

**RESOLUTION NO. R26-71**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLUMBUS, NEBRASKA, ACCEPTING THE DEED OF DEDICATION TO A PARCEL OF LAND LEGALLY DESCRIBED AS: 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; HEREINAFTER TO BE KNOWN AS SOCK POND ADDITION TO THE CITY OF COLUMBUS, PLATTE COUNTY, NEBRASKA; APPROVING THE PLAT THEREOF; APPROVING INCLUSION OF SAID PLAT INTO THE CITY CORPORATE LIMITS; AND APPROVING AND ACCEPTING THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF COLUMBUS, NEBRASKA, A MUNICIPAL CORPORATION, AND KEYES DEVELOPMENT, LLC, WHICH SETS FORTH THE AGREEMENT BETWEEN THE PARTIES INCLUDING THE DUTIES AND RESPONSIBILITIES OF SAID OWNER/SUBDIVIDER WITH RESPECT TO SAID ADDITION; AND AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT PROVIDING FOR PUBLIC IMPROVEMENTS TO SERVE THIS ADDITION.

WHEREAS, Keyes Development, LLC, is the owner of real estate 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

which is presently platted land which is located outside but contiguous to the corporate boundaries and within the zoning jurisdiction to the City of Columbus, Nebraska; and

WHEREAS, said Owner has laid out said land into lots, blocks, streets and avenues with appropriate utility easement areas under the name of Sock Pond Addition to the City of Columbus, Platte County, Nebraska; and

WHEREAS, said Owner has caused an accurate plat thereof to be made, designating explicitly the land so laid out and particularly describing the lots, blocks, streets and avenues and easement areas belonging to such addition, all as provided by law, a copy of which plat is attached hereto; and

WHEREAS, said Owner has executed an instrument of dedication of the public ways and utilities easements to the use and benefit of the public, all as provided by law, said instrument being attached to said plat; and

WHEREAS, said 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 plat referred to herein is the plat bearing the certificate of Terry L. Schulz, Registered Land Surveyor, under the date of May 5, 2026, which plat has been heretofore approved by the Columbus Planning Commission; and

WHEREAS, said owner has agreed to pay all costs necessary to extend water and sewer mains to serve said addition and to pay all costs for laying such water and sewer mains associated with the addition, to pave the associated streets and ways according to the regulations of the City of Columbus and the requirements of the City Engineer and deliver the same to the City without costs to it; and

WHEREAS, said proposed addition and plan for development has been heretofore submitted to the Planning Commission of Columbus, Nebraska, the City Engineer and Platte County School District No. 71-0001-000, Columbus, Nebraska; and

WHEREAS, it appearing from the record and all of the evidence on file that all parties in interest and citizens of Columbus, Nebraska, have been duly notified of the hearings called for the purpose of approving the final plat and determining whether the same should be included within the corporate limits; and

WHEREAS, after public hearing, the Planning Commission recommended approval of the plat of Sock Pond Addition to the City of Columbus, Nebraska, and after conducting a separate public hearing on the inclusion of said Addition within the Columbus, Nebraska, corporate limits, by a separate vote recommended approval thereof; and

WHEREAS, a Development Agreement has been prepared for said Addition setting forth in the agreement between the City of Columbus and the developer, including duties and responsibilities of the developer and lot owners, said agreement is attached hereto marked **Exhibit "A"** and incorporated herein by reference; and

WHEREAS, the Mayor and City Council have held separate public hearings on the approval of the Final Plat of said Addition and hearing on inclusion of said Addition within the corporate limits of the City of Columbus, and following each such public hearing, and having heard all persons appearing at such hearings, by separate votes, approved said Final Plat and approved the inclusion thereof within the corporate boundary.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Columbus, Nebraska, that the Deed of Dedication for Sock Pond Addition to the City of Columbus, Platte County, Nebraska, be and the same is hereby accepted, and the plat thereof be and the same hereby is approved as provided by law, and the said area as so platted which was heretofore outside but contiguous to the City corporate limits shall become a part of the City of Columbus, Nebraska, for all purposes whatsoever and the

inhabitants of such Addition shall be entitled to all rights and privileges, and subject to all the laws, rules, ordinances and regulations of the City of Columbus, Nebraska, and that the Mayor and Clerk be and hereby are authorized and instructed to endorse such approval on said original plat, and that the Sock Pond Addition Development Agreement attached hereto as **Exhibit "A"** is hereby approved and accepted and the Mayor and City Clerk are hereby authorized to sign the same.

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

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY