

NOTICE OF HEARING

You are hereby notified that a public hearing before the Planning Commission of the City of Columbus, NE, will be held on Monday, July 14, 2025, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of North Creek Subdivision, A subdivision of all of Lot 3, Highland Park Church Addition and all of Lots 1 and 2, Highland Park Church Second Addition all in the City of Columbus, Platte County, Nebraska, and a tract located in part of the east half of the northwest quarter (E1/2, NW1/4) of Section Thirteen (13), Township Seventeen (17) North, Range One (01) West of the 6th P.M., Platte County, Nebraska, more particularly described as follows: Commencing at the Southwest Corner Lot 2 Highland Park Church 2nd Addition to the City of Columbus, Platte County, Nebraska and assuming the South Line of said Lot 2 to have a bearing of S88°25'03"W; thence S88°25'03"W and on said south Line 30.03 feet to the Point of Beginning; thence S88°25'03"W, a distance of 30.00 feet; thence N01°48'37"W a distance of 199.36 feet to a point on the south right of way line of 36th Street and also being on the south line of Lost Creek Professional Plaza Addition; thence N88°12'09"E, on said south line of Lost Creek Professional Plaza Addition, a distance of 30.00 feet; thence S01°47'17"W, a distance of 199.43 feet to the Point of Beginning containing 0.14 acres more or less. (43rd Avenue south of 38th Street) and at said time and place you may appear and be heard.

City of Columbus
Shuraya Choat, City Clerk

Publish: 07:03:25
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: July 8, 2025
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: North Creek Subdivision – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat of North Creek Subdivision as it is consistent with the Preliminary Plat and in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The subdivision is 3 lots with Lot 1 consisting of the building development, Lot 2 as the Highland Park Church and Lot 3 as future development. The subdivision is already zoned R3 for this development use type and is already within the corporate limits.

43rd Avenue paving, water and sanitary sewer will be extended to the south end of this subdivision. The subdivision storm water drainage will be from a ditch/swale system along the property lines between Lots 1 and 2, thence north along the east property line of Lot 1. The swale will serve as treatment and the overflow connects to the City storm sewer system on 38th Street.

FISCAL IMPACT:

None.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Wehr

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
PRELIMINARY PLAT / FINAL**

(CIRCLE ONE)

DATE: 5.19.2025

NAME OF SUBDIVISION: North Creek Subdivision

NAME OF PROPERTY OWNER: Innate Concepts/Highland Park Church/

CONTACT INFORMATION:

NAME OF REPRESENTATIVE OR PROPERTY OWNER: Andrew Toupin

ADDRESS OF REPRESENTATIVE OR PROPERTY OWNER: 3835 W. Old Potash Hwy, PO Box 2006, Grand Island, NE 68803

PHONE NUMBER: 402.306.2997

REPRESENTATIVE OR PROPERTY OWNER E-MAIL: atoupin@innateconcepts.com

NUMBER OF LOTS IN SUBDIVISION: 4

ADDRESS OF SUBDIVISION: See Attached Legal Description

I hereby apply for a Major Subdivision / Addition which follows the Columbus Land Development Ordinance requirements and have paid \$325.00 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

Ron Depue

Attorney / Legal Counsel for Applicant
rdepue@giaattorneys.com

Email of Attorney/Legal Counsel

Development Agreement submitted on: 4.21.2025

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

REVIEW FOR UP TO DATE INFORMATION:

COLUMBUS LAND DEVELOPMENT ORDINANCE

CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION

<https://www.columbusne.us/114/Land-Development-Zoning-Code>

Once Recorded Return Document To:

Attn: RONALD S. DEPUE

WOLF, MCDERMOTT, DEPUE, SABOTT, BUTZ, PORTO & FOWLES, LLC

308 NORTH LOCUST

SUITE 501

GRAND ISLAND, NE 68801

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Rief Development, LLC, a Nebraska limited liability company, and The Highland Park Evangelical Free Church of Columbus, a Nebraska nonprofit religious corporation, are the Owners of the following described real estate:

North Creek Subdivision to the City of Columbus Platte County, Nebraska

all of which is more particularly described as set forth on attached Exhibit "A".

