

NOTICE OF HEARING
TO ALL PARTIES IN INTEREST AND CITIZENS OF
COLUMBUS, NEBRASKA

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, January 8, 2024, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat and development agreement of Meadow Ridge Eleventh Addition, a tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Beginning at the Northwest corner of Meadow Ridge Office Park Addition to the City of Columbus, Platte County, Nebraska; thence S 88°05'45" W on the North line of the South 15 acres of the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, 440.00 feet; thence S 02°13'45" E, 175.00 feet; thence N 88°05'45" E, 48.97 feet; thence S 02°13'45" E, 227.02 feet; thence S 88°07'09" W, 30.00 feet; thence S 02°15'10" E, 175.00 feet; thence N 88°07'09" E, 440.00 feet to the Southwest corner of Lot 2, Harry Potter Subdivision to the City of Columbus, Platte County, Nebraska; thence N 02°15'10" W, 139.89 feet to the Northwest corner of said Lot 2; thence S 88°18'38" W on the South line of Lot 2, Block B of said Meadow Ridge Office Park Addition, 18.98 feet to the Southwest corner of said Lot 2, Block B; thence N 02°13'45" W on the West line of said Meadow Ridge Office Park Addition, 437.23 feet to the Point of Beginning, containing 5.56 acres, more or less (49th Ave and 42nd/43rd St) and at said time and place you may appear and be heard. In addition, you are hereby notified that at the same time and place, the Planning Commission will hold a separate public hearing as to whether said addition as above described should be included within the corporate limits of the city and become a part of said municipality for all purposes whatsoever, and at said time and place you may appear and be heard.

City of Columbus, NE
Janelle Kline, City Clerk

Publish: 12:28:23
Two Affidavits of Publication

The City of *Columbus*

MEMORANDUM

DATE: January 4, 2024
FROM : Richard J. Bogus, City Engineer
TO: Tara Vasicek, City Administrator
RE: Meadow Ridge Eleventh Addition - Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of Meadow Ridge Eleventh Addition as it is consistent with the Preliminary Plat. The Preliminary Plat was approved by the Planning Commission on December 11th, 2023, and City Council on December 18th, 2023.

DISCUSSION:

The addition consists of 26 residential lots, paving and utility extensions, and stormwater treatment facilities (STFs) located to the Meadow Ridge developer owned property to the west. Temporary drainage easements for the STFs will be required by the developer. A portion of the property is located in a Floodplain AO zone.

The property will be voluntary annexed as part of the major platting process.

FISCAL IMPACT:

Minor costs for street and utility maintenance.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woschke

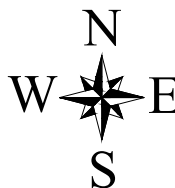
SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]



No Scale



Drawn By: RTK
Date: November 2, 2023
Scale: None
Project Number: S-071-146

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL
(CIRCLE ONE)**

DATE: December 20, 2023

NAME OF SUBDIVISION: Meadow Ridge Eleventh Addition

NAME OF PROPERTY OWNER: Charles Seadschlag

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Charles Seadschlag

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 4811 37th St, Columbus, NE 68601

PHONE NUMBER: 402-562-1102

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: charles@walkerfoundations.com

NUMBER OF LOTS IN SUBDIVISION: 26

ADDRESS OF SUBDIVISION: 49th Ave & 42nd St/43rd St

I hereby apply for a Major Subdivision / Addition and have paid \$300.00 application fee plus additional lot review fees - Preliminary Plats will be \$20 per lot and Final Plats will be \$15 per lot.

