

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, May 11, 2026, at 6 p.m. in the Columbus Community Building, Community Room, 2500 14 St, Columbus, NE, on the final plat of Sock Pond Addition, Lots 3-12 and the 40-foot public right-of-way between and adjacent to Lots 1, 2, 13, and 14 all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska (14th Street west of 48th Avenue) 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 described above 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
Shuraya Choat, City Clerk

Publish: 04:30:26
Affidavit of Publication



Accountability - Dedication
Honesty - Integrity - Respect

MEMORANDUM

DATE: May 6, 2026
TO: Tara Vasicek, City Administrator
FROM: Richard J. Bogus, City Engineer
RE: Sock Pond Addition – Final Plat

RECOMMENDATION:

I recommend the approval of the final plat, Deed of Dedication and Development Agreement of Sock Pond Addition as it is consistent with the Preliminary Plat in which the Planning Commission provided a recommendation on March 9, 2026, and was approved by City Council on April 6, 2026, in accordance with the Columbus Land Development Ordinance.

DISCUSSION:

The addition consists of 32 lots for residential use. It will be voluntarily annexed and rezoned as part of the final plat process. Public improvements include a concrete street with a cul-de-sac, storm sewer, water and sanitary sewer. The storm sewer treatment facility will utilize both the rear of Lots 21-32 in Block A and the City's storm water pre-treatment to Sock Pond.

Due to the existing 40-foot right-of-way width on 14th Street abutting the existing houses, which abut Lots 1 and 2 and 13 and 14 of K&S Subdivision, the road will be 24-foot wide with a 4-foot sidewalk on the north side and no parking on either side. The remaining 14th Street will be in accordance with the City standard 33-foot road width with 4-foot sidewalks on both sides and include a City standard cul-de-sac.

FISCAL IMPACT:

Minor infrastructure maintenance costs.

ALTERNATIVE:

Do not approve.

CONCURRENCE:

By: Andrew J. Woehner

SIGNATURE:

By: Richard J. Bogus

Approved By: [Signature]

**MAJOR APPLICATION
FOR SUBDIVISION OR ADDITION
APPLICATION TYPE (CHECK BOX):**

PRELIMINARY PLAT

FINAL PLAT

DATE: _____

NAME OF SUBDIVISION: _____

NAME OF PROPERTY OWNER: _____

APPLICANT CONTACT INFORMATION:

NAME OF REPRESENTATIVE: _____

ADDRESS OF REPRESENTATIVE (to include City, State, Zip):

PHONE NUMBER: _____

REPRESENTATIVE E-MAIL: _____

NUMBER OF LOTS IN SUBDIVISION: _____

ADDRESS OF SUBDIVISION: _____

PROPERTY OWNER CONTACT INFORMATION:

NAME OF PROPERTY OWNER: _____

ADDRESS OF PROPERTY OWNER (to include City, State, Zip):

PHONE NUMBER: _____

PROPERTY OWNER E-MAIL: _____

DEVELOPER INFORMATION:

NAME OF DEVELOPER: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

DEVELOPER E-MAIL: _____

SURVEYOR INFORMATION:

NAME OF SURVEYOR: _____

SURVEYOR LICENSE NO.: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

SURVEYOR E-MAIL: _____

ATTORNEY INFORMATION:

NAME OF ATTORNEY: _____

ADDRESS (to include City, State, Zip):

PHONE NUMBER: _____

ATTORNEY E-MAIL: _____

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.

Leanne R. Ritter

Owner or Owner's Representative

City Attorney

Neal Valorz – nvalorz@1492law.com

Gene G. Schumacher – gschum@1492law.com

UP-TO-DATE INFORMATION CAN BE FOUND IN CHAPTER 2, ARTICLE 3 PROCEDURES AND ADMINISTRATION <https://www.columbusne.us/114/Land-Development-Zoning-Code>

Once Recorded Return Document To:

Katherine E. Sharp, #26626

Jarecki Sharp & Petersen P.C., L.L.O.

P.O. Box 1588 | 2815 14th Street

Columbus, NE 68601

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That KEYES DEVELOPMENT, LLC, is the owner of the following described real estate:

A tract of land located in the NE1/4, SE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., to the City of Columbus, Platte County, Nebraska.

