

DRAFT

**RESOLUTION NO. R25-76**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK "C", EVANS-PLUGGE SUBDIVISION, TO THE CITY OF COLUMBUS, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, EXCEPTING THEREFROM: A TRACT OF LAND LOCATED IN LOT 1, BLOCK "C", EVANS-PLUGGE SUBDIVISION TO THE CITY OF COLUMBUS, IN THE SE 1/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 76.01 FEET; THENCE NORTHWESTERLY DEFLECTING 090°59'07" LEFT, A DISTANCE OF 147.34 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTHERLY DEFLECTING 129°15'59" LEFT, ALONG THE SAID WESTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 98.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY DEFLECTING 050°44'01" LEFT, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 FOR A DISTANCE OF 83.90 FEET TO THE POINT OF BEGINNING. HERINAFTER TO BE KNOWN AS JLO SUBDIVISION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA.

WHEREAS, John Obrist, owner of the real estate more particularly described as follows:

Lot 1, Block "C", Evans-Plugge Subdivision, to the City of Columbus, located in the SE 1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, Excepting Therefrom: A tract of land located in Lot 1, Block "C", Evans-Plugge Subdivision to the City of Columbus, in the SE 1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows: Beginning at the South Corner of said Lot 1; thence northeasterly along the Southeasterly Line of said Lot 1 for a distance of 76.01 feet; thence Northwesterly deflecting 090°59'07" Left, a distance of 147.34 feet to a point on the Westerly Line of said Lot 1; thence southerly deflecting 129°15'59" Left, along the said Westerly Line of said Lot 1 for a distance of 98.16 feet to the Southwest Corner of said Lot 1; thence southeasterly deflecting 050°44'01" Left, along the Southeasterly Line of said Lot 1 for a distance of 83.90 feet to the point of beginning.

all of which is presently within the corporate city limits and is within the zoning jurisdiction of the City of Columbus, Nebraska; and

WHEREAS, said owner has laid out said land into lots with appropriate easement

areas under the name JLO Subdivision to the City of Columbus, Platte County, Nebraska (the "Subdivision"); and

WHEREAS, said owner has caused an accurate plat thereof to be made, designating explicitly the land so laid out and particularly describing any and all lots and easements belonging to the Subdivision, all as provided by law, a copy of which plat is attached hereto (the "Minor Plat"); and

WHEREAS, said owner has executed an instrument of dedication to the public easement areas to the use and benefit of the public, all as provided by law, said instrument being attached to the Minor Plat; and

WHEREAS, the Minor Plat has attached thereon a certificate of a competent land surveyor certifying the same as provided by law, and said plat and Deed of Dedication in no way changes the present zoning classification of the area included therein; and

WHEREAS, the Minor Plat referred to herein is the plat bearing the certificate of Brian D. Benck, registered land surveyor, under the date of May 1, 2025; and

WHEREAS, the Planning Commission recommended acceptance of the Deed of Dedication.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Columbus, Nebraska, that the Deed of Dedication for JLO Subdivision to the City of Columbus, Platte County, Nebraska, a minor subdivision of Lot 1, Block "C", Evans-Plugge Subdivision, to the City of Columbus, Platte County, Nebraska, be and the same is hereby accepted.

INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_

PASSED AND ADOPTED THIS \_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

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CITY ATTORNEY



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** May 8, 2025  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** JLO Subdivision – Minor Plat, Resolution and Deed of Dedication

**RECOMMENDATION:**

I recommend the approval of the Resolution and Deed of Dedication of JLO Subdivision a minor subdivision.

**DISCUSSION:**

JLO Subdivision is a minor plat, with a deed of dedication for an utility easement and an ingress/egress easement. Therefore, a recommendation is required by the Planning Commission with approval by the City Council. The minor plat will be approved and signed administratively upon approval and closing on the property.

The property is already in the corporate limits. No public hearing is required.

**FISCAL IMPACT:**

None. Property and easements will be purchased at closing.

**ALTERNATIVE:**

Do not approve.

**CONCURRENCE:**

By: Andrew J. Woehner

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

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Once Recorded Return Document To:

Engineering Department  
City of Columbus  
2500 14th Street, Ste. 3  
Columbus, NE 68601

## **DEED OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

That JLO Properties LLC is the owner of the following described real estate:

All of which is more particularly described as follows:

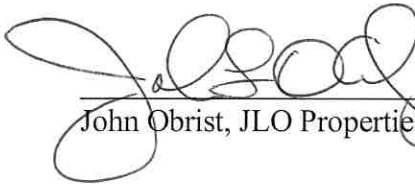
Lot 1, Block "C", Evans-Plugge Subdivision, to the City of Columbus, located in the SE 1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, Excepting Therefrom:

A tract of land located in Lot 1, Block "C", Evans-Plugge Subdivision to the City of Columbus, in the SE 1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows: Beginning at the South Corner of said Lot 1; thence northeasterly along the Southeasterly Line of said Lot 1 for a distance of 76.01 feet; thence Northwesterly deflecting 090°59'07" Left, a distance of 147.34 feet to a point on the Westerly Line of said Lot 1; thence southerly deflecting 129°15'59" Left, along the said Westerly Line of said Lot 1 for a distance of 98.16 feet to the Southwest Corner of said Lot 1; thence southeasterly deflecting 050°44'01" Left, along the Southeasterly Line of said Lot 1 for a distance of 83.90 feet to the point of beginning.