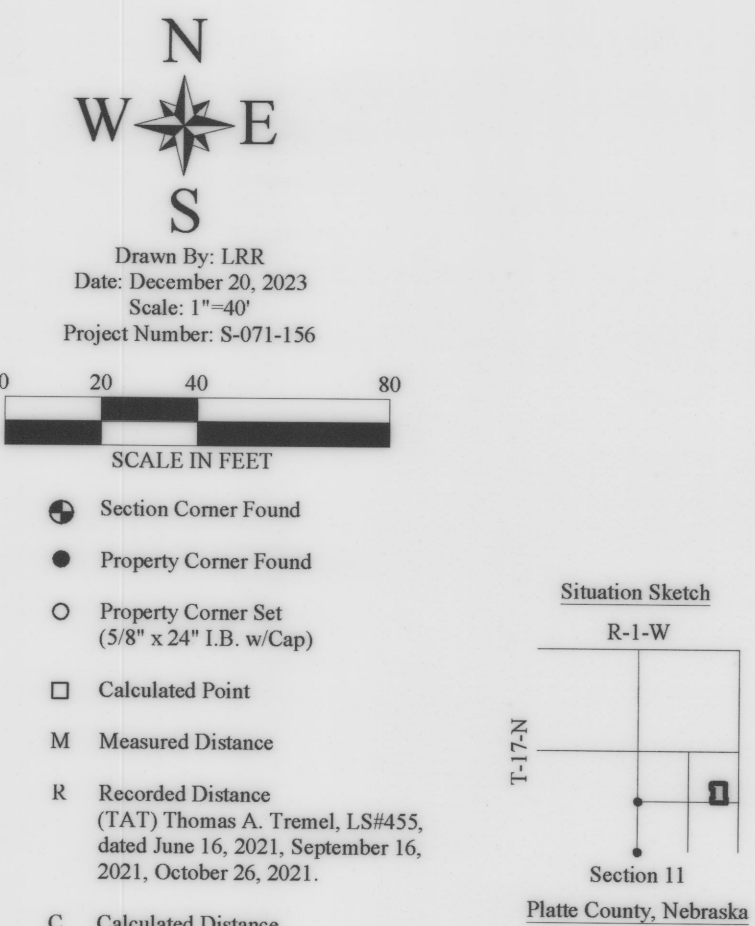
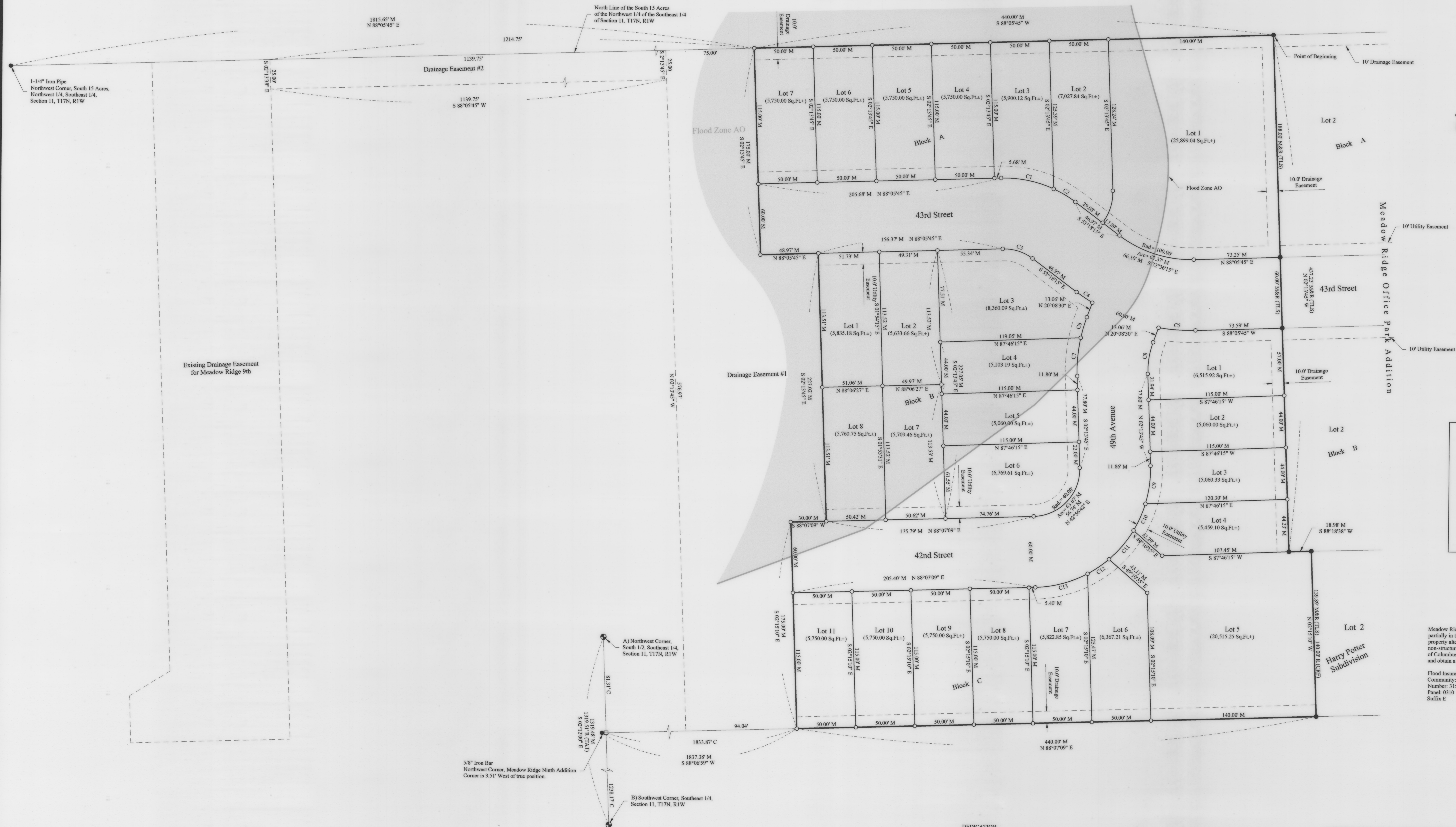