Said Owners have caused the above described real estate to be laid out into lots, blocks, streets, avenues, and easement areas belong to such Subdivision under the name of North Creek Subdivision to the City of Columbus, Platte County, Nebraska, designating explicitly the land so laid out and particularly describing lots, streets, avenues, and easements belonging to said North Creek Subdivision, a plat of which bearing the date of enter date in which plat was signed, and certified by Jai Andrist, RLS #630, is attached hereto.

Said Owners hereby dedicate the streets, avenues, and 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 easements.

Said Owners covenant and agree with the City of Columbus to construct and lay, at Owners' expense, and in accordance with specifications acceptable to the City Water and Sanitary Sewer Department, and deliver the same to the City of Columbus, Nebraska, without cost to it the necessary water and sewer mains to adequately serve such platted area, and to pave the streets and avenues according to city standards and specifications, and to deliver the same to the City without cost to it.

IN WITNESS WHEREOF, the Owners named herein have executed these presents this 7th day of July 2025.

RIEF DEVELOPMENT, LLC

BY: [Signature]
SCOTT RIEF, MEMBER
AND AUTHORIZED REPRESENTATIVE

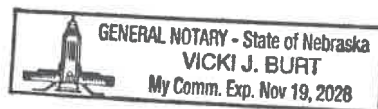
STATE OF NEBRASKA

COUNTY OF Hall : ss.

On this 7th day of July 2025, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Scott Rief, member and authorized representative, 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.

[Signature]
Notary Public

(SEAL)



THE HIGHLAND PARK EVANGELICAL
FREE CHURCH OF COLUMBUS

BY: 
BRIAN CHRISTENSEN, CHAIRMAN
AND AUTHORIZED REPRESENTATIVE


STATE OF NEBRASKA

: ss.

COUNTY OF PLATTE

On this 24th day of June, 2025, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Brian Christensen, Chairman and authorized representative, 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)

Please return to:

RONALD S. DEPUE

WOLF, MCDERMOTT, DEPUE, SABOTT, BUTZ, PORTO & FOWLES, L.L.C.

308 NORTH LOCUST

SUITE 501

GRAND ISLAND, NE 68801

PH: 308-384-1635

FAX 308-384-1759

NORTH CREEK SUBDIVISION
DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered on 8th day of July, 2025, by and between Rief Development, LLC, a Nebraska limited liability company (hereinafter referred to separately as ("Developer")), The Highland Park Evangelical Free Church of Columbus, a Nebraska nonprofit religious corporation (hereinafter referred to separately as the "Church") both of which are collectively referred to as "Subdividers," and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as the "City")

WITNESSETH

WHEREAS, Subdividers are the owners of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as North Creek Subdivision, to the City of Columbus, Platte County, Nebraska, (hereinafter referred to as the "Area to be Developed") within the City's zoning and platting jurisdiction; and,

WHEREAS, the CITY requires public improvements in the Area to be Developed; and,

WHEREAS, the Subdividers wish to connect the system of sanitary sewers, water, and storm sewers to be constructed within, the Area to be Developed, to the sanitary sewer, water, and storm sewer system of the City.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Development Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs; financing costs and miscellaneous costs.

“Property benefited” shall mean property within the Area to be Developed (Exhibit “A”), which will comprise 4 acres of property.

“Street intersections” shall be construed to mean the areas shown in the city policy for the same adopted by Resolution R96-78, which by this reference is made a part hereof

SECTION I

Developer, the Church and City covenant that the following public improvements shall be installed and provided by Developer as set forth herein, at Developer’s expense, subject to the exceptions and clarifications detailed herein:

A. The Developer shall install water, sanitary and storm sewer systems and street improvements, including sidewalks and trails in accordance with City standards. The Developer shall be responsible for the design, financing and construction of said public infrastructure improvements as detailed herein.

B. Concrete paving of internal streets, dedicated per plat (Exhibit “A”), all of said paving to be thirty-three (33) feet in width and six (6) inches thick, and shall be constructed according to City standards. The entire cost of paving and storm sewer system improvements, except for intersections, shall be paid by the Developer, with the exception of pavement in excess of the minimum width or depth required by a Nebraska Licensed Civil Engineer to properly serve for the Area to be Developed. In such case, the oversized cost shall be paid for by the City, subject to final approval of plans and specifications by the City.