All of which is more particularly described as follows:

Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, K&S Subdivision, located in the NE1/4, SE1/4 of Section 23, Township 17 North, Range 1 West of the 6th P.M., City of Columbus, Platte County, Nebraska;

Said Owner has caused the above described real estate to be laid out into lots, blocks, streets, avenues, and easement areas belong to such Addition or Subdivision (delete the name not used) under the name of Sock Pond Addition 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 Subdivision, a plat of which bearing the date of in which plat was signed _____, 2026 and certified by Terry L. Schulz, RLS #550, is attached hereto.

Said Owner hereby dedicates 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 Owner covenants and agrees 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 Grantor named herein has executed these presents this 28 day of April, 2026.

Landon J. Wietfeld
Landon J. Wietfeld, Authorized Representative
of KEYES DEVELOPMENT, LLC, Owner

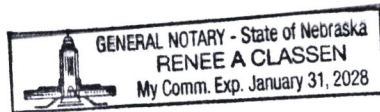
STATE OF Nebraska)

COUNTY OF Platte) ss.
)

On this 28 day of April, 2026, before me, a duly qualified and commissioned Notary Public in and for said county, personally appeared Landon J. Wietfeld, Authorized Representative of KEYES DEVELOPMENT, LLC, 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, for and on behalf of KEYES DEVELOPMENT, LLC.

Renee A. Classen
Notary Public

(SEAL)



Please return to:
Katherine E. Sharp
Jarecki Sharp & Petersen, PC LLO
P.O. Box 1588 | 2815 14th Street
Columbus, NE 68601
Ph: (402) 395-1010
Email: katie@jsplawpc.com

**SOCK POND ADDITION
DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made and entered into this ____ day of _____, 2026, by and between Keyes Development, LLC (hereinafter referred to as "Subdivider") and the CITY OF COLUMBUS, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City")

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A", commonly known as Sock Pond Addition 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,

WITNESSETH

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

WHEREAS, the Subdivider wishes 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 7.56 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

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

A. The Subdivider shall install water, sanitary and storm sewer systems and street improvements, including sidewalks in accordance with City standards. The Subdivider 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 a minimum of thirty-three (33) feet in width and six (6) inches thick, and shall be constructed according to City standards. Concrete paving 14th Street to 48th Avenue is part of this work. The paving width abutting Lots 1 & 2 and Lots 13 & 14, K&S Subdivision shall be twenty-four (24) feet in width and six (6) inches thick. The entire cost of paving and storm sewer system improvements except for intersections shall be paid by the Subdivider, with exception of intersection pavement and pavement in excess of the minimum width or depth required by a Nebraska Licensed Civil Engineer to properly serve the Area to Be Developed and approved by the City Engineer. 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, lift station, 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. Any existing sewer service lines from Lots 1 and 2 and 13 and 14, K&S Subdivision that enter 14th Street right of way will need to be connected directly into the extended sewer main. The entire cost of sanitary sewer system improvements shall be paid by the Subdivider, 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 and approved by the City Engineer. In such case, the oversized cost 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 Subdivider 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 Subdivider, 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 Licensed Civil Engineer to properly serve the Area to be Developed, including incoming runoff, and approved by the City Engineer. In such case, the oversized cost 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. Any existing water service lines from Lots 1 & 2 and 13 & 14, K&S Subdivision, that enter 14th Street right of way will need

to be connected directly into the extended water main with a new curb stop and box. The Subdivider 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 Subdivider, 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 Licensed Civil Engineer to properly serve the Area to be Developed and approved by the City Engineer. In such case, the oversized cost 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 Subdivider 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 Subdivider.

G. Subdivider 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 Subdivider.

H. Subdivider shall arrange for street lighting for public streets dedicated per plat (Exhibit "A"), which includes the connection to 48th Avenue, to be provided by Loup Power District at Subdivider's cost and at no cost to the City.

I. Subdivider shall install the concrete sidewalk four feet wide and four inches thick, or six inches through driveways or private streets, 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. Sidewalk on one side of 14th Street abutting Lots 1 & 2 and 13 & 14, K&S Subdivision shall be constructed as part of the initial improvements. If Subdivider fails to do so, the lot owner along with the Subdivider 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, Subdivider shall install the sidewalk for said lot(s) as part of the initial construction. If a lot remains an undeveloped lot, the Subdivider and the lot owner shall be responsible for installing the sidewalk as of the deadline provided for in Section VI herein,

J. Grading for the Area to be Developed shall be completed by the Subdivider at Subdivider's expense pursuant to the drainage and grading plan elevations to be provided by a Nebraska Licensed Civil Engineer, 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 Subdivider's expense. Subdivider 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 Subdivider 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 Subdivider shall complete a small lot NOI SWPPP.