Said owner has caused the above described real estate to be laid out into lots, blocks, and easement areas belonging to such subdivision under the name of JLO Subdivision to the City of Columbus, Platte County, Nebraska, designating explicitly the land so laid out and particularly describing lots and easements belonging to said JLO Subdivision, a plat of which bearing the date of May 1, 2025, and certified by Brian Benck, RLS #536, is attached hereto.

Said owner hereby dedicates the easement areas set out and described on said plat to the use and benefit of the public, together with a perpetual easement for the installation of public utilities and maintenance thereof over and across the lots as set out in said plat and therein designated as "20-foot-wide Ingress/Egress and Utility Easement" and 10-foot-wide Ingress/Egress Easement".

IN WITNESS WHEREOF, the Grantor named herein has executed these presents this 9  
day of May, 2025.

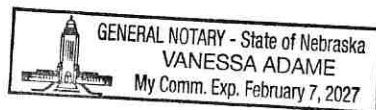
  
\_\_\_\_\_  
John Obrist, JLO Properties, LLC

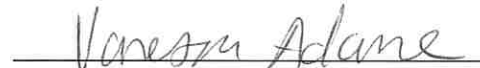
STATE OF NEBRASKA

: ss.

COUNTY OF PLATTE

On this 9 day of May, 2025, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared John Obrist, to me personally known to be the identical person described in and whose name is affixed to the foregoing instrument and acknowledged the said instrument to be his voluntary act and deed.



  
\_\_\_\_\_  
Notary Public

(SEAL)

# JLO SUBDIVISION

## A MINOR SUBDIVISION OF LOT 1, BLOCK "C", EVANS-PLUGGE SUBDIVISION, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA.

This Plat was prepared at the request of the City of Columbus.

### Field Notes

At point "A", found 1" iron pipe. At points "B" and "C", found 5/8" rebar as recorded on a survey by Thomas A. Tremel, L.S. #455, dated May 26, 2009. At points "D", "E", and "G", found 5/8" rebar as recorded on a survey by Thomas A. Tremel, L.S. #455, dated October 26, 2017.

At point "F", found 5/8" rebar as recorded on a survey by Thomas A. Tremel, L.S. #455, dated October 26, 2017 to be bent and unable to be perpetuated. I set a 5/8" rebar with plastic cap on the extension of line "D"- "E" and at a right angle to point "G".

At point "H", set a 5/8" rebar on line "A"- "C" at proportionate distance.

Set points "I" and "J" on line "A"- "C".

Set points "K" and "L" at a location specified by the owner.

### Recorded Legal Description

Lot 1, Block "C", Evans-Plugge Subdivision, to the City of Columbus, located in the SE 1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, Excepting Therefrom:  
A tract of land located in Lot 1, Block "C", Evans-Plugge Subdivision to the City of Columbus, in the SE 1/4 of Section 14, Township 17 North, Range 1 West of the 6th P.M., Platte County, Nebraska, described as follows:  
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### City of Columbus Approval

This plat of JLO Subdivision, a minor subdivision of a tract of land located in Lot 1, Block "C", Evans-Plugge Subdivision, Platte County, Nebraska, approved by the City of Columbus.

This \_\_\_\_\_ day of \_\_\_\_\_, 2025

City Administrator

City Clerk

### Surveyor's Certificate

I, Brian D. Benck, Nebraska Registered Land Surveyor No. 536, duly registered under the Land Surveyor's Regulation Act, do hereby state that I have performed a survey of the land depicted on the accompanying plat; that said plat is a true delineation of said survey performed personally or under my direct supervision; that said survey was made with reference to known and recorded monuments marked as shown, and to the best of my knowledge and belief is true, correct and in accordance with the Minimum Standards for Surveys in Nebraska in effect at the time of this survey.

*Brian D. Benck*  
Brian D. Benck, Nebraska L.S. #536

Date: 5/1/25

Owner:  
JLO Properties  
5020 Howard Blvd.  
Columbus, Nebraska  
68602-0581  
Phone: 402-942-5788

Surveyor:  
Brian D. Benck  
Brian.Benck@columbusne.us  
2424 14th Street  
Columbus, NE 68601  
Phone: 402-562-4267

Zoning:  
Existing - ML/C1  
Proposed - ML/C1

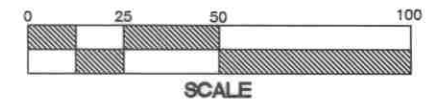
### LEGEND

- - Monument Found
- - Set 5/8" x 30" I.B. w/ Red Survey Cap Stamped BENCK, L.S. #536 Unless Otherwise Noted
- △ - Calculated Point
- R - Recorded Distance
- M - Measured Distance
- P - Platted Distance
- D - Deeded Distance

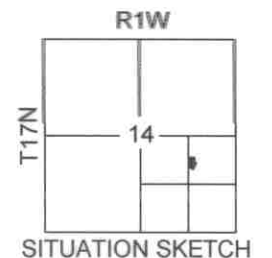
N



04/25/25



SCALE



SITUATION SKETCH