C. The sanitary sewer system, including, but not limited to: mains, manholes and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”), the same to be located on a sanitary sewer plan prepared by a Nebraska Licensed Civil Engineer. The entire cost of sanitary sewer system improvements shall be paid by the Developer, with exception of sanitary sewer mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Licensed Civil Engineer to properly serve the Area to be Developed. In such case, the cost over the required size shall be paid for by the City subject to the final approval of the plans and specifications by the City.

D. The storm water sewer system, including, but not limited to: mains, inlets, manholes, and related appurtenances shall be constructed according to City standards within dedicated street right-of-way and easement areas, per plat (Exhibit “A”) to be located on storm water system plan prepared by a Nebraska Licensed Civil Engineer. The Developer shall be responsible for the design, financing and construction of said storm sewer system improvements. The entire cost of storm sewer system improvements shall be paid by the Developer, with exception of storm sewer mains in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Civil Engineer to properly serve the Area to be Developed. In such case, the cost over the required size shall be paid for by the City subject to the final approval of plans and specifications by the City.

E. The water distribution system, including, but not limited to: mains, hydrants and valves shall be constructed according to City standards within a dedicated right-of-way and easement areas per plat (Exhibit “A”) on a water plan prepared by a Nebraska Licensed Civil Engineer. The Developer shall be responsible for the design, financing and construction of said water distribution improvements. The

entire cost of the water distribution system and improvements shall be paid by the Developer , with exception of water mains located in a dedicated right-of-way or easement area that are greater than the size required by said Nebraska Civil Engineer to properly serve the Area to be Developed. In such case, the cost over the required size shall be paid for by the City subject to the final approval of plans and specifications by the City.

F. Natural gas distribution mains, if any, shall be located within a dedicated street right-of-way or easement areas dedicated per plat (Exhibit “A”), which Developer shall arrange to be installed by the local gas franchisee. Any additional cost participation required by the local gas franchisee for the installation of gas mains, if any, shall be borne by the Developer.

G. Developer shall arrange for underground electrical service to each buildable lot within the Area to be Developed to be provided by Loup Power District at no cost to the City. If any relocation or adjusting of existing electrical mains are required, the costs shall be borne by the Developer.

H. Developer shall arrange for street lighting for public streets dedicated per plat (Exhibit “A”) to be provided by Loup Power District at Subdivider’s cost and at no cost to the City.

I. Developer shall install the concrete sidewalk four feet wide and four inches thick or six inches thick through driveways or private roads in accordance with the Americans with Disability Act and per City Code on each lot within the Area to be Developed or shall contract with the builder to construct the same at the time each lot is developed. If Developer fails to do so, the lot owner along with the Developer shall be responsible for installing the sidewalk. If any lot remains a common area lot or is located adjacent to a designated arterial or collector, Developer shall install the sidewalk for said lot(s) as part of the initial construction.

J. Grading for the Area to be Developed shall be completed by the Developer at Developer’s expense pursuant to the drainage and grading plan elevations to be provided by Olsson’s and submitted with the Final Plat. Post construction storm water management systems shall be installed, maintained, and fully functional in accordance with the City of Columbus Code of Ordinances, Chapter 53, at Developer’s expense. Developer agrees to obtain a Nebraska Department of Environmental Quality, National Pollutant Discharge Elimination System, Construction Storm Water Notice of Intent (NOI), including the Storm Water Pollution Prevention Plan (SWPPP), prior to disturbing more than one acre. The Developer shall provide a copy of the NOI and SWPPP, name and contact information of the certified person/firm providing the inspections to the City as part of the City’s Municipal Storm Sewer Separation System requirements. If less than one acre is disturbed, the Developer shall complete a small lot NOI SWPPP.

K. Developer shall provide copies of all required Federal and State permits to City prior to work on or in those respective areas.

L. Developer agrees to pay all costs necessary to extend sanitary sewer system, water system and storm sewer that will service the property.

SECTION II

Developer and City covenant and agree that the Developer will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction

of public improvements, and testing procedures therefor, except as otherwise provided in this Development Agreement.

SECTION III

A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Developer to connect its sewer system to the sewer system of the City in such manner and at such place or places designated on plans submitted by the Developer's engineer and approved by the City.

B. Without prior written approval by the City, the Subdividers shall not permit any sewer lines or sewers outside the present boundaries of the Area to be Developed to connect to the sewer or sewer lines of the Area to be Developed, any sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the boundaries of the Area to be Developed.

