



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 15, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Halls Culligan Subdivision – Easement Vacation

RECOMMENDATION:

I recommend the approval of the Ordinance vacating the Private Access Easement in Lot 2, Sand Bar Subdivision.

DISCUSSION:

Halls Culligan Subdivision divides Lot 3 of Sand Bar Subdivision into two lots. The property owner, CRH Limited Company, has indicated that the Sand Bar Subdivision Lot 2 access easement was to provide direct access from the 23rd Street Frontage Road to Lot 3. The property owner has decided to eliminate this easement as CRH, Limited Company, will own Lots 1 and 2 in Halls Culligan Subdivision and sell the south Lot 3.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

SIGNATURE:

By: Richard J. Bogus

Approved By: _____

Fee \$26.00

R9C

Owners: Sand Bar Solutions, LLC
107 Cottonwood Drive
Columbus, Nebraska 68601

Surveyor: Joseph J. Vetic
Vetic Independent
Professional Surveying LLC
66 Cottonwood Drive
Columbus, Nebraska 68601

Computed Northeast Corner Lot 2, Block
"B" Sand Subdivision.

Computed Northwest Corner Lot 2, Block
"C" Sand Subdivision.

Computed Northeast Corner Lot 2, Block
"C" Sand Subdivision.

Northwest Corner Lot 1, Everett First
Subdivision. Found 1" Pipe with Cap
Marked LS 455

Northest Corner of
Section 21, T17N, R1E

SAND BAR SUBDIVISION A MINOR SUBDIVISION

This Minor Subdivision is to divide Lot 2, Block "C", Sand
Subdivision, Platte County, Nebraska into the Parcels as shown on
this Minor Subdivision Plat HEREINAFTER REFERRED TO AS: Lots 1,
2 and 3 of Sand Bar Subdivision to the City of Columbus, Platte
County, Nebraska.

-CITY OF COLUMBUS APPROVAL-

This Plat of Sand Bar Subdivision, in the City of Columbus,
a Minor Subdivision approved by the City of Columbus

this 21st day of March 2014.

Joseph J. Vetic
City Administrator

Janella Kline
City Clerk



RECORDED & ENTERED
BOOK 230 PAGE 11
Deeds 895
2014 MAR 21 PM 3:35

REGISTER OF DEEDS
PLATTE COUNTY, NE
ORIGINAL FILED IN PLAT CABINET A,
SLIDE 18.

LEGEND

- Set 5/8" x 24" Steel Rods
with Cap Stamped RLS 500
- Found Monuments as Described
- X Computed Position
- M Measured Distance (this survey)
- C Computed Distance
- P Plotted Distance
- D As Recorded in Deed Book 173, Page 533-534
for Highway Right-of-Way
- M1 Survey by James McKeekin RLS #155, July 14, 1984

-SURVEY NOTES-

Found a 1" Round Steel Survey Marker at the Northeast Corner of Section 21,
T17N, R1E as described by Thomas A. Tremel, RLS, #455, September 2, 1996,
4" Below Grade. Ties:
70.75' NE to "X" marked in the base of a Light Pole
53.85' NE to "X" marked in the East side of a Manhole ring
57.02' NW to "X" marked in the east side of a manhole ring
Corner is in the centerline of the West Bound Lane of U.S. Hwy. #30 and on
the North-South centerline of East 14th Avenue.

To establish the original corners on the North line of Lot 2, Block "C" Sand
Subdivision, found a 1" Pipe with Plastic Survey Cap marked LS 455 at the
Northwest Corner of Lot 1, Everett First Subdivision, set by Thomas A. Tremel,
RLS #455, on September 2, 1996. Using this corner and the Southeast Corner
of Lot 2, Block "C" Sand Subdivision, I extended this line and calculated a
point 8 feet north of the Northwest Corner of Lot 1, Everett Subdivision for the
Northeast Corner of said Lot 2, Block "C" as decided to the State of Nebraska.
Then I calculated a point 140 feet south of the Northeast Corner of Section
21. Using this point I extended a line through the calculated point for the
Northeast Corner of Lot 2, Block "C" Sand Subdivision to a point 60 feet East
of the East line of Block "B" Sand Subdivision for the Northwest Corner of said
Lot 2. From the calculated point at the Northeast Corner of said Lot 2, I set
a point 23 feet south, on the East line of said Lot 2, for the South
right-of-way line of the access road along U.S. Highway No. 30 for the North
line of this survey. From the calculated point at the Northwest Corner of said
Lot 2, I set a point 20 feet south, on the West line of said Lot 2, for the
South right-of-way line of the access road along U.S. Highway No. 30 for the
North line of this survey.

-Surveyor's Statement-

I, Joseph J. Vetic, a Registered Land Surveyor in the State of Nebraska, do
hereby state that this survey was made by me and is correct to the best of
my knowledge and belief.

Joseph J. Vetic
Joseph J. Vetic, R.L.S. #500

MARCH 15, 2014
Date



Southeast Corner Lot 1, Block "B" Sand
Subdivision. Found 3/4" Pipe.

Found 1" Pipes at the Southeast and Southwest
Corners of Lot 2, Block "C" Sand Subdivision.

Southwest Corner Lot 1,
Everett First Subdivision.

Lot 3
2.51 acres
109186.66 sq ft

Lot 2
1.19 acres
51639.09 sq

Lot 1
0.74 acres
32301.42 sq ft

25' Easement for
Access Road

20'D&C

N 89°24'47" E 365.07' 366.01' P

N 89°48'13" W 230.62' M

N 89°26'06" E 205.88' M

N 89°26'06" W 205.88' M

N 89°26'06" E 205.88' M

N 89°26'06" W 205.88' M

N 89°26'06" E 205.88' M

N 89°26'06" W 205.88' M

N 89°26'06" E 205.88' M

N 89°26'06" W 205.88' M

N 89°26'06" E 205.88' M

N 89°26'06" W 205.88' M

N 89°26'06" E 205.88' M

N 89°26'06" W 205.88' M

N 89°26'06" E 205.88' M