Owner or Owner's Representative

Jason Mielak
Attorney / Legal Counsel for Applicant

Development Agreement submitted on: _____

City Attorney
Neal Valorz – nvalorz@1492law.com
Gene G. Schumacher – gschum@1492law.com

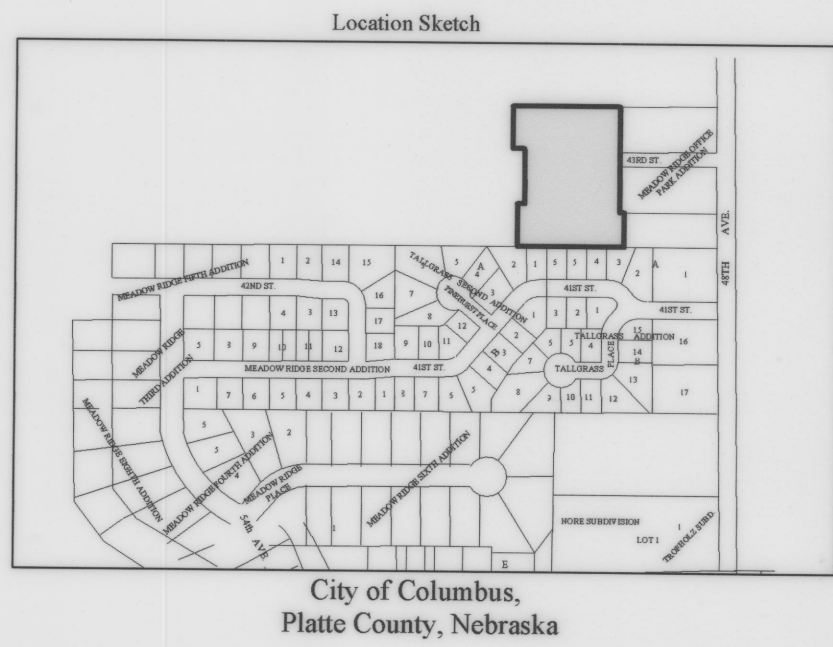
MEADOW RIDGE ELEVENTH ADDITION
A Subdivision of Part of the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.