C. At all times, all sewage from and through said Area to be Developed into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.

D. Before any connection from any premises to the sewer system of the Area to be Developed may be made, a permit shall be obtained for said premises, and its connection from the City, it being expressly understood that the City reserves the right to collect all connection charges and fees as required by city ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

E. Notwithstanding any other provisions of this Development Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the Area to be Developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulations.

SECTION IV

All buildings built in the Area to be Developed, shall be constructed in compliance with the most recent City of Columbus Building Requirements at the time of application for the building permits, to the extent possible.

SECTION V

Installation of entrance signs or related fixtures and any median landscaping and related fixtures, if any, shall be paid by the Developer. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.

No separate administrative entity or joint venture, among the parties, is deemed created by virtue of the Development Agreement.

The administration of this Development Agreement shall be through the offices of the undersigned officers for their respective entities.

This Development Agreement shall be binding upon parties, their respective successors and assigns.

This Development Agreement replaces and declares void any prior agreements or resolutions regarding the development of the Area to be Developed

This Development Agreement shall be recorded at the Platte County Register of Deeds office, at the Developer's expense, within 30 days of final plat approval.

SECTION VI

The Developer shall install all public improvements within a time period of two (2) years after the signing of this Development Agreement, except that sidewalks directly in front of houses (if residential) or businesses (if commercial) shall be constructed before the Occupancy Certificate is issued or within four (4) years after the signing of this Development Agreement, whichever comes first. An extension of this time period may be requested by the Developer and if said request receives a favorable recommendation of Planning Commission and approval by the City Council the deadline will be extended pursuant to the new deadline set by the City Council.

SECTION VII

This Agreement shall run with the land and shall be binding upon and insure to the benefit of all parties hereto, their successors and assigns, including all future lot owners of the Area to be Developed.

IN WITNESS WHEREOF, we the executing parties, by ourselves or our respective duly authorized agents, hereby enter into this Development Agreement:

ATTEST:

CITY OF COLUMBUS

CITY CLERK

MAYOR Date

APPROVED AS TO FORM

CITY ATTORNEY

SUBDIVIDERS

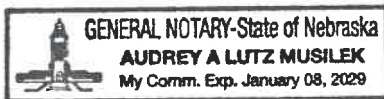
RIEF DEVELOPMENT LLC

By [Signature]
Scott Rief, Member and Authorized
Representative

STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE Hall

On this 8th day of July, 2025, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Scott Rief, Member and authorized representative, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said company.


Witness my hand and Notarial Seal the day and year last above written.



Audrey A. Lutz Musilek
Notary Public

(My commission expires: 01/08/2029)

THE HIGHLAND PARK EVANGELICAL
FREE CHURCH OF COLUMBUS

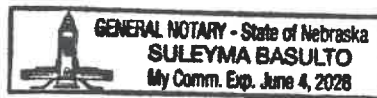
BY: 
BRIAN CHRISTENSEN, CHAIRMAN
AND AUTHORIZED REPRESENTATIVE

STATE OF NEBRASKA

: ss.

COUNTY OF PLATTE

On this 8th day of July, 2025, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Brian Christensen, Chairman and authorized representative, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.




Notary Public

(My commission expires: June 4, 2028)

EXHIBIT "A"

LOT THREE (3) HIGHLAND PARK CHURCH ADDITION, LOTS ONE (1) AND TWO (2) HIGHLAND PARK CHURCH 2ND SECOND ADDITION ALL IN THE CITY OF COLUMBUS AND A TRACT OF LAND IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2, NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE ONE (01) WEST OF THE 6TH P.M., PLATTE COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBES AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER LOT 2 HIGHLAND PARK CHURCH 2ND ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY; THENCE ON AN ASSUMED BEARING OF S88°25'13"W A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING; THENCE S88°24'52"W, A DISTANCE OF 29.97 FEET; THENCE N01°49'10"W A DISTANCE OF 199.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 36TH STREET AND ALSO BEING ON THE SOUTH LINE OF LOST CREEK PROFESSIONAL PLAZA ADDITION; THENCE N88°16'03"E, ON SAID SOUTH LINE OF LOST CREEK PROFESSIONAL PLAZA ADDITION, A DISTANCE OF 29.99 FEET; THENCE S01°48'43"E, A DISTANCE OF 199.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.14 ACRES MORE OR LESS;