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

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

M. Subdivider hereby acknowledges that post-construction storm water runoff from City right-of-way will enter into the Sock Pond Addition storm water treatment and detention facility system (STF) as a condition of this final plat. Subdivider agrees to grant and create a Home Owner's Association to maintain said STF for such use with the understanding the City does not assume any responsibility for said STF treatment, maintenance, dredging, operation, reporting and permitting. Provide a written long term maintenance plan for the STF as part of this submittal.

N. Developer shall either abide by or revise the existing K&S Subdivision Restrictive Covenants for K&S Subdivision Lots 3 through 12 and file any revisions in the courthouse concurrent with the final plat.

O. All tree, structures, and excess material shall be removed during the initial construction in order to provide the required storm water flow, infrastructure improvements, and meeting the Columbus Land Development Ordinance.

P. Developer and property owners do not have Sock Pond water rights from the subdivision for such things as, but not limited to, boat docks, steps and paths to the pond, fencing, permanent structures, retaining walls, formal landscaping, or similar on City property. Any proposed trees to be planted in the Sock Pond property shall obtain prior City approval as to type, location, watering, maintenance, or City requested removal of said trees and stumps.

Q. Subdivider agrees to complete and submit to the US Army Corps of Engineers (USACE) Section 408 Technical Review and receive USACE approval prior to any disturbance or work within 500 feet of the Loup River Levee. This includes any public and private utilities, residential, non-residential structures, or other work disturbing ground. A copy of the USACE approval shall be provided for each occurrence and received before any Building Permits are issued.

SECTION II

Subdivider and City covenant and agree that the Subdivider 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 Subdivider 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 Subdivider's engineer and approved by the City.

B. Without prior written approval by the City, the Subdivider 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 Subdivider. 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 Subdivider's expense, within 30 days of final plat approval.

SECTION VI

The Subdivider 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 Subdivider 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.

-6-
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

SUBDIVIDER

KEYES DEVELOPMENT, LLC

By Landon J. Wiefeld
Landon J. Wiefeld, Authorized Member of
Keyes Development, LLC

Dated this 24 day of April, 2026

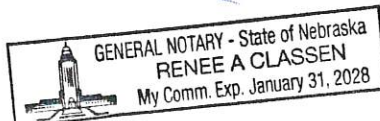
STATE OF NEBRASKA)
) ss.
COUNTY OF PLATTE)

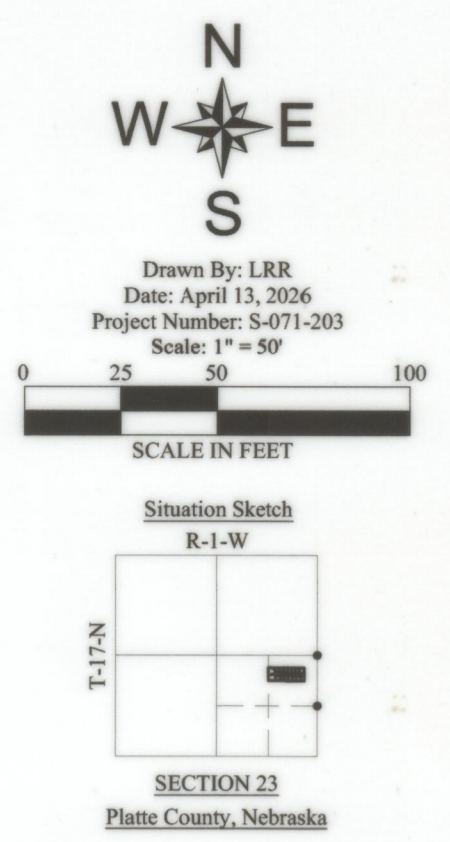
On this 24 day of April, 2024, before me a Notary Public, duly commissioned and qualified in and for said County, appeared Landon J. Wiefeld, who is personally known by me to be the identical person whose name is affixed to the Development Agreement, and acknowledged the execution thereof to be his voluntary act and deed as such officer of said corporation.