DEVELOPER:
Meadow Ridge Properties, LLC
4811 37th Street
Columbus, NE 68601

ENGINEER:
John A. Zwingman, PE
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923

SURVEYOR:
Terry L. Schulz, LS
Advanced Consulting Engineering Services, Inc.
133 W. Washington Street
West Point, NE 68788
Phone: 402-372-1923



CURVE DATA
C1 Rad= 100.00' Arc= 45.98' Chord= 45.98' S 78°45'00" E
C2 Rad= 100.00' Arc= 21.38' Chord= 21.34' S 59°25'50" E
C3 Rad= 40.00' Arc= 26.95' Chord= 26.44' S 72°36'15" E
C4 Rad= 160.00' Arc= 16.05' Chord= 16.04' S 56°10'40" E
C5 Rad= 160.00' Arc= 31.39' Chord= 31.33' S 86°17'05" E
C6 Rad= 130.00' Arc= 18.22' Chord= 18.21' S 16°07'33" W
C7 Rad= 130.00' Arc= 32.53' Chord= 32.45' S 04°56'26" W
C8 Rad= 70.00' Arc= 27.33' Chord= 27.16' N 08°57'23" E
C9 Rad= 100.00' Arc= 32.72' Chord= 35.57' N 07°08'39" E
C10 Rad= 100.00' Arc= 24.71' Chord= 24.54' N 23°35'41" E
C11 Rad= 100.00' Arc= 32.14' Chord= 32.00' N 39°52'49" E
C12 Rad= 100.00' Arc= 21.97' Chord= 21.92' N 55°22'52" E
C13 Rad= 100.00' Arc= 46.16' Chord= 45.75' N 74°53'47" E

This survey was prepared at the request of Charles Seadschlag, Columbus, Nebraska.

FIELD NOTES

A) Northwest Corner, South 1/2, Southeast 1/4, Section 11, T17N, R1W:
Found 5/8" Rebar with Plastic Cap as recorded by
Thomas A. Tremel, LS #455, October 26, 2021.
3.00' West to Nail & Disc in Fence Post.
9.45' North to Nail & Disc in Fence Post.
On range of fence, West.
2.5' West to range of Fence, North.

B) Southwest Corner, Southeast 1/4, Section 11, T17N, R1W:
Found 5/8" Rebar with Aluminum Cap as recorded by
Thomas A. Tremel, LS #455, October 26, 2021.
5.63' West to nail in Top of Fence Post.
5.4' West to a Carsonite Post.
48.05' SSW to "X" Nails in Fence Post.
30.19' North to 5/8" Iron Rod with Aluminum Cap.
48.00' South to 5/8" Iron Rod with Aluminum Cap.
5.2' West to Range of Fence, North-South.

LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of Meadow Ridge Office Park Addition to the City of Columbus, Platte County, Nebraska; thence S 88°05'45" W on the North line of the South 15 acres of the Northwest 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, 440.00 feet; thence S 02°13'45" E, 175.00 feet; thence N 88°05'45" E, 48.97 feet; thence S 02°13'45" E, 227.02 feet; thence S 88°07'09" W, 30.00 feet; thence S 02°15'10" E, 175.00 feet; thence N 88°07'09" E, 440.00 feet to the Southwest corner of Lot 2, Harry Potter Subdivision to the City of Columbus, Platte County, Nebraska; thence N 02°15'10" W, 139.89 feet to the Northwest corner of said Lot 2; thence S 88°18'38" W on the South line of Lot 2, Block B of said Meadow Ridge Office Park Addition, 18.98 feet to the Southwest corner of said Lot 2, Block B; thence N 02°13'45" W on the West line of said Meadow Ridge Office Park Addition, 437.23 feet to the Point of Beginning, containing 5.56 acres, more or less.

