



Accountability - Dedication  
Honesty - Integrity - Respect

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## MEMORANDUM

**DATE:** April 15, 2026  
**TO:** Tara Vasicek, City Administrator  
**FROM:** Richard J. Bogus, City Engineer  
**RE:** JLO Properties – Utility Easement

**RECOMMENDATION:**

I recommend the approval of utility easement of JLO Properties Subdivision.

**DISCUSSION:**

Utility easement over an access easement located on the south side JLO Properties Subdivision along Howard Boulevard.

**FISCAL IMPACT:**

None.

**ALTERNATIVE:**

Do not approve.

**SIGNATURE:**

By: Richard J. Bogus

Approved By: [Signature]

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT made and entered into on \_\_\_\_\_, 2026 by and between JLO Properties, LLC., (Grantor) and the City of Columbus, a Municipal Corporation in the State of Nebraska (City/Grantee).

Grantor hereby grants and conveys to Grantee, its successors, assigns, employees, agents, contractors, invitees and licensees a permanent utility easement over and upon the following-described real estate, to-wit:

### **Permanent Utility Easement**

A 10.00 foot wide Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County, Nebraska more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, JLO Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, Lot 1, Block C, Evans-Plugge Subdivision, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21"E; thence N 50°46'20"W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20"E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

The Easement is further described and defined on the attached map included as **EXHIBIT A**.

The purpose of the utility easement is to provide the Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, with access to the aforementioned described real estate for the purpose of construction, inspection, maintenance, operation, or repair of water main facilities and related improvements, and removal of vegetation and hazards, over, across, in, and through the easement, all at the will of the Grantee. Grantee, its successors, assigns, employees, agents, contractors, invitees, and licensees, is further hereby granted the right of ingress and egress to and from said premises to carry out the rights prescribed in this utility easement. The Grantor has executed this Permanent Utility Easement on the day and year first above written.

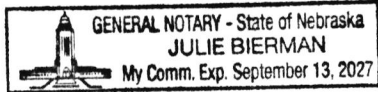
\*\*\*\*\*REMAINDER OF PAGE LEFT INTENTIONALLY BLANK\*\*\*\*\*

GRANTOR:

*[Handwritten Signature]*  
John Obrist  
JLO Properties, LLC

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on April 13<sup>th</sup>, 2020, by John Obrist Jr.



*[Handwritten Signature]*  
Notary Public

GRANTEE:

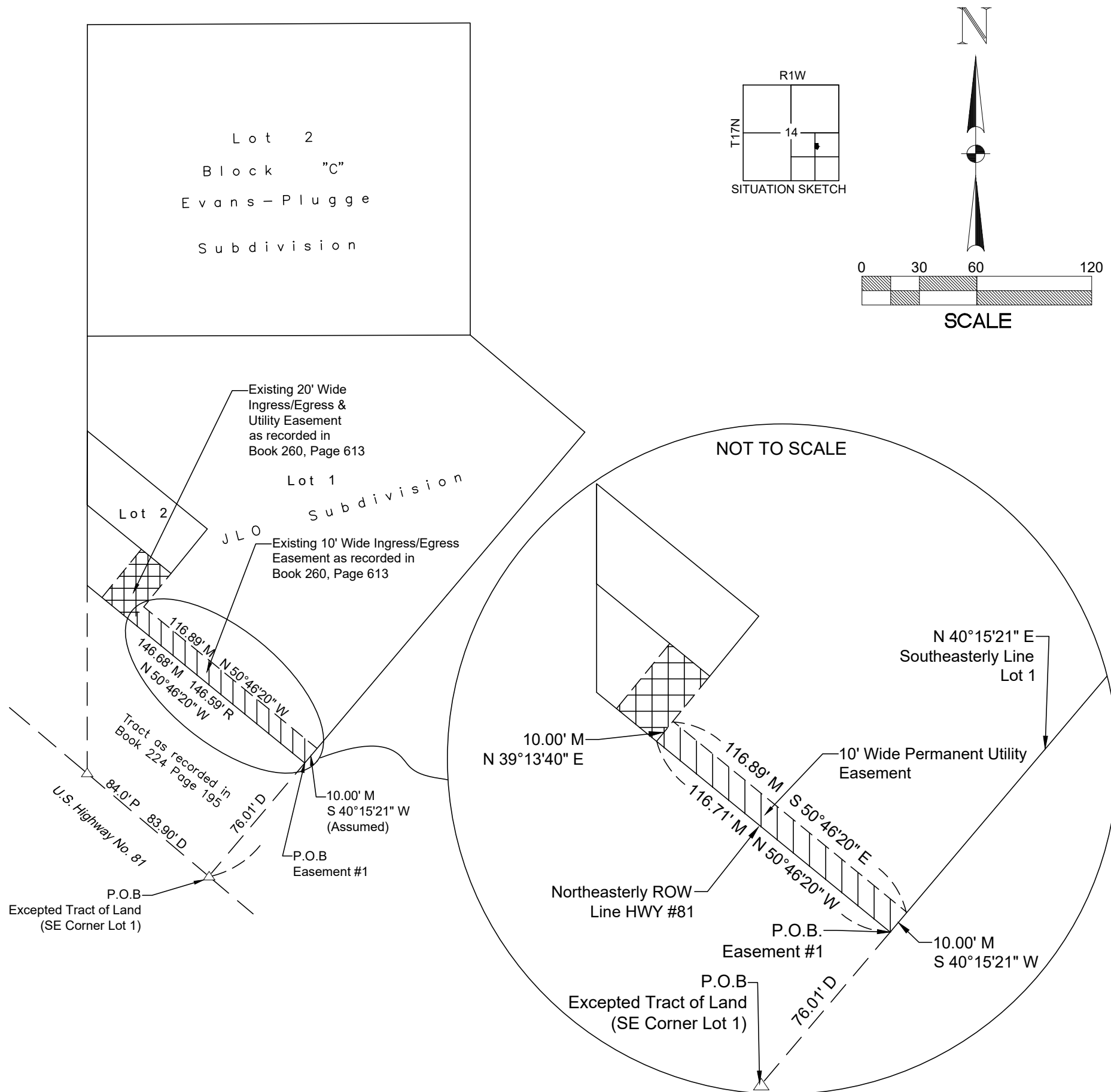
\_\_\_\_\_  
James B. Bulkley, Mayor  
City of Columbus, Nebraska

STATE OF NEBRASKA )  
  )  
COUNTY OF PLATTE )

Acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

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

# EXHIBIT "A"




## Legal Description Easement 1

A 10.00 foot wide Permanent Utility Easement located in Lot 1, JLO Subdivision, to the City of Columbus, Platte County Nebraska, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 1, JLO Subdivision to the City of Columbus, Platte County Nebraska, said point being 76.01 feet Northeasterly of the Southeast Corner of Originally Platted, Lot 1, Block C, Evans-Plugge Subdivision, and on the Northeasterly Right of Way Line of U.S. Highway 81, and assuming the Southeasterly line of said Lot 1 to have a bearing of N 40°15'21" E; thence N 50°46'20" W and on said Northeasterly Right of Way line, 116.71 feet; thence N 39°13'40"E, 10.00 feet; thence S 50°46'20" E and parallel to said Right of Way line, 116.89 feet to a point on the Southeasterly line of said Lot 1; thence S 40°15'21" W and on said Southeasterly line, 10.00 feet to the Point of Beginning containing 1168.0 square feet more or less.

Plat Showing  
10-FOOT WIDE PERMANENT UTILITY EASEMENT  
To be Acquired from Land Owned by  
Owners: JLO Properties

Scale: 1" = 60'  
Date: April 08, 2026  
Drawn By: J.M.L.

 Easement #1: 1168.0 sq. ft more or less