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

Renee A. Classen
Notary Public

(My commission expires: Jan 31 2028)





Existing Zone: R-1
Proposed Zone: R-2

LEGEND

- Section Corner Found
- Property Corner Found
- Property Corner Set (5/8" x 24" L.B. w/Cap)
- Property Corner Calculated
- M Measured Distance
- R Recorded Distance (TAT) Thomas A. Tremel, LS#455, dated May 13, 2009 (HCW) Harold C. Wurdean, E-222, dated November 5, 1955.
- C Calculated Distance

Curve Data:

C1	Radius= 60.00'	Arc= 50.29'	Chord= 48.83'	N 55°49'18" W
C2	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 82°38'13" W
C3	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 47°34'23" W
C4	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 12°30'34" W
C5	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 22°33'16" E
C6	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	S 57°37'05" E
C7	Radius= 60.00'	Arc= 36.72'	Chord= 36.15'	N 87°19'05" E
C8	Radius= 60.00'	Arc= 43.50'	Chord= 42.61'	N 48°59'13" E

Notes:

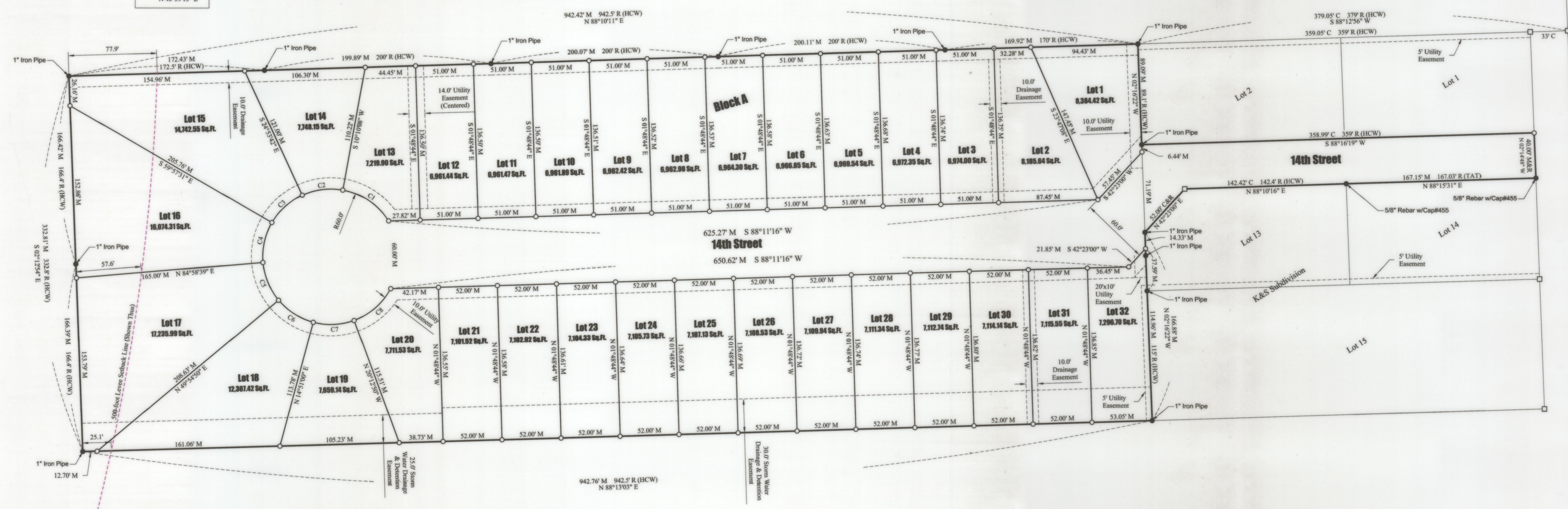
- Prior to construction of any kind within 500 feet of the levee, a USACE 408 alteration request in accordance with Engineer Circular 1165-2-220 will be required.
- 500 feet should be measured from the toe of levee.
- This requirement effects all Lots 15-18 within this subdivision.