To be replatted as Lots One (1), Two (2), Three (3) and Four (4), North Creek Subdivision to the City of Columbus, Platte County, Nebraska

EXHIBIT "A"

ATTACH LEGAL FOR NORTH CREEK SUBDIVISION

LOT THREE (3) HIGHLAND PARK CHURCH ADDITION, LOTS ONE (1) AND TWO (2) HIGHLAND PARK CHURCH 2ND SECOND ADDITION ALL IN THE CITY OF COLUMBUS AND A TRACT OF LAND IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2, NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE ONE (01) WEST OF THE 6TH P.M., PLATTE COUNTY NEBRASKA, AND MORE PARTICULARLY DESCRIBES AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER LOT 2 HIGHLAND PARK CHURCH 2ND ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY; THENCE ON AN ASSUMED BEARING OF S88°25'13"W A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING; THENCE S88°24'52"W, A DISTANCE OF 29.97 FEET; THENCE N01°49'10"W A DISTANCE OF 199.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 36TH STREET AND ALSO BEING ON THE SOUTH LINE OF LOST CREEK PROFESSIONAL PLAZA ADDITION; THENCE N88°16'03"E, ON SAID SOUTH LINE OF LOST CREEK PROFESSIONAL PLAZA ADDITION, A DISTANCE OF 29.99 FEET; THENCE S01°48'43"E, A DISTANCE OF 199.43 FEET TO THE POINT OF BEGINNING CONTAINING 0.14 ACRES MORE OR LESS;

NORTH CREEK SUBDIVISION
DIVISION OF ALL OF LOT 3, HIGHLAND PARK CHURCH
TION AND ALL OF LOTS 1 AND 2, HIGHLAND PARK
H 2ND ADDITION IN THE CITY OF COLUMBUS AND A
IN PART OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 13-T17N-R1W OF THE 6TH P.M.,
ALL IN PLATTE COUNTY, NEBRASKA
FINAL PLAT

LEGAL DESCRIPTION

A SUBDIVISION OF ALL OF LOT 3, HIGHLAND PARK CHURCH ADDITION AND ALL OF LOTS 1 AND 2, HIGHLAND PARK CHURCH 2ND ADDITION, ALL TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA. SAID TRACT CONTAINS A CALCULATED AREA OF 494,861.26 SQUARE FEET OR 11.360 ACRES MORE OR LESS.

AND
A TRACT IN PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E1/2, NW1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE ONE (01) WEST OF THE 6TH P.M., PLATTE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER LOT 2, HIGHLAND PARK CHURCH 2ND ADDITION, TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; THENCE ON AN ASSUMED BEARING OF S88°25'13"W A DISTANCE OF 30.03 FEET TO THE POINT OF BEGINNING; THENCE S88°24'52"W A DISTANCE OF 29.97 FEET; THENCE N01°49'10"W A DISTANCE OF 199.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF 36TH STREET AND ALSO BEING ON THE SOUTH LINE OF LOST CREEK PROFESSIONAL PLAZA ADDITION; THENCE N88°16'03"E, ON SAID SOUTH LINE OF LOST CREEK PROFESSIONAL PLAZA ADDITION, A DISTANCE OF 29.99 FEET; THENCE S01°48'43"E A DISTANCE OF 199.43 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 5,977.99 SQUARE FEET OR 0.137 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON JULY 9, 2025, I, JAI JASON ANDRIST, A NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 630, DULY LICENSED 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 LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY.

Jason Andrist
JAI JASON ANDRIST, PROFESSIONAL LAND SURVEYOR NUMBER, PLS-6330

LOCATION MAP

SEC. 13, T17N, R1W
NOT TO SCALE

A map showing the site location. The map is bounded by 48th Avenue on the left, 38th Street on the top, and 23rd Street on the bottom. A shaded area in the top right corner indicates the site location. A north arrow is located on the left side of the map, pointing upwards. The number 13 is located in the center of the map.

