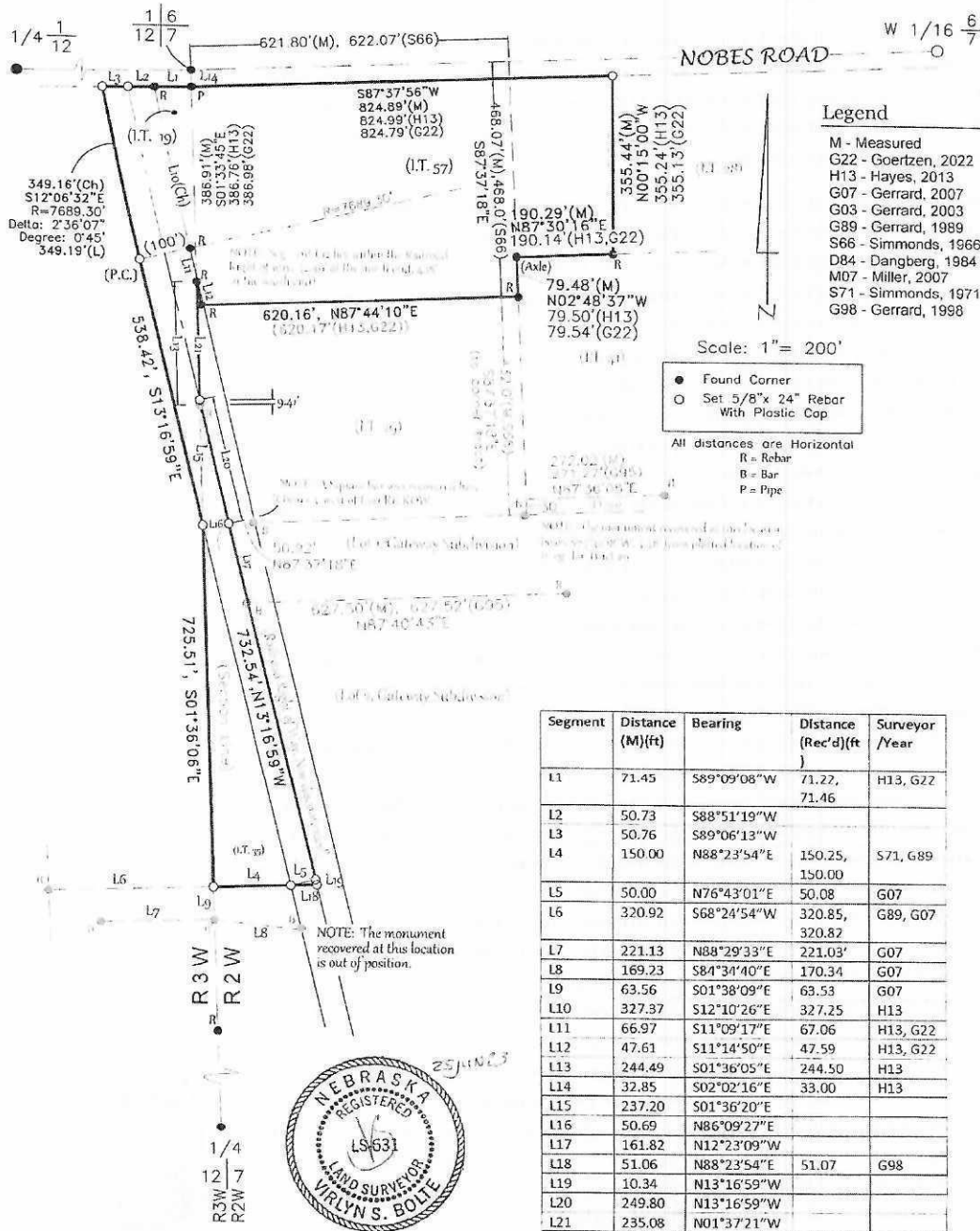
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NOTE: See Sheet 1 for Section Line Information



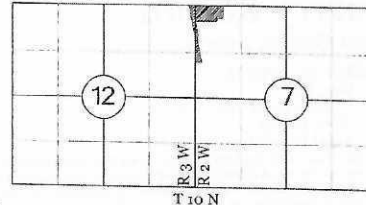
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## LEGAL DESCRIPTION