OWNER/DEVELOPER:
Keys Development, LLC
c/o Landon Wierfeld
2815 14th Street
Columbus, NE 68601
Phone: 402-750-7287

ENGINEER:
John A. Zwingsman, 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

FINAL PLAT
SOCK POND ADDITION
Lots 3-12 all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.



This survey was prepared at the request of Landon Wierfeld, Columbus, Nebraska.

FIELD NOTES

A) Northeast Corner, Northeast 1/4, Southeast 1/4, Section 23, T17N, R1W: Found 5/8" Rebar with Aluminum Cap by Thomas Tremel, LS #455. 56.08' NW to Center of Gate Valve. 78.97' North to Center of Storm Sewer Manhole Lid. 124.07' SSE to Center of Sanitary Sewer Manhole Lid.

B) Southeast Corner, Northeast 1/4, Section 23, T17N, R1W: Found 1-1/4" Iron Pipe. 48.79' WNW to X-Nails in Fence Post. 54.49' SW to X-Nails in Fence Post. 68.11' SSE to 5/8" Rebar. 69.54' SSE to X-Nails in Power Pole. 78.59' SE to X-Nails in Power Pole. 20.79' SE to Center of Manhole Lid. 8.97' West of Centerline of Road, North. 33.96' North of Centerline of Road, East.

LEGAL DESCRIPTION
Lots 3-12 and the 40-foot public right-of-way between and adjacent to Lots 1, 2, 13, and 14, all in K&S Subdivision, part of the Northeast 1/4 of the Southeast 1/4 of Section 23, T17N, R1W of the 6th P.M., Platte County, Nebraska.

SURVEYOR'S CERTIFICATE
I, Terry L. Schulz, Nebraska Registered Land Surveyor No. 550, 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 Land Surveyor's Regulation Act in effect at the time of this survey.

Terry L. Schulz, State of Nebraska, LS #550
Date: 5-5-2026



DEDICATION
We, Keys Development, LLC and Nebraska Bank of Commerce, owners and lien holders of the described property, SOCK POND 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 SOCK POND ADDITION.

Landon J. Wierfeld
Member
Keys Development, LLC

LeR Stewart
Representative
Nebraska Bank of Commerce

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)

On this 6th day of May, 2026, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared Landon J. Wierfeld member of Keys Development, LLC 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: Jan 31 2028

STATE OF NEBRASKA) ss
COUNTY OF PLATTE)

On this 4th day of May, 2026, before me, the undersigned, a Notary Public, duly commissioned and qualified in and for said County and State, appeared LeR Stewart representative of Nebraska Bank of Commerce 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.