LEGEND

- FOUND CORNER (5/8" REBAR w/PSC 455 UNLESS NOTED)
 SET CORNER (5/8" REBAR w/PSC 630)
 ——— NEW SUBDIVISION LINE
 ——— NEW PROPERTY LINE
 ——— EXISTING RIGHT OF WAY LINE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT LINE
 ——— NEW EASEMENT LINE
 M MEASURED DISTANCE
 P PLATTED DISTANCE HIGHLAND PARK CHURCH ADDITION
 P1 PLATTED DISTANCE HIGHLAND PARK CHURCH 2ND ADDITION
 E MEASURED DISTANCE NEW EASEMENT

ENGINEER/LAND SURVEYOR
OLSSON INC.
201 E. 2ND ST
GRAND ISLAND, NE 68801
CONTACT: SETH LANGE
(402) 347-5434
slange@olsson.com

DEVELOPER
INNATE CONCEPTS
PO BOX 2006
GRAND ISLAND, NE 68802
CONTACT: ANDREW TOUPIN
(402) 306-2997
Construction@innateconcepts.com

OWNERS
RIEF DEVELOPMENT LLC
PO BOX 2006
GRAND ISLAND, NE 68802
CONTACT: ANDREW TOUPIN
(402) 306-2997
Construction@innateconcepts.com

HIGHLAND PARK EVANGELICAL FREE
CHURCH OF COLUMBUS, NEBRASKA
4115 38TH STREET
COLUMBUS, NEBRASKA 68601
CONTACT: BRIAN CHRISTENSEN
(402) 564-5853
info@highlandparkministries.org