A tract of land, being part of the Northeast Quarter of the Northeast Quarter (NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of Section Twelve (12), Township Ten (10) North, Range Three (3) West of the Sixth Principal Meridian (6th P.M.), AND being part of the West Half of the Northwest Quarter (W  $\frac{1}{2}$  NW  $\frac{1}{4}$ ) of Section Seven (7), Township Ten (10) North, Range Two (2) West of the Sixth Principal Meridian (6th P.M.), ALL BEING IN THE City of York, York County, Nebraska, and being more particularly described as follows:

Referring to the Northeast corner of said Section 12, also being the Northwest corner of said Section 7 (found); thence, on an assumed bearing of South 02°02'16" East, a distance of 32.85 feet to a pipe, also being the Point of Beginning; thence South 89°09'08" West, in said Section 12, on the north line of Irregular Tract Nineteen (19) in said Section 12, a distance of 71.45 feet to a rebar (found), also being the northwest corner of said Irregular Tract 19 and also being the east right of way line of the Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) One Hundred (100) foot right of way; thence continuing in said Section 12, on a bearing of South 88°51'19" West a distance of 50.73 feet to the center line of said railroad right of way, also being a 5/8 inch capped rebar (set); thence continuing in said Section 12, on the south right of way line of Nobes Road on a bearing of South 89°06'13" West, a distance of 50.76 feet to the west right of way line of said railroad, also being a 5/8 inch, capped rebar (set); thence on said railroad right of way, on a curve to the left, having a radius of 7689.30 feet, a delta angle of 2°36'07", an arc length of 349.19 feet, a chord length of 349.16 feet, having a bearing of South 12°06'32" East to a 5/8 inch capped rebar (set); thence South 13°16'59" East a distance of 538.42 feet to the east line of said Section 12, also being a 5/8 inch, capped rebar (set); thence South 01°36'06" East, on said east line of said Section 12, a distance of 725.51 feet to a 5/8 inch capped rebar, also being the southwest corner of Irregular Tract Thirty-Five (35) in said Section 7; thence on the south line of said Irregular Tract 35, in said Section 7, on a bearing of North 88°23'54" East a distance of 150.00 feet to a 5/8 inch capped rebar (set); thence continuing on the east extension of the previous bearing, a distance of 51.06 feet to a 5/8 inch, capped rebar (set), also being the center line of said railroad; thence North 13°16'59" West, on said center line of said railroad, a distance of 10.34 feet to a 5/8 inch, capped rebar (set); thence continuing on the previous bearing, on said center line, a distance of 732.54 feet to a 5/8 inch capped rebar (set); thence on said railroad center line, on the previous bearing, a distance of 249.80 feet to a 5/8 inch, capped rebar (set), also being the west line of said Section 7; thence North 01°37'21" West a distance of 235.08' to a rebar (found), being the west line of Irregular Tract 57, being located in said Section 7; thence on said west line of said Irregular Tract 57 on a bearing of South 11°14'50" East a distance of 47.61 feet to a rebar (found), being the southwest corner of said Irregular Tract 57; thence on the south line of said Irregular Tract 57, on a bearing of North 87°44'10" East, a distance of 620.16 feet to a rebar (found), being the southeast corner of said Irregular Tract 57 and also being the northeast corner of Irregular Tract 29, located in said Section 7; thence North 02°48'37" West, on the east line of said Irregular Tract 57, a distance of 79.48 feet to an axle (found); thence North 87°30'16" East, on the south line of said Irregular Tract 57, also being the north line of Irregular Tract Forty-One (41), located in said Section 7, a distance of 190.29 feet to a rebar (found); thence North 00°15'00" West, on the east line of said Irregular Tract 57, also being the west line of Irregular Tract Twenty-Eight (28), located in said Section 7, a distance of 355.44 feet to a 5/8 inch, capped rebar (set), also being the south right of way line of said Nobes Road; thence South 87°37'56" West, on said south right of way line of said Nobes Road, a distance of 824.89 feet to the Point of Beginning. Containing a calculated area of 11.85 acres, more or less. Subject to all conditions and restrictions of record.



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