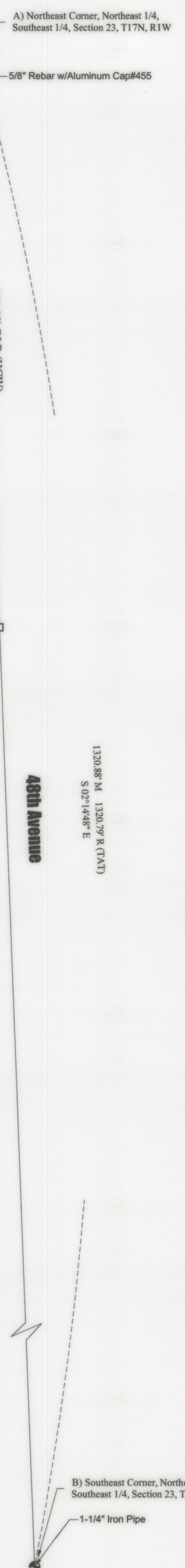
My Commission expires: 10-13-28

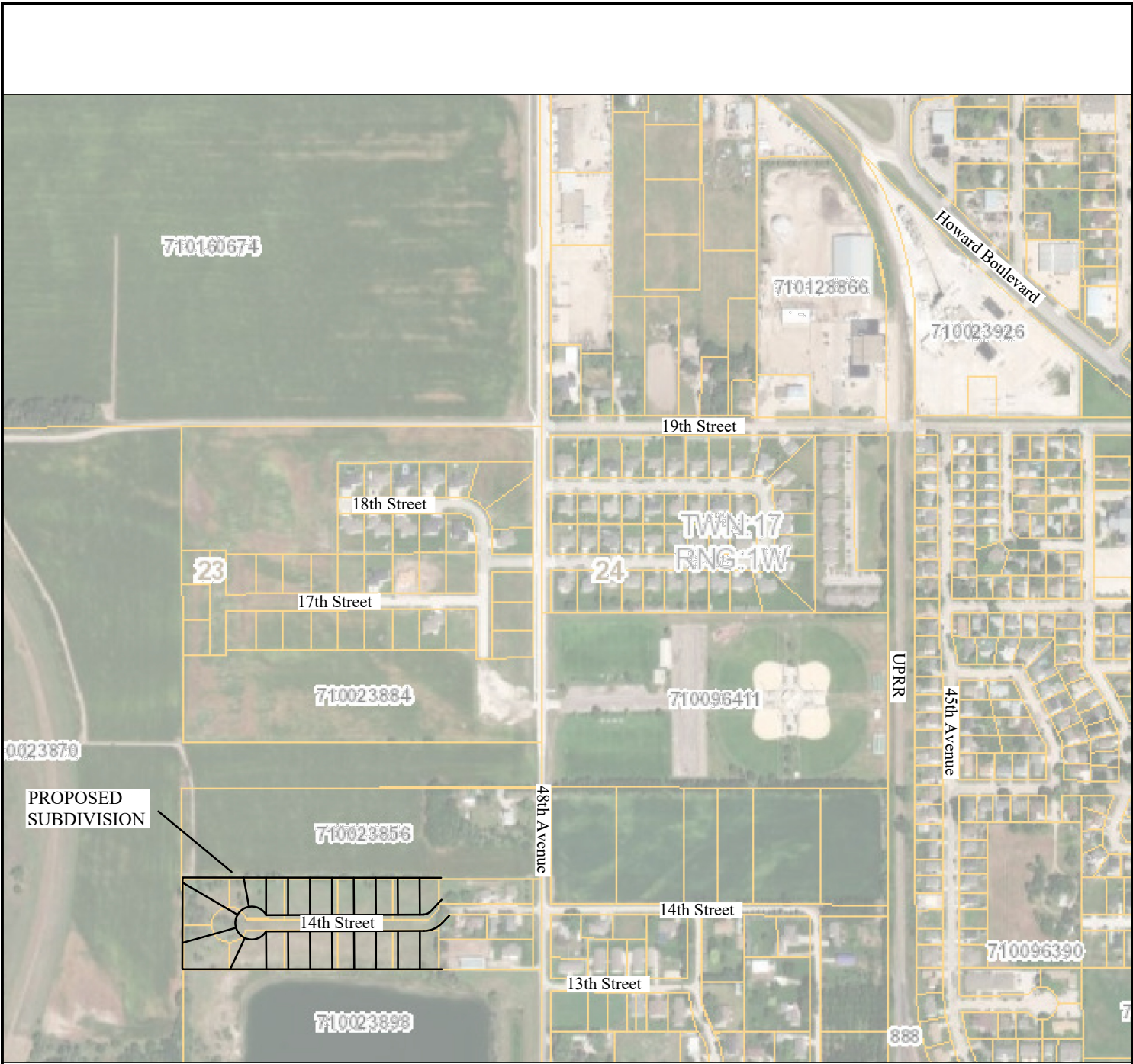
COLUMBUS, NEBRASKA SCHOOL BOARD
This Final Plat of SOCK POND ADDITION to the City of Columbus, Nebraska is approved by the Columbus Public Schools on this 6th day of May, 2026.

COLUMBUS, NEBRASKA PLANNING COMMISSION
This Final Plat of SOCK POND ADDITION to the City of Columbus, Nebraska recommendation made by the Planning Commission on this day of May, 2026.

COLUMBUS, NEBRASKA CITY COUNCIL
This Final Plat of SOCK POND ADDITION to the City of Columbus, Nebraska approved by the City Council on this day of May, 2026.

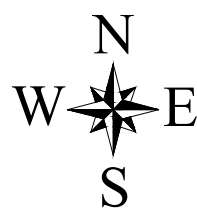
Chairman _____
Mayor _____ City Clerk _____





LOCATION MAP

No Scale



Drawn By: LRR
 Date: January 16, 2026
 Scale: None
 Project Number: S-071-203

**ADVANCED CONSULTING
 ENGINEERING SERVICES**
 West Point & Columbus
 Phone: (402) 372-1923