TEMPORARY DRAINAGE EASEMENT #1

A drainage easement located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
Beginning at the Northwest corner of Meadow Ridge Eleventh Addition, located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 02°13'45" E on the West line of said Meadow Ridge Eleventh Addition, 175.00 feet; thence N 88°05'45" E, 48.97 feet; thence S 02°13'45" E, 227.02 feet; thence S 88°07'09" W, 30.00 feet; thence S 02°15'10" E, 175.00 feet; then S 88°06'59" W, 94.04 feet; thence N 02°13'45" W, 576.97 feet to a point on the North line of the South 15 Acres of the Northwest 1/4 of said Southeast 1/4; thence N 88°05'45" E on said North line, 75.00 feet to the Point of Beginning, containing 1.32 acres, more or less.

TEMPORARY DRAINAGE EASEMENT #2

A drainage easement located in the North 1/2 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska, more particularly described as follows:
Commencing at the Northwest corner of Meadow Ridge Eleventh Addition, located in the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska; thence S 88°05'45" E on the North line of the South 15 Acres of the Northwest 1/4 of said Southeast 1/4, 75.00 feet to the Point of Beginning; thence S 02°13'45" E, 25.00 feet; thence S 88°05'45" W and parallel to said North line, 1139.75 feet; thence N 02°13'38" W, 25.00 feet to a point on said North line; thence N 88°05'45" E on said North line, 1139.75 feet to the Point of Beginning, containing 0.65 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Terry L. Schulz, a Registered Land Surveyor of the State of Nebraska, do hereby certify that the survey described above was made by me or under my direct supervision on September 29, 2023; also that all dimensions are in feet and are correct to the best of my knowledge and belief.

Terry L. Schulz, State of Nebraska, LS #550
Date: 1-2-2024



DEDICATION

I, Charles Seadschlag, Meadow Ridge Properties, LLC, owner of the described property, MEADOW RIDGE ELEVENTH ADDITION, hereby dedicate the streets, avenues, roads, and public grounds designated upon and referred to in this Plat to the use and benefit of the public and provide all easements shown on this Plat for drainage facilities, public utilities, signs and right-of-way. We hereby make said tract of land, so shown on the above Plat, a part of the City of Columbus, Platte County, Nebraska. Said tract of land shall hereinafter be known as MEADOW RIDGE ELEVENTH ADDITION of part of the Northeast 1/4 of the Southeast 1/4 of Section 11, T17N, R1W of the 6th P.M., Platte County, Nebraska.

Charles Seadschlag
Meadow Ridge Properties, LLC

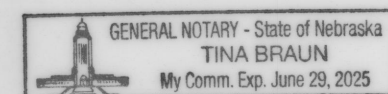
STATE OF NEBRASKA ss
COUNTY OF PLATTE)

On this 2 day of January, 2024, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Charles Seadschlag, to be personally known to be the identical persons who executed the foregoing instrument and acknowledged the signing thereof to be their voluntary act and deed.

Witness my hand and official seal on the date last written.

My Commission expires: 6/29/2025

Notary Public



COLUMBUS, NEBRASKA SCHOOL BOARD

This Final Plat of MEADOW RIDGE ELEVENTH ADDITION to the City of Columbus, Nebraska is

approved by the Columbus Public Schools on this 3rd day of January, 2024.

Tina Braun
School Superintendent

COLUMBUS, NEBRASKA PLANNING COMMISSION

This Final Plat of MEADOW RIDGE ELEVENTH ADDITION to the City of Columbus, Nebraska is approved by the Planning Commission on this day of January, 2024.

Chairman

COLUMBUS, NEBRASKA CITY COUNCIL

This Final Plat of MEADOW RIDGE ELEVENTH ADDITION to the City of Columbus, Nebraska is approved by the City Council on this day of January, 2024.

Mayor

City Clerk