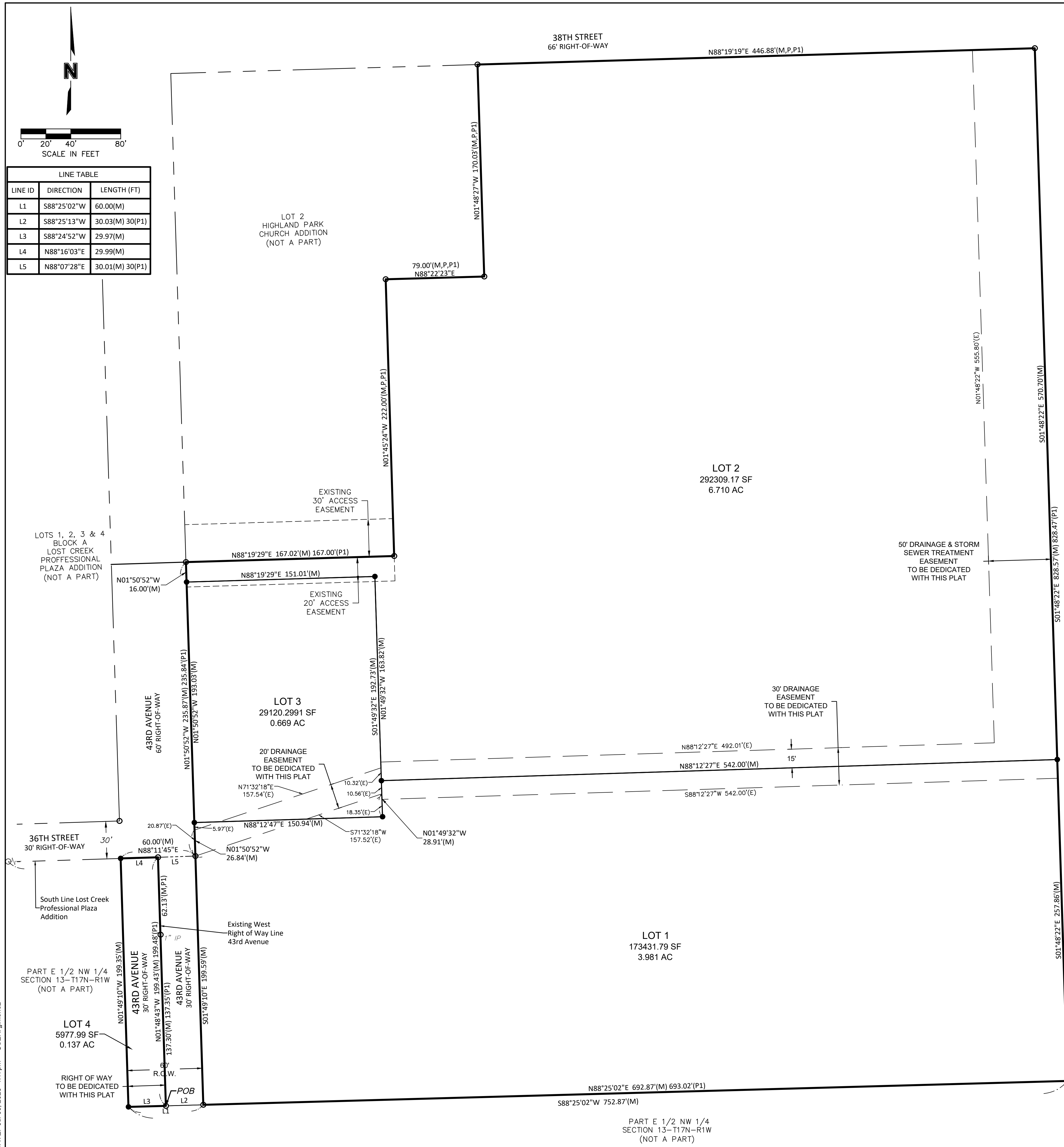
[illegible]CREEK SUBDIVISION
FINAL PLAT

INNATE CONCEPTS
COLUMBUS APARTMENTS

COLUMBUS, NEBRASKA

Drawn by: JMJ
Designed by: OA
Project no.: 024-06402
Date: 2025.05.29

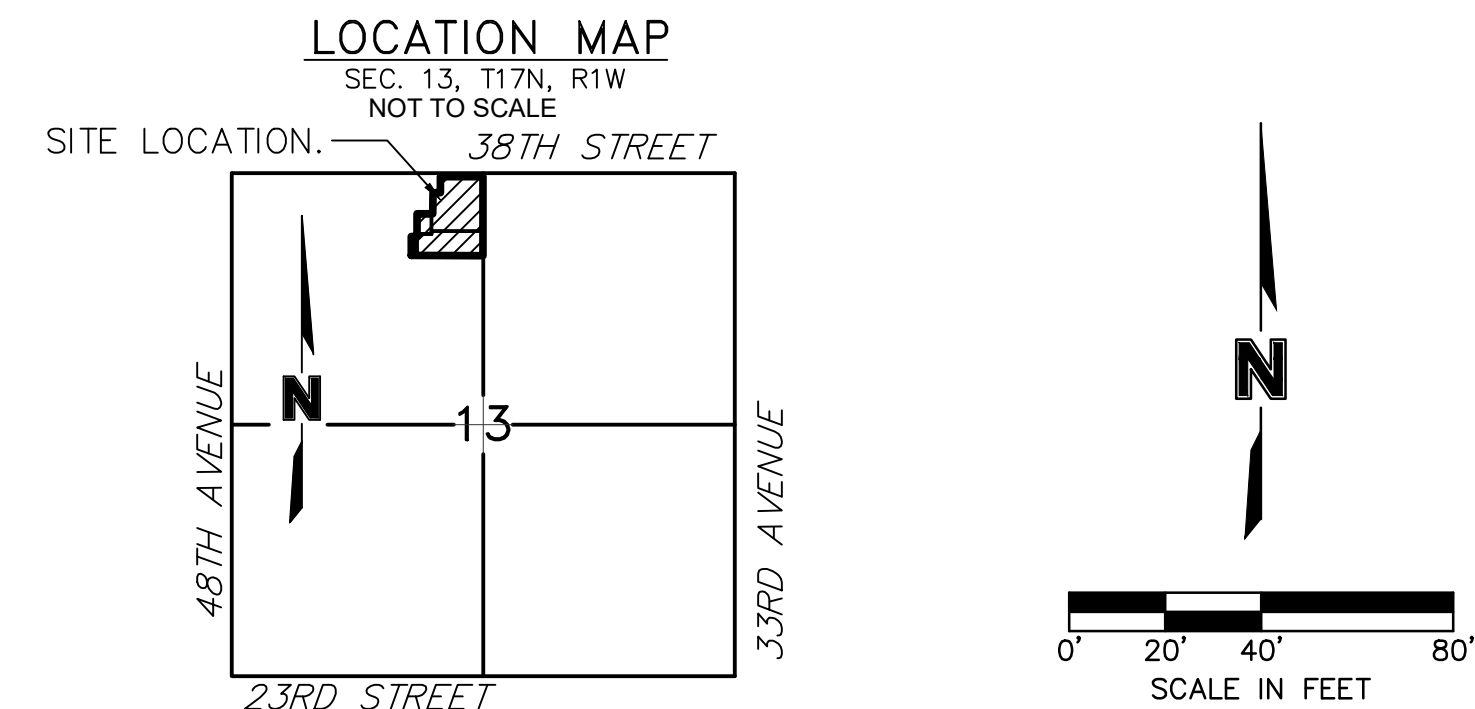
SHEET
of 3









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DATE: Jul 09, 2025 4:17pm USER: jjimenez

NORTH CREEK SUBDIVISION
A SUBDIVISION OF ALL OF LOT 3, HIGHLAND PARK CHURCH
ADDITION AND ALL OF LOTS 1 AND 2, HIGHLAND PARK
CHURCH 2ND ADDITION IN THE CITY OF COLUMBUS AND A
TRACT IN PART OF THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 13-T17N-R1W OF THE 6TH P.M.,
ALL IN PLATTE COUNTY, NEBRASKA
FINAL PLAT

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S88°25'02"W	60.00(M)
L2	S88°25'13"W	30.03(M) 30(P1)
L3	S88°24'52"W	29.97(M)
L4	N88°16'03"E	29.99(M)
L5	N88°07'28"E	30.01(M) 30(P1)



- LEGEND**
- | | |
|---|--|
| ○ | FOUND CORNER (5/8" REBAR w/PSC 455 UNLESS NOTED) |
| ● | SET CORNER (5/8" REBAR w/PSC 630) |
|  | NEW SUBDIVISION LINE |
|  | NEW PROPERTY LINE |
|  | EXISTING RIGHT OF WAY LINE |
|  | EXISTING PROPERTY LINE |
|  | EXISTING EASEMENT LINE |
|  | NEW EASEMENT LINE |
-
- | | |
|----|--|
| M | MEASURED DISTANCE |
| P | PLATTED DISTANCE HIGHLAND PARK CHURCH ADDITION |
| P1 | PLATTED DISTANCE HIGHLAND PARK CHURCH 2ND ADDITION |
| L | MEASURED DISTANCE LAND SWAP |



LAND SWAP

LEGAL DESCRIPTION TRACT A

A TRACT OF LAND COMPRISING OF PART OF LOT 3, HIGHLAND PARK CHURCH ADDITION, COLUMBUS, PLATTE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3, HIGHLAND PARK CHURCH ADDITION; THENCE ON AN ASSUMED BEARING OF N88°19'29"E ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 167.02 FEET TO THE CORNER OF SAID LOT 3; THENCE N01°49'57"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 179.79 FEET; THENCE S88°12'26"W A DISTANCE OF 16.00 FEET; THENCE N01°49'57"W A DISTANCE OF 163.82 FEET; THENCE S88°19'29"W A DISTANCE OF 151.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE N01°50'39"W ALONG SAID WEST LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 5,293.19 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT B

A TRACT OF LAND COMPRISING OF PART OF LOT 1, HIGHLAND PARK CHURCH 2ND ADDITION, COLUMBUS, PLATTE COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, HIGHLAND PARK CHURCH 2ND ADDITION; THENCE ON AN ASSUMED BEARING OF N88°12'26"E A DISTANCE OF 526.20 FEET; THENCE S01°47'34"E A DISTANCE OF 10.00 FEET; THENCE S88°12'26"W A DISTANCE OF 526.19 FEET; THENCE N01°49'57"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA OF 5,261.93 SQUARE FEET OR 0.12 ACRES MORE OR LESS.

[illegible]

NORTH CREEK SUBDIVISION
FINAL PLAT

INNATE CONCEPTS
COLUMBUS APARTMENTS

COLUMBUS, NEBRASKA

drawn by: JMJ
designed by: QA
project no.: 024-06402
date: 2025.05.29

SHEET
2 of 3

olson®

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 GENERAL NOTARY - State of Nebraska
VICKI J. BURT
My Comm. Exp. Nov. 10, 2000

<p>INNATE CONCEPTS COLUMBUS APARTMENTS</p>	2025
<p>COLUMBUS, NEBRASKA</p>	

SHEET
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